

**COMPREHENSIVE PLAN
FOR
KERSHAW COUNTY
SOUTH CAROLINA
2006 - 2016**

**PART VII
LAND USE ELEMENT**

**PART VII
LAND USE ELEMENT
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LAND USE ELEMENT
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Current Land Use Maps (October 2006)

Current Land Use, Kershaw County

West Wateree Planning Area

Central Planning Area

North Planning Area

Future Land Use Maps

Future Land Use, Kershaw County

West Wateree Planning Area

Central Planning Area

North Planning Area

**PART VII
LAND USE ELEMENT**

The Land Use Element consists of the components listed below:

1. The Existing Land Use Component provides the background and physical base upon which the Plan is predicated.
2. A Goals Component helps chart the course for new development in line with expressed aspirations.
3. A Policy Component articulates the manner in which development proposals are to be considered.
4. A Proposed Future Land Use Plan Map Component establishes development objectives for the various geographic areas of the County expressed as a Proposed Future Land Use Map.
5. A Land Use Matrix provides instructions on the use of the Plan.

EXISTING LAND USE COMPONENT

In order to plan for the future, it is essential to have an understanding of the past and the existing use of land produced by it. This will help determine future expectations and dimension the degree of departure, if any, from established patterns of growth and intensity which may be applied in presently undeveloped areas. Toward these ends, a land use survey was conducted as part of this study. Data was extracted from the Assessor’s office records to assign parcel by parcel land use codes (refer to Figure VII-1). Initially, land use codes were assigned as specifically as possible from the information contained in the Assessor’s data base. Next these codes were combined (aggregated) into the more general categories as presented on the accompanying large-scale Current Land Use Map. Small-scale reproductions of this map by planning area (refer to page VII-8) are included in this publication as Figures VII-2A, VII-2B, and VII-3C.

Figure VII-1 Current Land Use Codes

Specific Land Use Codes	
MHR	Manufactured Housing, Residential
MHI	Manufactured Housing, Institutional
MHRC	Manufactured Housing Rentals (non-residential) and Commercial
RES	Residential
CR	Commercial and Rentals (non-residential)
IND	Industry
AG	Agriculture, farm, agribusiness
MIS	Miscellaneous - unclassified or missing data
CH	Church
SCH	School
GOV	Government
EX	Exempt Organizations, Other

General Land Use Codes for Current Land Use Map	
INS	Institutional - churches, schools, government, organizations, other tax exempt institutions
CR	Commercial and non-residential rentals/leases
RES	Residential
MHR	Manufactured housing residential
AG	Agriculture, farm, agribusiness
IND	Industrial
MIS	Miscellaneous

The general patterns of development in the County have remained consistent over the past 20 years. From the 1985 Comprehensive Land Use Survey to the 1996 survey, more intense urbanizing development extended in a broad corridor from the Richland County line, easterly paralleling U.S. Highway 1 to and through the communities of Elgin, Lugoff, and Camden. The 2006 Land Use Study shows development supported by urban infrastructure has expanded and intensified. The 1996 survey showed most development confined to the major arterial road network. The 2006 study shows more extensive residential infill in the West Wateree area.

Development along the banks of Lake Wateree has continued to fill in and intensify. Although development responding to population increases is evidenced county-wide, elsewhere, the County remains predominantly rural. A more detailed overview and assessment of existing land use follows.

Residential

At the time the land use survey was conducted for the 1996 Comprehensive Plan, the proliferation of manufactured housing was the dominant issue. Manufactured homes, while found throughout the County, have concentrated in large subdivision and strips west of the Lugoff community. The 1996 plan noted that most new subdivisions established in this area since 1985 had consisted exclusively or predominantly of manufactured homes. Between 1970 and 1990, manufactured housing units in Kershaw County increased by 337 percent. As noted in the Housing Element, this trend actually reached its zenith in 1996, the year the last Plan update was written, when three times as many permits were issued for manufactured housing installations than were issued for single-family (site-built) housing construction. This trend has reversed over the past decade. In 2005, nearly three times more permits were issued for single-family housing construction than were issued for manufactured housing installations. In addition to the West Wateree development discussed above, the current land use study shows continued site-built residential infill in the Camden area and increased large lot residential development in the Boykin area.

Public and Semi-Public

Falling into this category are all tax exempt properties, such as public schools, churches, parks and public recreation facilities, governmental buildings and lands, cemeteries, and libraries. By their nature and function, these uses are found interspersed throughout the County, as most are public-service oriented, i.e. churches, schools, parks, etc.

Commercial

Commercial and business uses are concentrated and stripped along U.S. Highway 1, north and south of Camden, through Lugoff. Commercial development at the I-20 interchanges has intensified considerably over the last ten years, and appears more sporadically along most major roads in the County and at many rural road interchanges. Most such uses serve principally neighboring residential areas.

Land Use Issues

Land Use Compatibility

Land use compatibility is an issue wherever new development is proposed. Depending on the proposal, the issue can be highly subjective with political ramifications. The resolve of this issue is critical to orderly development, stabilization of land values, and the general welfare.

Environmental, Maintenance, and Enhancement

Kershaw County's environment is a key factor in attracting new growth and development. It is critical that it be maintained and enhanced for the future of the County.

Special attention must be given to maintaining the County's:

- Equine areas
- Rural areas
- Neighborhoods
- Scenic and natural resource areas
- Lakes, waterways and wetlands
- Cultural assets

LAND USE AND DEVELOPMENT GOALS COMPONENT

Direction, growth, and future development are key components of comprehensive planning. It is inevitable that the County will grow and continue to develop. The manner and direction in which it moves will depend in large measure on actions and decisions by planning and governmental officials. Where is the County going? What does it want to look like in the future? How will it get to where it is going? These are questions that define the issue of directing change and development in an orderly positive manner.

Kershaw County has done well in implementing the goals and policies of the 1996 Comprehensive Plan. This update continues the growth management theme of maintaining and enhancing the quality of life traditionally enjoyed by Kershaw County residents, calling upon its unique land resources to make it a special place to live, work, and visit.

In pursuit of this theme, four basic goals are hereby established, as follows:

LU-1: Position the County to seize development opportunities for the future, mitigate threats, and act rather than react to inevitable land use changes ahead.

The Comprehensive Plan and the planning process are directed toward implementing this goal. The Plan, in its entirety, is intended to serve as a guide for officials to make informed land use planning and policy decisions.

LU-2: Maintain a balanced environment, providing for both rural and urban lifestyles.

This is one of the strengths of Kershaw County and will become even more so as development continues to intensify and to expand as the County is drawn closer to the Columbia MSA, as projected. This goal is directed at the heart of planning, deciding what land will be developed and the intensity of that development. It is a matter of directing growth and development in such a manner as to preserve and perpetuate both rural and urban environs, neighborhood, and natural resource areas.

LU-3: Deal effectively with projected growth and development - to enhance the outcome and promote land use compatibility.

Not all development is compatible with, or complementary to, existing land use. Unless properly screened, controlled, and mitigated, the development process could compromise prevailing lifestyles and environs. This goal is intended to avert such a compromise.

LU-4: Coordinate infrastructure with development. Develop a Capital Improvement Program to build infrastructure in areas where future development is planned while directing development into areas where adequate facilities to support that development are in place or will be constructed in the near future.

LAND USE AND DEVELOPMENT POLICIES COMPONENT

The following development policies are hereby established. They form the basis for the planning process by providing a means to evaluate land use proposals for compliance with the land use and development goals, previously stated:

1. General Policy

Encourage planned and orderly growth consistent with the various elements of the County's Comprehensive Plan.

2. Residential Policies

- a. Provide opportunities for an appropriate mix of dwelling types, sites, and prices in order to meet the current and projected housing needs of County residents in keeping with their financial capabilities and preferences. Encourage new housing development to strive toward the best principles of site planning and residential design.
- b. Promote new and innovative approaches to residential development which will expand the variety of housing opportunities and/or minimize public and private costs.
- c. Encourage and promote residential development to locate in subdivisions or parks, and discourage strip development along major highways.
- d. Ensure that the level and type of proposed residential development will be compatible with the physical limitation of the land and established land uses in an area. Also, ensure that the transitions in size, site standards, and other characteristics from residential area to residential area are compatible.
- e. Coordinate the expansion of residential development with information regarding potential impacts on schools, water and sewer systems, drainage, transportation systems, natural and cultural resource conservation areas, and other elements of the Comprehensive Plan.
- f. Encourage the maintenance and/or improvement of the individual character and identity of established neighborhoods, communities, and rural settlements.

- g. Promote redevelopment and infill within existing residential communities over development of Greenfield sites.

3. Commercial Policies

- a. Ensure that commercial establishments are designed to minimize negative impact on traffic circulation and adjacent land use.
- b. Encourage the clustering of commercial establishments in nodes which are convenient to population concentrations. Where opportunities are present along major roadways and intersections, zoning regulations allowing for mixed use development should be encouraged. These centers should create pedestrian friendly public environments with connections to transit facilities. Such commercial development will focus on neighborhood-oriented services such as groceries, pharmacies, offices, dry cleaners, restaurants, etc. Neighborhood centers are also excellent locations for public facilities such as post offices, libraries, and health clinics.
- c. Promote mixed use planned developments that encourage live/work proximity and provide appropriate neighborhood commercial and service establishments at convenient proximity to residences while maintaining adequate buffering and transitions between mixed uses.
- d. Prohibit the encroachment of incompatible commercial development into established residential areas. Commercial establishments that are non-neighborhood service oriented can be clustered in regional commercial centers or malls with appropriate traffic management improvements.
- e. Discourage strip commercial developments with multiple curb cuts that disrupt the orderly and safe flow of traffic.
- f. Promote the adaptive reuse of existing structures when appropriately located for commercial use.
- g. Coordinate the growth of commercial development with information regarding the potential impact on the Comprehensive Plan, community facilities, utilities, transportation system, adjacent and nearby land uses, and the natural and cultural environment.

4. Industrial Policies

- a. Encourage the development of industrial uses in areas which will maximize the potential for safe, efficient, and compatible operations while minimizing excessive infrastructure improvements and service costs to both industry and government.
- b. Pursue the development of planned industrial parks in areas that do not compromise land designated for incompatible uses.
- c. Encourage the development and/or expansion of industrial uses which do not produce excessive noise, smoke, dust or other particulate matter, vibration, toxic or noxious waste materials, odors, fire and explosive hazards, or other detrimental impacts to the environment.
- d. Promote the location of industrial uses in areas which have compatible soils, drainage, and other environmental characteristics which do not pose severe constraints to site preparation.
- e. Coordinate the location of industrial development with the provision of appropriate road, rail, and pipeline facilities. Include in the evaluation information regarding potential impacts on the Comprehensive Plan, community facilities, utilities, adjacent and nearby land uses, and the environment.

- f. Identify and reserve appropriate lands for future industrial development and protect these lands as well as existing industry from encroachment by interim land uses which would detract from, would be incompatible with, or would preclude their future industrial utility. These 'banked' industrial sites should be re-zoned as industrial.
- g. Promote redevelopment of abandoned or underutilized Brownfield and Greyfield industrial sites.

5. Public Services and Community Facility Policies

- a. Prioritize and extend public services and facilities into areas with an existing need and areas designated for development by the Comprehensive Plan.
- b. Restrict the extension of community facilities in support of higher density development into rural areas, designated by the Comprehensive Plan.
- c. Coordinate all capital improvement plans of the various utility providers in the unincorporated areas of the County to assure they are mutually supportive and comply with overall growth and development concepts.
- d. Assess the availability of public services and facilities prior to making decisions which impact undeveloped areas of the County.
- e. Promote development only in those undeveloped areas of the County presently served or planned for water, sewer, and other services.
- f. Discourage the use of septic tanks and settling ponds for all but low-density residential development in the rural areas of the County. Amend the zoning ordinance to require public sewer in all residential zoning districts or a minimum lot size of three-fourths to one acre for lots with septic tanks.

6. Transportation Policies

- a. Promote the development of a more comprehensive transportation system to better meet the needs of County residents.
- b. Ensure adequate rights-of-way for future road improvements and expansions through dedication and building setback requirements based on a hierarchical system of roads.
- c. Protect the safety and traffic-carrying capacity of interchange areas and major thoroughfares from adverse adjacent land development by minimizing curb cuts in such areas.
- d. Ensure the provision of safe and adequate parking facilities suitable to each type of development, and establish requirements that vehicular circulation within new subdivisions functions efficiently and safely.
- e. Protect the County's airport against potential hazards to flight operations created by adjacent land uses.
- f. Provide for continuous maintenance of existing County roads.

7. Open Space and Recreation Policies and Distribution

- a. Optimize the location of new park and recreation facilities to meet the diverse needs of County residents.

- b. Secure future sites for recreation activities by identifying land and water areas having the best combination of natural features, size, and location suited for the type of experiences to be provided.
- c. Preserve the positive qualities of areas which have important recreational, scenic, historic, archeological, educational, and aesthetic values.
- d. Encourage land development practices that reserve open space within, or close to, development sites. Such open space should preserve the land's natural features and provide opportunities for the development of active recreation facilities. Provide regulations for cluster development.

8. Natural Resource Utilization and Conservation Policies

- a. Protect, maintain, and enhance the County's natural resources for future generations to share and enjoy.
- b. Ensure that the development of land and water resources proceeds in a manner consistent with resource capabilities (carrying capacity).
- c. Protect water quality through riparian buffer reservations, storm water pollution controls, and waste water policies and controls.
- d. Provide opportunities for agricultural uses in appropriate areas of the County and protect such areas from indiscriminate encroachment of land uses which would usurp their utility or be incompatible with agricultural operations.
- e. Use land for the purpose for which it is best suited based on its resource capacities and land use capabilities. Prohibit development of unstable and/or erodible lands.
- f. Support the preservation of historic, architectural, archaeological, and cultural resources in the County and establish appropriate rules, regulations, and ordinances to enhance and protect these resources.
- g. Protect air quality through screening new industries and by promoting policies to lessen automobile dependency. Such policies include 1) building walkable communities, 2) promoting public transportation, 3) providing for mixed use developments, 4) requiring road network interconnectivity, 5) and providing bicycle and pedestrian routes.

FUTURE LAND USE PLAN COMPONENT

County plans, by virtue of the geography involved, are usually general by design. However, to influence the developmental decision making process they need to be sufficiently detailed and refined to be of use. If they are too generalized they will be of little assistance as a development guide and reference. That the Kershaw County Future Land Use Plan provide the level of detail necessary to be an effective document, the County is divided into smaller geographic planning areas as follows:

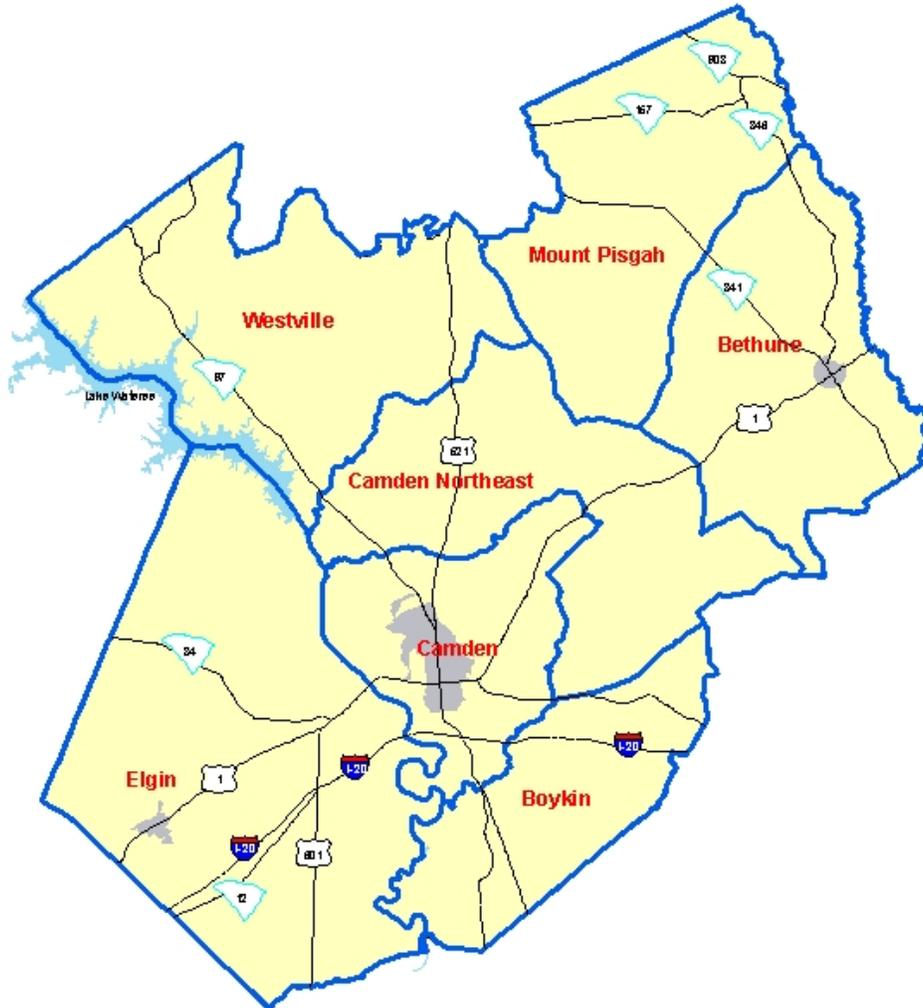
Refer to Figure VII-2 Census County Divisions (CCD)

- 1. West Wateree Planning Area-** Lugoff-Elgin area of the Elgin CCD
- 2. Central Planning Area -** Greater Camden-Boykin area of the Camden North-East, Camden, and Boykin CCDs
- 3. North Planning Area -** The Westville, Mt. Pisgah, and Bethune CCDs

The Future Land Use Plan is an expression of objectives. It illustrates the development objectives for various areas within the three geographical planning areas of the County. Small scale Future Land Use Plan maps per planning area are included in this publication.

Inherent in the Plan objectives are policies dealing more specifically with the treatment of development. These policies represent legislative intent on the part of County officials to meet the development objectives for the various geographic areas.

**FIGURE VII-2
Census County Divisions, Kershaw County, South Carolina**



Land use and development objectives are identified on the Plan Map by the following land use classifications. They are based, in part, on factors influencing development, growth projections, existing land use, land use issues, and goals.

Land Use Map Code

ED
RD
RR
CP

Generalized Land Use Classification

Economic Development Areas
Residential Development Areas
Rural Resource Development Areas
Conservation and Protected Areas

ED – ECONOMIC DEVELOPMENT AREAS

Areas so designated contain principally the full range of business, commercial, employment, industrial, institutional, and service uses and are projected to accommodate the bulk of such development in the future. This designation does not exclude prospects for residential development, however. Residential development located within ED areas could shorten the time and distance between the work place and home. As infrastructure development is most intense in the ED areas, higher density residential developments are more appropriate. Many existing residential developments are located in ED designated areas. The principals applied to Residential Development areas below will also apply to residential enclaves within in the ED areas. Also, some land currently devoted to the equine industry can be found within areas generally designated as Economic Development areas. This is especially the case in the Economic Development areas around the City of Camden. These equine centers are a vital component of Kershaw County’s economic development and should be protected and preserved by applying the same principles utilized to protect such areas in Rural Resource Development Areas.

Policies promoting compatible mixed uses should be further pursued. Businesses providing neighborhood-oriented goods and services can be conveniently located in proximity to residential neighborhoods that are protected from any negative impacts of sight, sound, and smell through performance zoning criteria. In the general commercial business districts, residential apartments over shops afford live-work-shop opportunities and reduce automobile dependence.

Also, areas designated for Conservation and Protection (CP) land uses can be found within areas generally designated as Economic Development areas.

Specific sites within the designated ED areas may be identified for their industrial potential. Criteria for industrial sites include: relatively level topography, facilitated by, or planned for, water and sewer, easy accessibility to major arterial roads, and rail accessibility.

Such conditions uniquely qualify these areas for most industrial uses, prompting their reservation principally for future industrial development. The availability of suitable industrial sites is fundamental to industrial development. Where good sites exist, they should be retained principally, if not exclusively, for industrial development.

Where there is an expressed intent to promote industrial development, and there exist the necessary sites and infrastructure to support it, care should be taken to encourage and accommodate the industrial use of such areas. Other uses which would preclude the industrial development of such areas - and subsequently compromise the County’s ability to attract industry - should be prohibited.

The objective of this policy, therefore, is to preserve and protect existing industry and potential industrial sites from encroachment by incompatible and inappropriate development. While not excluding all other uses from these areas, they are recommended principally for manufacturing,

warehousing, wholesaling, research, technical operations, and similar economic and employment uses.

The overall objective of the Economic Development classification is to permit land use and development flexibility in an effort to accommodate the economic market place and better serve the residents of Kershaw County by clustering employment and business uses as a means of:

- Protecting land values
- Developing an urban form which will support a more balanced transportation system, to include mass transit.
- Optimizing the use of land resources by discouraging such development in the designated natural resource areas of the County.
- Maximizing use of fiscal resources and infrastructure investments in support of economic development.

RD - RESIDENTIAL DEVELOPMENT AREAS

In unincorporated Kershaw County, residential development is typically characterized by suburban developments beginning on the periphery of the urban core and spreading outward into the incorporated areas of the County, although some suburban areas are under municipal jurisdiction. Also included in the Residential Development land use classification are the associated non-residential uses that support the residents such as institutional, retail and office commercial, and service businesses. Regional commercial centers and industrial development would typically be reserved for areas receiving Economic Development land use classifications.

Also areas designated for Conservation and Protection (CP) land uses can be found within areas generally designated as Residential Development areas.

First-Ring Suburban Neighborhoods

These close-in neighborhoods surround the urban cores of the County, primarily Camden, Lugoff, and Elgin. As these neighborhoods age and the original homeowners begin to die or move, they begin to decline. New homebuyers look to newer neighborhoods with the latest desirable features and amenities. Therefore, much of the housing stock converts to rental properties that are less cared for and maintained; further contributing to the decline of investments in owner-occupied housing. The key strategies for these neighborhoods should center on enhancing their attractiveness and livability to re-attract homebuyers back into the neighborhoods.

Infill Housing

Infill opportunities will be predominantly on vacant lots or underutilized land. Infill houses in residential areas should be compatible with existing housing types while incorporating the desired modern amenities, style, and decors. This means that the predominant housing type will be the single-family detached unit. Town houses, apartments, and other higher density units should be encouraged in locations where they can appropriately blend into the fabric of the

neighborhood. This can be accomplished through re-zoning, density bonuses, and other regulatory strategies.

Existing housing, streetscapes, and neighborhoods

Housing redevelopment should focus on renovation, refurbishment, and maintenance of existing housing stock. Demolition and reconstruction should be in large limited to unsafe and/or structurally unsound units or substandard units with no historical significance. Neighborhood parks and open space, sidewalks, streetscaping, and traffic calming projects are essential to making these neighborhoods vibrant, attractive, and desirable places to live. Where opportunities exist, preservation and adoptive reuse of historic structures should be encouraged through coordination with the State Historic Preservation Office, the Kershaw County Historical Society, and other governmental and private historic preservation entities.

Neighborhood Centers

Where opportunities are present along major roadways and intersections, zoning regulations allowing for mixed use development should be encouraged. These centers should create pedestrian friendly public environments with planned connections to transit facilities. Commercial development will focus on neighborhood-oriented services such as groceries, pharmacies, offices, dry cleaners, restaurants, etc. Neighborhood centers are also excellent locations for public facilities such as post offices, libraries, and health clinics.

Outer Suburban

Sprawl is most associated with those areas of the County where largely isolated residential subdivision developments have radiated out from the urban core. These developments are typically located within easy access of major arterial roads and highways. Increased traffic along these arterial roads and highways can foster strip commercial development that is within driving proximity to, but disconnected from, the residential subdivisions.

Should projected growth continue, even the maximum optimization of infill and redevelopment opportunities will be inadequate to fully meet the future residential, commercial, and industrial needs of Kershaw County. New development can be promoted that lessens the impact of sprawl.

Neighborhood Centers

As in the first-ring suburbs, neighborhood communities focused on a central mixed-use district should be promoted through zoning regulations and investment planning. These centers will provide the commercial, retail, office, institutional, and service needs of the neighborhood that will reduce the automobile dependence of the strip development model while greatly improving traffic safety and flow along the major arterials. Neighborhood centers should be located where there is already commercial and/or mixed-use development. They should be located on high ground and away from riparian corridors.

For existing subdivision development, neighborhood centers should be located where connections to the residential subdivisions exist or can be created. New subdivision development design should be focused around a planned neighborhood center and be located

within an area designated for future development. New neighborhood centers should be located, where practicable, so that they can be connected to other neighborhoods through existing or planned roadways and/or greenways. Riparian corridors can provide a natural edge between suburban neighborhoods.

Commercial, Institutional, Industrial

Although typically located in ED designated areas, regional commercial centers and malls, large institutional, and industrial developments may, on a case-by-case basis, be considered in undeveloped land designated for residential land use. Such projects will normally require a rezoning through the County Council zoning map amendment process that will allow for input from planning staff, the Planning Commission, and the public. Consideration should be made for the compatibility of the development with the adjacent neighborhoods as well as connectivity with the neighborhoods. As residential land use areas are designated growth receptors, the County must be prepared for the cost of providing infrastructure and other County services. Therefore, approval of these developments should be evaluated on the ability of the provisions of the Capital Improvements Plan to accommodate such projects.

RR – RURAL RESOURCE DEVELOPMENT AREAS

Most areas classified RR on the plan map generally are outside the path of projected development, characteristically rural and predominantly undeveloped at this time. Moreover, few changes to these areas are anticipated during the ten-year life of this Plan (2007–2017). This, however, is not to minimize the importance of these areas to the County. Open lands, woodlands and wetlands are essential to clean air, water, wildlife, and many natural cycles, and a balanced environment. Therefore, they should be protected from encroachment or misuse. Many of the areas designated for Conservation and Protection (CP) land uses can be found within areas generally designated as Rural Development areas.

This also includes the retention of agricultural lands, equine farm lands, water resources, and historical places, many of which are located in the RR area shown on the Future Land Use Map. The importance of these areas may be measured in economic and development terms. And their protection and enhancement are considered critical to the general welfare of the County.

Just as important to the preservation effort is the development of agri-industrial uses to capitalize on these resources. Agri-industrial development is viewed not as an incompatible use within the RR areas shown on the plan map, but as a complementary role to more economically utilize the County's rural resources without compromising rural values.

The objective of this designation is to preserve and protect the County's rural environment while more fully developing its rural resources. This objective may be carried out through application of rural zoning and monitoring development proposals which would compromise the utility and function of such areas.

Rural land use areas are those areas of the County that do not and are not expected within the next ten years to have adequate infrastructure and public facilities to support large-scale development. Individual landowners developing their properties for their own uses will largely

support development in those areas. Rural development includes low-density residential, rural commercial properties, and limited institutional and industrial development. Rural development also includes “working lands:” agriculture, forest and timber, mining, hunting clubs, pasture land, etc.

Individual Parcel Residential Development

The predominant character of residential development in the rural areas is single parcel development by individual landowners. Access typically is provided by private drives. Water and sewer is provided for, and maintained by, the landowner with private wells and septic systems. Individual parcel residential development in the rural areas is expected to continue within the ten-year planning time frame and beyond. Land development regulations pertaining to the subdivision of family land, large lot, private drive construction standards, riparian corridor protection, storm water management, open space, and other regulations pertinent to rural development should be periodically reviewed. These regulatory policies can insure that individual parcel development continues as a vibrant component of the rural fabric of Kershaw County while protecting the rural ecosystem.

Unincorporated Communities and Villages

Multi-lot residential and commercial development in the RR districts should be concentrated in the several long established unincorporated rural villages and communities that are under Kershaw County jurisdiction. Examples are Boonetown, Boykin Mill, Rabon’s Crossroads, Liberty Hill, Buffalo/Mt. Pisgah, Cassatt, Westville, Gates Ford, Beaver Creek, Tookiedoo, Pine Grove, Doby’s Mill, and Salt Pond. In the rural areas of the County, ten-year investment priorities should be directed towards strengthening and revitalizing these rural communities and villages. Investment priorities can include infrastructure improvements; residential and commercial infill; renovation and maintenance of existing structures; streetscapes and traffic calming; transit, pedestrian, and bicycle facilities; and expansion of the community/village boundaries. Preservation and adoptive reuse of historic structures should be encouraged through coordination with the State Historic Preservation Office, the Kershaw County Historical Society, and other governmental and private historic preservation entities.

Commercial, Institutional, and Industrial

Small-scale commercial development and institutional uses in the RR designated areas of the County will be permitted per provisions of the Kershaw County Zoning Ordinance. Other projects will normally require a rezoning through the County Council zoning map amendment process that will allow for input from planning staff, the Planning Commission, and the public.

CP CONSERVATION AND PROTECTED AREAS

Conservation areas include existing public parks and preserves and land under private conservation easements. Conservation areas also include jurisdictional wetlands, flood plains, and protected species habitat. These CP areas can be located within ED, RD, and RR land uses areas. With the scale of the Future Land Use Map, all such areas will not be identified on the map; however, they should be protected - **regardless of their delineation on the Future Land Use Map**

Other no-growth areas include lands that are undevelopable because of unstable and/or highly erodible topography such as steep slopes and soil types unsuitable for construction. With the scale of the Future Land Use Map, all such areas will not be identified on the map; however,

development on these lands will be restricted regardless of their delineation on the Future Land Use Map.

Development in parks and nature preserves will, in large, be limited to tourist related development such as welcome centers, cabins, trails, and boardwalks. Development in other conservation areas will be incidental with the primary land uses of farmhouses and structures on agriculture conservations, hunt lodges in hunt clubs, etc.

Additional policies to protect prime farm land, critical wildlife habitat, threatened watersheds, and other land of historical, cultural, or environmental significance through no-growth policies would require great political will and would almost certainly require, in many cases, landowner incentives and compensation in such forms as transfer development payments, securement of conservation easements, or outright purchasing of the subject properties.

LAKE WATEREE LAND USE DISTRICT

Lake Wateree represents a wide diversity of land uses that have the potential to work at cross-purposes: residential, commercial, recreational, and conservation. The goal of Lake Wateree land use policies is to allow for a high quality of life for residential uses, provide for commercial establishments serving the residential and tourist/recreational communities while preserving water quality and protecting the ecology of the lake and its watershed.

The boundary of the Lake Wateree District should be a quarter-mile wide zone starting at the 100 foot, full pool level for the main impoundment. Any parcel transected by the quarter mile delineation shall be considered to completely lie within the Lake Wateree Land Use District.

It is further recommended that undisturbed riparian buffers be imposed upon all all Lake Wateree tributary steams and their tributaries for a distance of two miles from the shoreline at full pool level.

The riparian buffer should be established as seventy-five (75) feet on either side of the centerline of the stream. Final Lake District and stream buffer boundaries for the Lake Wateree Land Use District may be modified as a result of studies conducted during the development of regulations drafted pursuant to the following policies.

Special considerations for Land Use Classifications in the Lake Wateree District:

RD - Residential Development on Lake Wateree

1. Shoreline buffers
2. Innovative and efficient individual waste water treatment technologies
3. Parcel-level implementation of sediment and erosion control and storm water run-off. Implementation of low impact development (LID) storm water control practices.
4. Environmental impact conditional to issuing a building permit
5. Re-zoning to larger lot sizes or minimum lot sizes for structures with septic tanks

GD - General Development on Lake Wateree

1. Limited non-residential development
 - a) No industrial uses
 - b) Commercial development limited to establishments serving the residential and tourist/recreational communities
 - c) Cluster commercial development around existing commercial
 - d) Safeguard commercial intrusion into residential areas
2. Shoreline buffers
3. Innovative and efficient individual waste water treatment technologies and maintenance of waste treatment systems.
4. Minimize impervious surfaces

RR - Rural Resource Development on Lake Wateree

1. Predominant timberland and hunt club land uses require forestry best management practices (BMP).
2. Shoreline buffers
3. Agricultural runoff BMPs, if applicable

CP - Conservation and Protected areas on Lake Wateree

1. Riparian buffers
2. Flood zone and wetland protection
3. Work with the military to include the Shaw Air Force Base recreational facilities in conservation lands

General

All land use and development decisions to be coordinated with, and in compliance with, the Duke Energy Shoreline Management Plan.

Water quality protection policies and regulations should be developed in coordination and cooperation with Fairfield and Lancaster Counties.

THE FUTURE LAND USE PLAN MAP

Areas projected to receive development growth over the next ten-year period, as well as land designated for conservation, can be delineated on a Future Land Use map. For the purpose of this growth strategy, the Economic Development, Residential Development, Rural Resource, and Conservation and Protected classifications discussed above are used to designate land use classifications. Small scale Future Land Use Plan maps per planning area are included in this publication.

Compatible uses within each land use category are designed to be determined by performance criteria developed for each land use classification as opposed to a designated list of uses permitted within delineated geographical areas such as the case with zoning districts. The future land use map is designed as a guideline for developing the Capital Improvement Plan, drawing zoning district boundaries, and land development permitting issues. Decisions on the conformity of future proposed projects to the Comprehensive Plan should not be made solely on consulting the Future Land Use Plan Map; rather the map should be used in conjunction with the policies, goals, and objectives as detailed herein. The future land use of particular geographical areas will be defined as specific infrastructure projects are identified during the capital improvement planning process. Therefore, it is anticipated that refinements and amendments to the Future Land Use Map will be required to conform with the Capital Improvement Plan (CIP). For example, the Economic Development (ED) Areas will be largely defined by the current and future availability of water and sewer as identified in the CIP.

Zoning

In 2000, Kershaw County adopted a revised comprehensive county-wide zoning map that was developed in conformance with the 1996 Comprehensive Plan Land Use Plan Map. Review of the zoning maps indicated that the current zoning districts are in general compliance with the Future Land Use Plan Map as presented herein. Therefore, a general re-zoning of the County is not recommended at this time. However, some re-zoning may be needed when the CIP and corresponding refinements to the Future land Use Map have been completed.

As with any proactive zoning effort, zoning non-conformities and conflicts between existing land use and applied zoning district regulations are problematic. Experience has shown that the majority of these conflicts pertain to properties in which residential zoning district standards designed for subdivision developments are applied to rural land use properties. Such conflicts arise in areas of the County zoned to provide for future residential development, but are still in rural land use. It is recommended that the zoning ordinance be reviewed to provide for amelioration of these conflicts while preserving the value of the property for potential future residential development.

Land Use Classifications Matrix

There are no quantitative definitions for each classification that will delineate hard and fast land use lines on the map. Land Use classification boundaries are subject to revision as future land use designations will be tied to the Capital Improvement Plan, knowledge of planned state and federally funded infrastructure (i.e. transportation) projects, etc.; and the inevitable adjustments in long-range planning made in response to development pressures, economic trends and developments, and national, regional, and local socio-economic and demographic forces.

The following land use matrix lists the general characteristics associated with the land use categories and can serve as a starting point in delineating future land use. The matrix will also be a reference to determine the consistency of the land use of future development proposals with the Comprehensive Plan (refer to Figure VII-3).

Figure VII-4 LAND USE MATRIX

CHARACTERISTIC	ECONOMIC DEVELOPMENT	RESIDENTIAL	RURAL	CONSERVATION
TYPICAL RESIDENTIAL DENSITY (gross)	>4 dwelling units/acre	1 – 4 dwelling units/acre	>1 dwelling units/acre	Incidental with primary land use: farm houses, hunt lodges, cabins
MUNICIPAL RELATIONSHIP	Municipalities and their unincorporated inclusions and urbanize areas not in municipal limits	May be in incorporated or unincorporated area - in or out of municipal sphere of influence	Typically associated with unincorporated areas of the county outside of municipal sphere of influence	Can be located within municipal limit. Larger tracts typically associated with unincorporated areas of the county outside of municipal sphere of influence
WATER AND SEWER	Typically provided by municipality, County or authority	Typically provided by the County, municipality, or authority or individual wells and septic	Typically individual well and septic systems	Typically none or individual well and septic systems
RESIDENTIAL ROADS	Typical municipal/county subdivision roads are dedicated to county	Typical municipal/county subdivision roads are dedicated to county	Predominately private drives on individual lots	Predominately limited to drives to individual structures may have limited access
ASSOCIATED LAND USES	Full range of commercial retail, services, and wholesale. Industrial, institutional, governmental	Neighborhood commercial centers institutional (parks & rec., libraries, schools etc.), limited regional commercial centers, industrial	Local (crossroads) retail/service commercial, scattered industrial, institutional	Limited tourist related– uses restricted by CCRs
IMPERVIOUS SURFACES	Predominate the landscape: roadways, drives, parking, commercial lots, sidewalks	Largely restricted to roadways, sidewalks, and drives	Largely restricted to roadways	Very limited
TRAFFIC CONTROLS	Adequate, frequent stops	Usually adequate – less frequent stops	Limited to major routes	None to limited
MULTI – LANE ROADS	Frequent – arterial and collector, interstates and major U.S. highways	Interstates and major U.S. highways, some selected arterial segments	Largely restricted to interstates and major U.S. highways	Largely restricted to interstates and major U.S. highways