

Calhoun County Comprehensive Plan

JANUARY 19, 2023

PUBLIC INFORMATION MEETING



Today's Meeting

- ▶ Review of work to date on the Comprehensive Plan
- ▶ Review of the Existing Land Use Map
- ▶ DRAFT Future Land Use Map
- ▶ Review of SWOT analysis from October 2022 Planning Commission meeting
- ▶ Group Participation Exercises
 - ▶ Land Use Maps
 - ▶ Strengths, Weaknesses, Opportunities, Threats (SWOT)
 - ▶ Survey and Comment Forms

Calhoun County Today

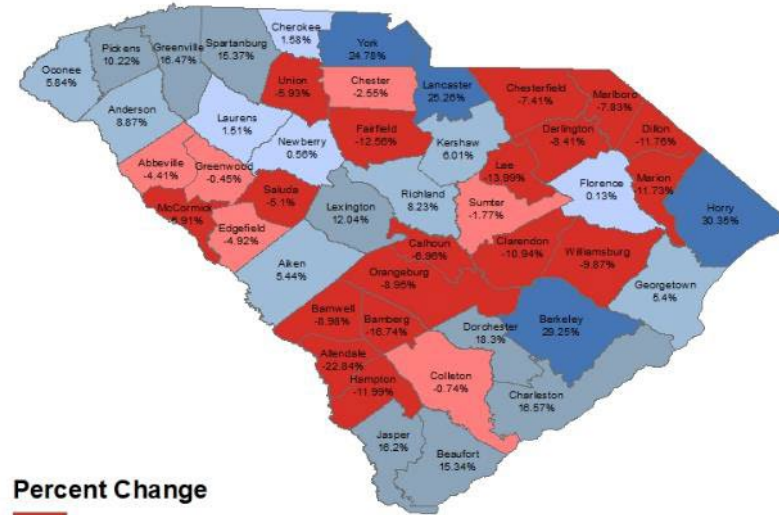
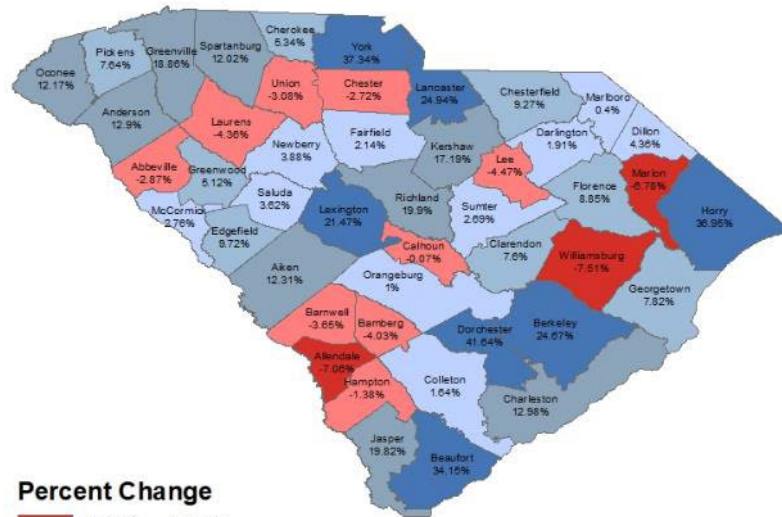
- ▶ Rural county on the edge of Columbia Metro Area
- ▶ Population has changed very little since 1950s
- ▶ Job losses in agriculture – mechanization and shift in products
- ▶ Manufacturing job growth in northern Calhoun
- ▶ Population has shifted from south to north
- ▶ Aging Population – median age is 46 now, was 33 in 1990

SC Population Trends

Percent Change in Census Population

2000 to 2010

2010 to 2020



Percent Change

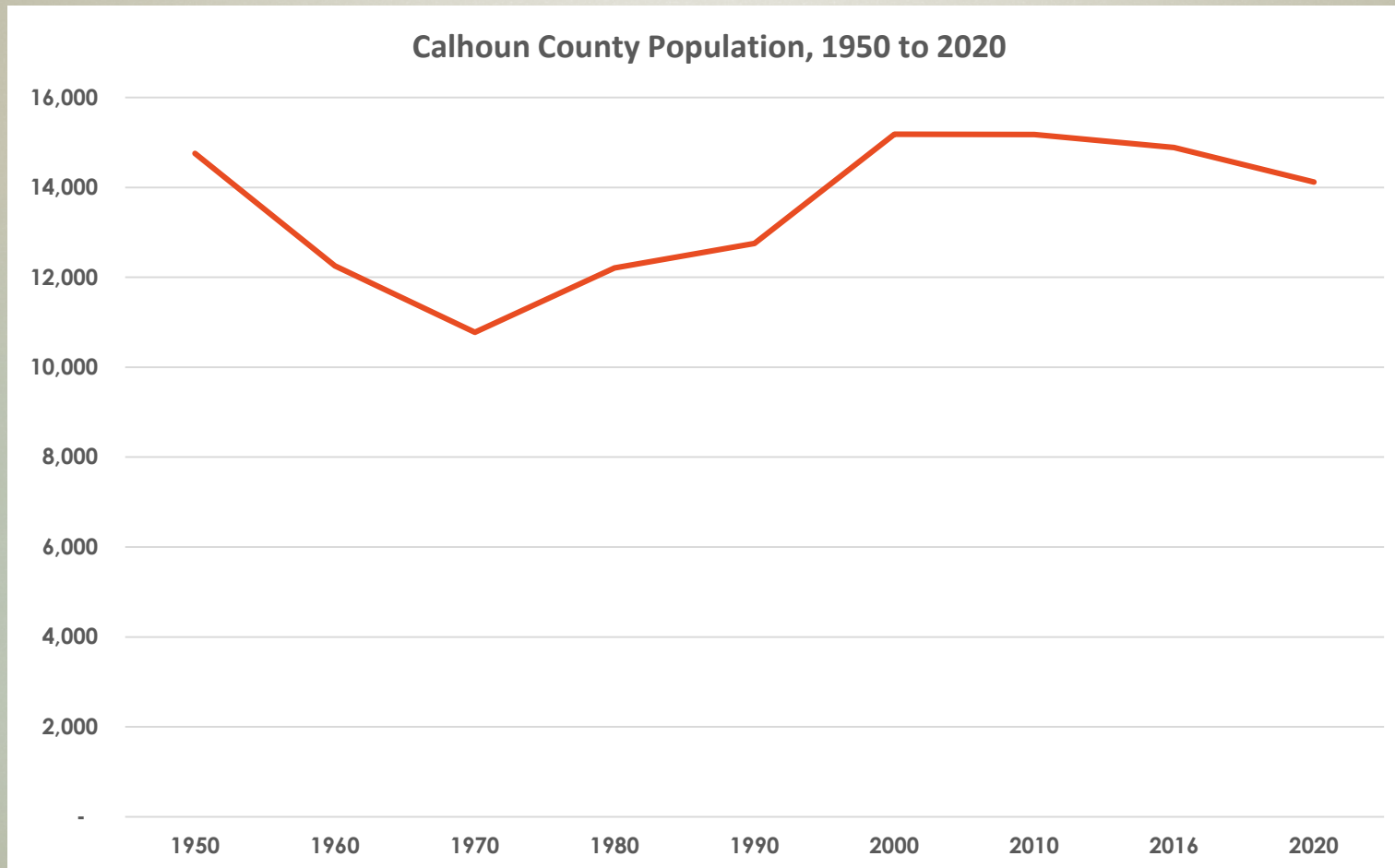


Percent Change

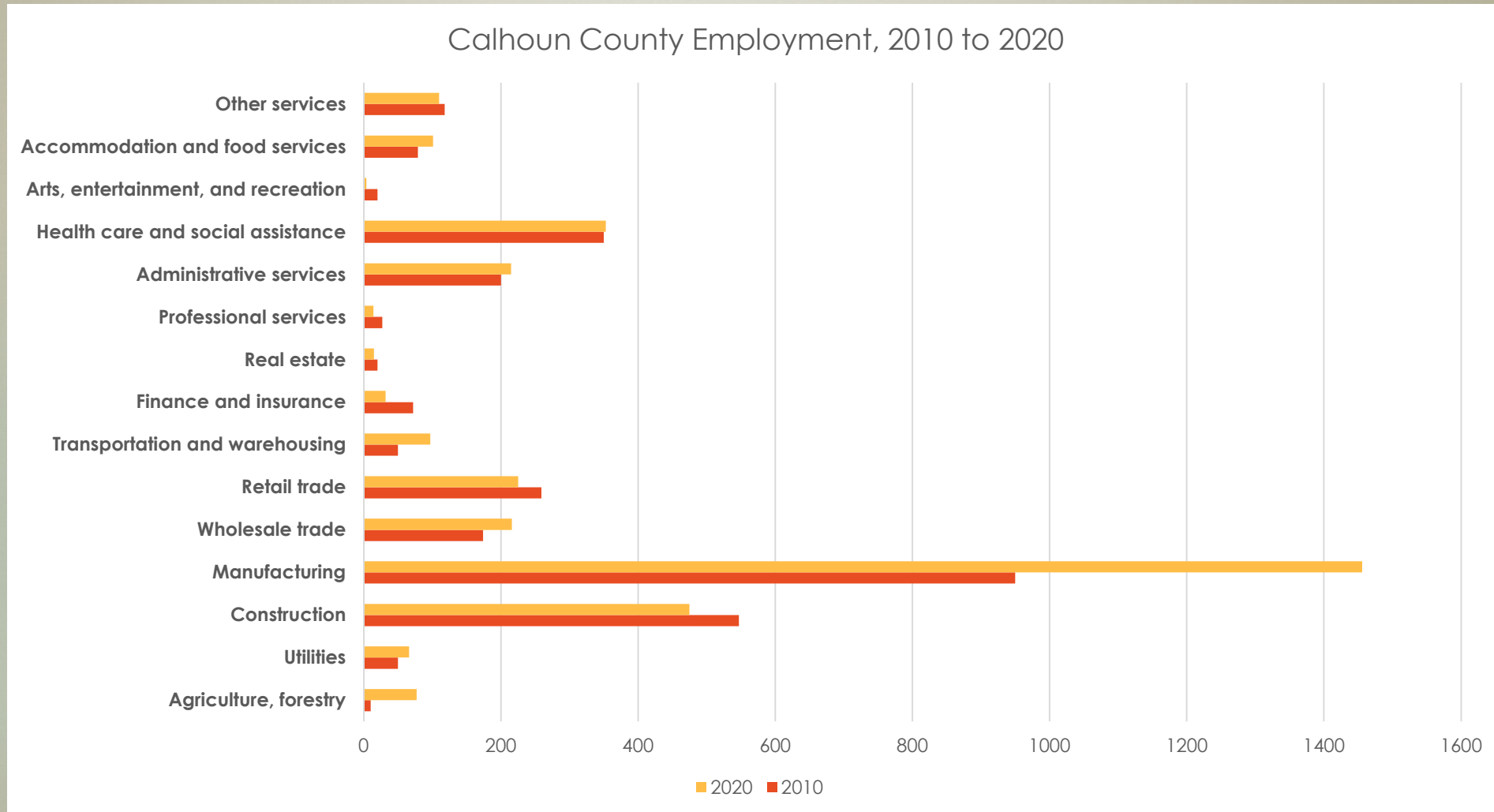


Source: US Census Bureau Decennial Census Data

Calhoun County Population Trend



Calhoun County Economy



Source: County Business Patterns

Comprehensive Planning Process

- ▶ Staff prepares data, maps and background materials for each element
- ▶ Planning Commission reviews and provides direction on goals and objectives
- ▶ Staff prepares draft of each of the 10 plan elements
- ▶ Public engagement activities
 - ▶ Scheduled public meetings
 - ▶ Presentations to community groups
 - ▶ Information on County Website



Comprehensive Plan Elements



▶ **Ten Elements**

- ▶ Population
- ▶ Housing
- ▶ Land Use
- ▶ Natural Resources
- ▶ Cultural Resources
- ▶ Community Facilities
- ▶ Transportation
- ▶ Economic Development
- ▶ Resiliency (ability to survive, adapt, and grow despite “acute shocks” and “chronic stress”)
- ▶ Priority Investment

Public Involvement

- ▶ Strategic planning analysis of the county
- ▶ Expand the circle of people involved
 - ▶ encourage friends and colleagues to participate
- ▶ Presentations to community groups
 - ▶ church men's clubs, women's clubs, civic groups
- ▶ Community meetings to obtain input from citizens
 - ▶ Group exercises and “voting” on different ideas
 - ▶ Survey and Comment forms
 - ▶ Informational materials on the County Website



SWOT: Strengths, Weaknesses, Opportunities and Threats

- ▶ A way to examine the community and discuss ways to improve
- ▶ Identify long-term needs and priorities of the community
 - ▶ Build on Strengths
 - ▶ Manage Weaknesses
 - ▶ Capitalize on Opportunities
 - ▶ Minimize Threats



Existing Land Use

- ▶ Land Use is NOT the same as zoning
 - ▶ How is land being used currently (Industrial, Residential, Commercial, Agricultural, etc.)
- ▶ Developed based on tax records, aerial photos, and field observations
- ▶ Not a perfect inventory, audience comments and corrections to the map are encouraged
 - ▶ “Agricultural Transitional” uses are identified based on rollback taxes on properties
 - ▶ Multiple tax classifications on properties create some imprecision in classifying land use

Zoning

- ▶ Existing zoning outside of the Sandy Run area is limited
- ▶ Most of the county has Rural Undeveloped (RU) zoning with few restrictions on land use
- ▶ County-wide restrictions and regulations on “locally undesirable” land uses such as
 - ▶ Racetracks
 - ▶ Landfills
 - ▶ Sexually oriented businesses
 - ▶ Salvage yards
 - ▶ Solar Farms
 - ▶ Slaughter houses, stock yards, hog farms and large scale poultry farms

Existing Zoning in Calhoun County

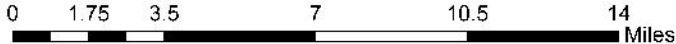
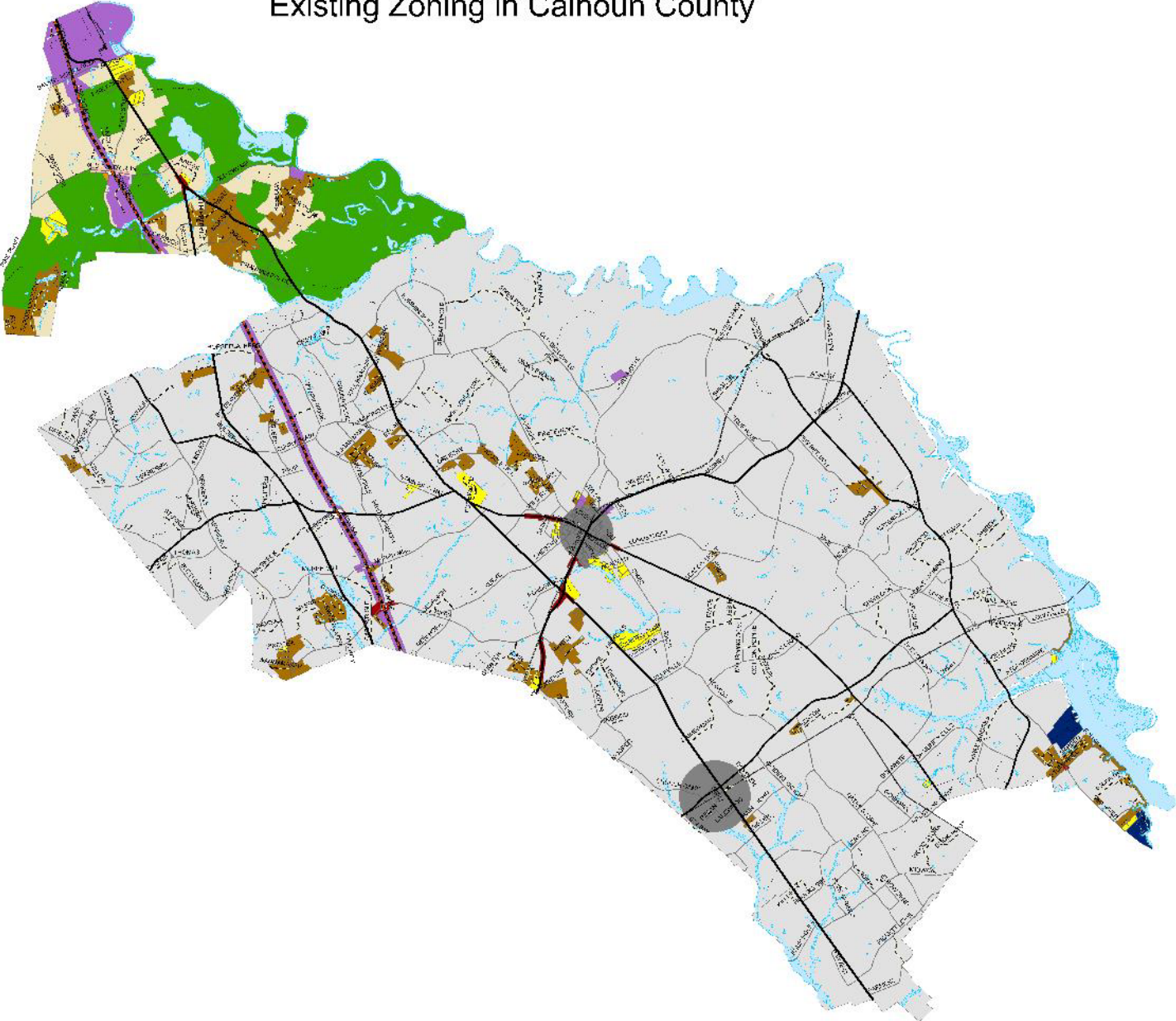
Legend

Road Type

- Private
- County Maint
- County Road
- State Road
- SC Highway
- US Route
- Frontage
- Interstate
- Railroad
- Municipal Boundary
- Waterbody

ZONING

- ID - Industrial
- SD - Services
- LD - Limited Development
- CC - Community Commercial
- OR - Office Residential
- PD - Planned Development
- RM - Multi-Use Residential
- RS - Single Family Residential
- RU - Rural Undeveloped
- RN - Rural Neighborhood
- RP - Rural Preservation



Source: Calhoun County Tax Assessor's GIS data

Future Land Use Map

- ▶ Normally not intended to be precise; sometimes called a “general land use plan”
- ▶ Often identifies “Centers” and “Corridors” for different types and intensities of development
 - ▶ Neighborhood Centers vs. Regional Centers
- ▶ Intended to guide future decisions about zoning changes and development approvals
- ▶ In South Carolina it is not “binding” on the Planning Commission or County Council

Future Land Use Map



- ▶ What places and areas should be protected?
- ▶ How will future development occur?
 - ▶ What areas are currently growing and developing?
 - ▶ What new areas are likely to experience growth and development?
 - ▶ Where should growth be encouraged or discouraged?
 - ▶ What kinds of development should be encouraged or discouraged?

Future Land Use in Calhoun County DRAFT

Legend

Road Type

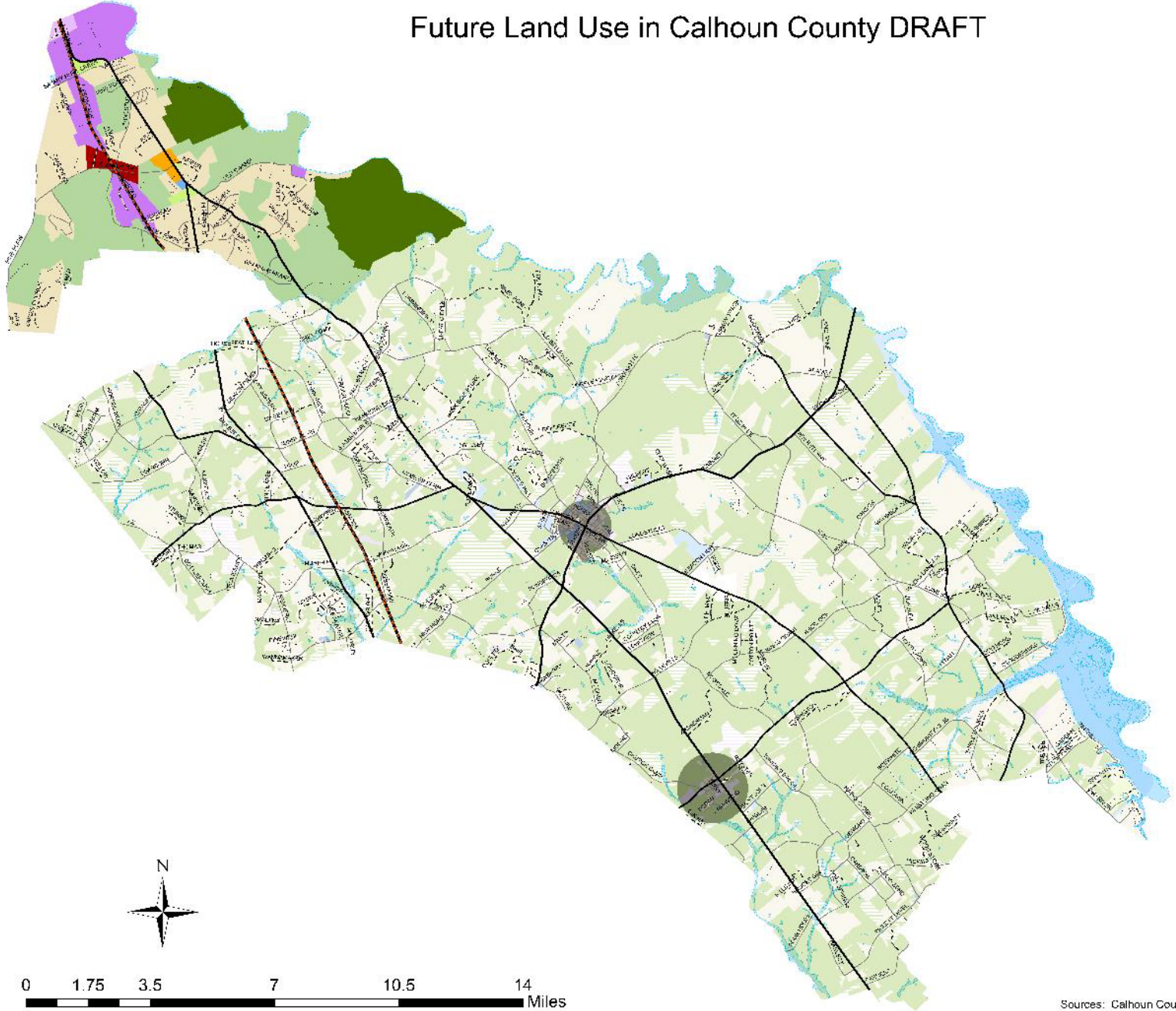
- Private
- County Maint
- County Road
- State Road
- SC Highway
- US Route
- Frontage
- Interstate

Future Land Use

- Community Commercial
- Government
- Industrial
- Open Space
- Rural
- Recreational
- Rural Neighborhood
- Services
- Village Center

Existing Land Use

- Agricultural
- Agricultural transitional
- Government
- Cemetary
- Church
- Commercial
- Utilities
- Solar Farm
- Services
- Industrial
- Mines, Salvage, Landfills
- Recreation
- Rural Residential
- Suburban Residential
- Municipal Boundary
- Waterbody



Sources: Calhoun County Tax Assessor's GIS data
Sandy Run Area Plan