

Calhoun County Comprehensive Plan

APRIL 20, 2023

PUBLIC INFORMATION MEETING – FUTURE LAND USE MAP



Today's Meeting

- ▶ Review of the Existing Land Use Map
- ▶ Presentation of DRAFT Future Land Use Map
- ▶ Discussion of Future Land Use Map
- ▶ Goals and Objectives for:
 - ▶ Residential Development
 - ▶ Farmland Preservation
 - ▶ Village Centers
- ▶ Survey and Comment Forms

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

Existing Land Use

- ▶ Developed based on tax records, aerial photos, and field observations
- ▶ Not a perfect inventory, audience comments and corrections to the map are encouraged
- ▶ Multiple tax classifications on properties create some imprecision in classifying land use

Key Considerations in Developing the Future Land Use Map

- ▶ Soils suitable for Prime Farmland
- ▶ Existing development and divisions of property

Soils Suitable for Prime Farmland

Legend

Road Type

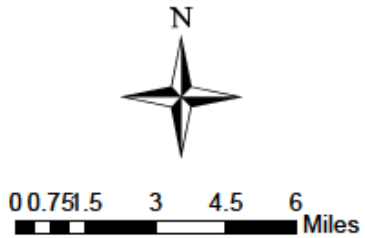
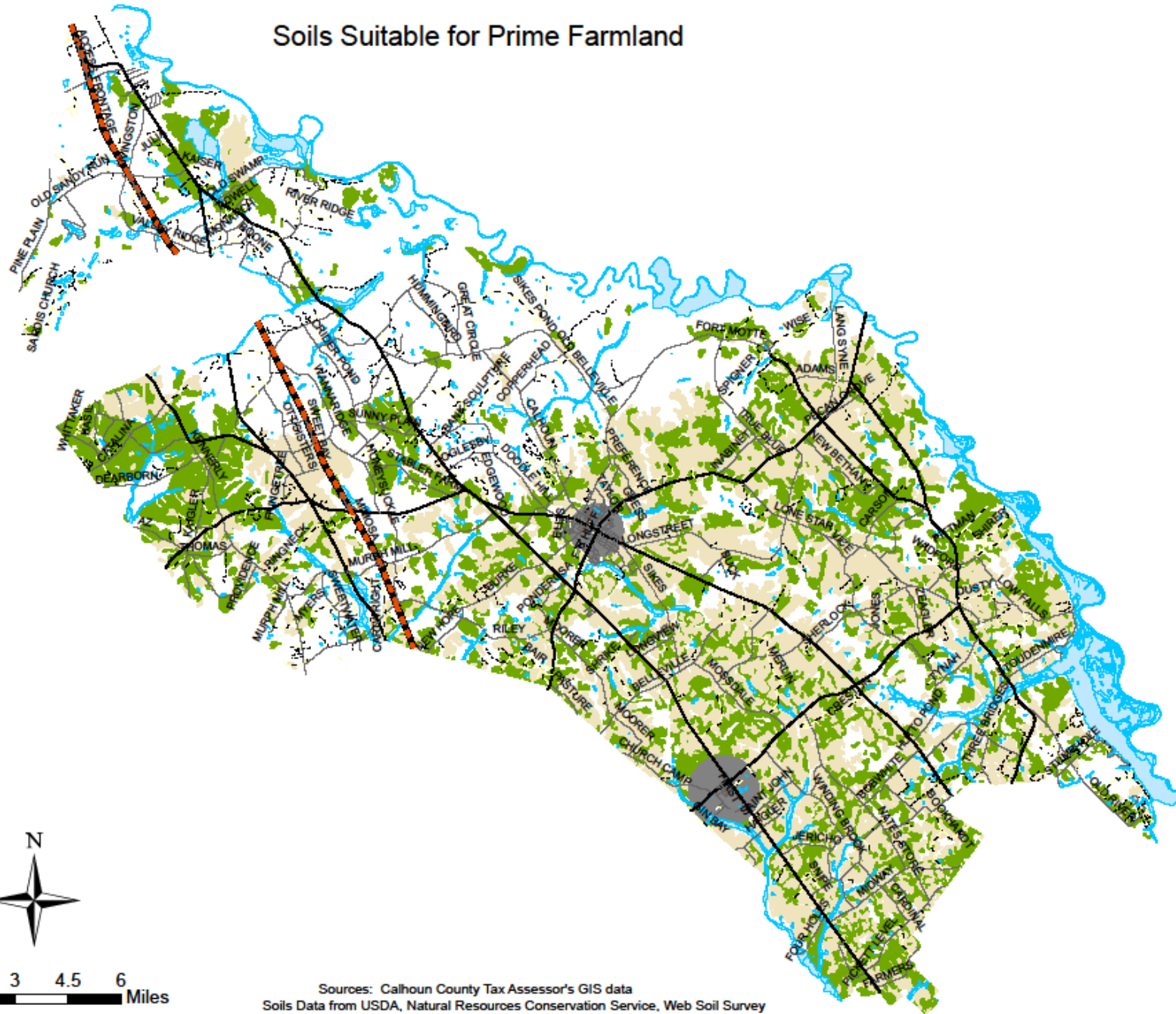
- Private
- County Maint
- County Road
- State Road
- SC Highway
- US Route
- Frontage
- Interstate

Waterbody

- Waterbody
- Municipal Boundary

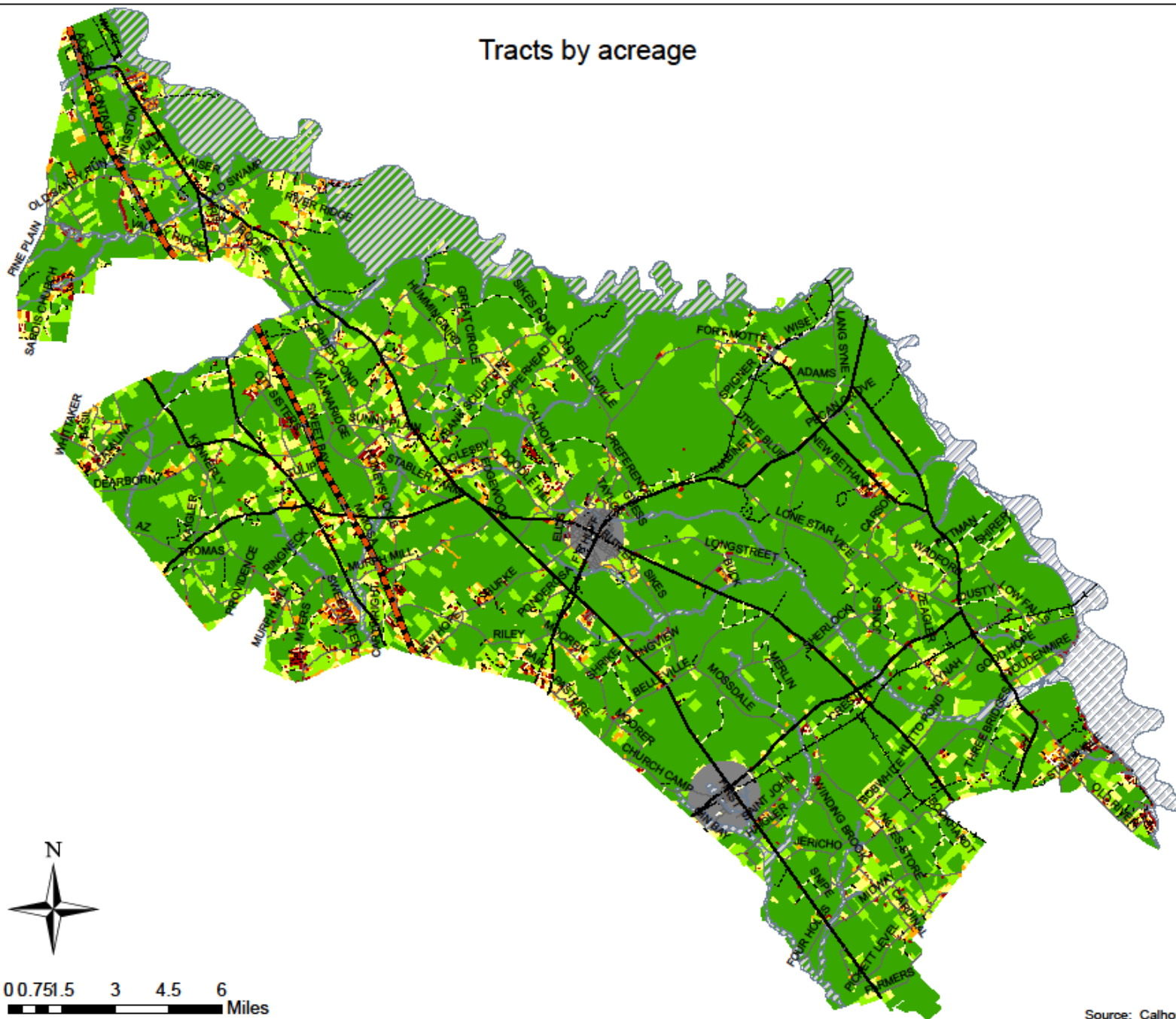
Soil Suitability

- Prime farmland, statewide importance
- Prime farmland



Sources: Calhoun County Tax Assessor's GIS data
Soils Data from USDA, Natural Resources Conservation Service, Web Soil Survey

Tracts by acreage



Legend

Road Type

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

Flood Zone

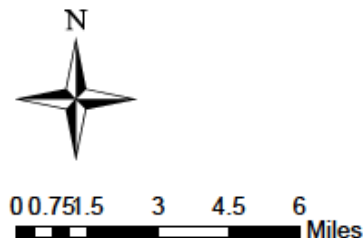
FLD_ZONE

- ▨ A
- ▨ AE
- Municipal Boundary

Tax Parcels

Acres

- 0.01 - 2.0
- 2.01 - 5.0
- 5.01 - 15.0
- 15.01 - 40.0
- 40.01 - 2818.7



Future Land Use Map

- ▶ Normally not intended to be precise; sometimes called a “general land use plan”
 - ▶ Intended to guide future decisions about zoning changes and development approvals
- ▶ Identifies two “Village Centers” at Forte Motte and at Lone Star
- ▶ Focuses suburban development near St. Matthews and on Old River Road
- ▶ Commercial node along US 601 southwest of St. Matthews

Future Land Use Map



- ▶ What places and areas should be protected?
- ▶ How should future development occur?
 - ▶ Where is development preferred?
 - ▶ What kinds of growth be encouraged or discouraged?
- ▶ Property Owner rights . . .

Rural

- ▶ Active agriculture and forestry will be the predominant land use in these areas.
- ▶ Very few areas have been subdivided into residential lots, and most houses are on several acres or more.
- ▶ Large scale residential subdivisions are not appropriate.
- ▶ Commercial businesses are rare, and typically are agricultural in nature or are small retail establishments at crossroads.
 - ▶ The area was defined based on the size of existing tracts and soils suitable for prime farmland. Areas with relatively few tracts of land less than 40 acres and soils suitable for prime farmland are shown as Rural in the future land use map.

Rural Neighborhood

- ▶ Mostly large-lot single-family residences, either site-built or manufactured houses.
- ▶ Single family subdivisions and mobile home parks are not uncommon.
- ▶ New residential subdivisions are appropriate in these areas, with lot sizes of $\frac{1}{2}$ acre to 1 acre being common
- ▶ Small scale retail, businesses, and offices will exist, primarily at crossroads.
- ▶ Large-scale commercial development is not appropriate in this area.
 - ▶ This area was defined based on the prevalence of smaller tracts (less than 5 acres) and residential subdivisions.

Services and Industrial



- ▶ Services include a variety of business that support construction and industrial production, including equipment maintenance, sign shops, cabinet shops, print shops, warehouses, and similar uses.
- ▶ Industrial include manufacturing plants, lumber mills, agricultural processing, large utility operations, truck terminals, and similar uses.
 - ▶ Industrial and Services areas were identified based on existing uses and zoning, and are limited to the I-26 corridor.

Village Centers

- ▶ Will include a mix of small scale residential and commercial uses.
- ▶ Small retail stores, cafes, business offices, churches, day care facilities, and similar uses will be appropriate here, in addition to single family dwellings.
 - ▶ Village Centers are identified at Old Sandy Run Road at US 176, at Fort Motte, and at Lone Star

Suburban

- ▶ Suburban areas will have residential subdivisions with lot sizes of ½ acre and smaller, particularly if sewer is available.
- ▶ Commercial uses including banks, convenience stores, restaurants, and similar size commercial businesses are appropriate along major highways.
 - ▶ Suburban areas are defined around the Town of St. Matthews, mostly on the northwest and southwest sides of the town, and along Old River Road adjacent to Lake Marion.
 - ▶ Suburban areas were identified based on existing development intensity and potential for future expansion of sewer service.

Commercial

- ▶ Will have a mix of uses including convenience stores, restaurants, banks, personal services, business services, automotive services, and grocery stores.
- ▶ Grocery-anchored shopping centers and larger retail big-box stores would be appropriate in the US 601 corridor.
 - ▶ Commercial areas were defined along US 601 south of St. Matthews, and on Old Sandy Run Road at I-26.

Government, Recreation, and Open Space

- ▶ Government uses include federal, state, and local government, school district, Santee Cooper.
- ▶ Recreational uses include public and private recreational areas, and property that may be suitable for future recreational use.
- ▶ Open Space includes properties with existing conservation easements and flood plain properties.

Existing Conditions in Future Land Use Areas

Table 3-1

Calhoun County Future Land Use

Statistics by Future Land Use Category

Future Land Use	Number of Parcels	Acres	Mean Acres per Parcel	Median Acres per Parcel	Percent of County
Rural	2,642	128,528	48.6	10.1	53.7%
Rural Neighborhood	6,913	81,093	11.7	2.3	33.9%
Suburban	1,771	11,373	6.4	1.0	4.7%
Village Center	251	1,047	4.1	0.63	0.4%
Municipal	1,704	2,898	1.7	0.37	1.2%
Open Space	27	6,800	251.8	17.7	2.8%
Recreational	14	882	63.0	6.1	0.4%
Government	230	1,079	4.6	0.80	0.5%
Commercial	90	1,050	11.7	0.66	0.4%
Services	31	260	804.0	2.5	0.1%
Industrial	100	4,464	44.6	8.1	1.9%
Total	13,773	239,474	17.39	-	100.0%

Comments, Questions and Discussion

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