

COMPREHENSIVE PLAN 2014

**Calhoun County,
South Carolina**



**Prepared by Lower Savannah Council of Governments
on behalf of the Calhoun County Planning Commission**

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Table of Contents

| | |
|--|----|
| Introduction..... | ii |
| Chapter One, Population Element..... | 1 |
| Chapter Two, Economic Element..... | 4 |
| Chapter Three, Community Facilities Element..... | 12 |
| Chapter Four, Historic and Cultural Element..... | 21 |
| Chapter Five, Natural Resources Element..... | 37 |
| Chapter Six, Housing Element..... | 43 |
| Chapter Seven, Transportation Element..... | 50 |
| Chapter Eight, Priority Investment Act..... | 57 |
| Chapter Nine, Land Use..... | 64 |
| APPENDIX A – Goals and Implementation Strategies Timeline..... | 69 |
| APPENDIX B – Capital Improvements Plan..... | 79 |
| MAP A - Transportation System | |
| MAP B - Water and Sewer Systems | |
| MAP C- Existing Land Use | |
| MAP D – Priority Investment Areas | |

Introduction

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires all units of local government utilizing zoning or land use controls to complete and adopt a comprehensive plan. The law requires that an independent board of local citizens called a Planning Commission act as an advisory committee to the governing body on constructing and adopting the plan. The objectives of the planning process are to develop an inventory of the community's historical and existing conditions and trends and to develop goals and objectives regarding community growth and development. These goals and objectives communicate the suggested policy directions for the local government.

The comprehensive planning process consists of three separate but equally important steps. The first step is designed to provide an inventory of facts and to undertake a fundamental analysis of community issues. This account of existing conditions will be used in subsequent decisions in the planning process. During the inventory process, basic information and statistics from the community are analyzed to identify historical trends and current conditions as well as to uncover potential problems or opportunities in the county.

In the second step of the planning process, the needs and goals of "the community" are generated from the analysis of the community's historical and existing conditions. In this step the Planning Commission decides which trends or issues encountered in step one are important enough to warrant further attention or action from the local government. Once these issues are identified, it is necessary to decide the overall goals of "the community".

The final step in the planning process involves developing a plan of action for achieving the County's goals. This implementation strategy identifies specific activities, programs, or policies to be carried out by the local government in order to address the identified objectives.

Nine different elements have been inventoried and analyzed in the plan to determine Calhoun County's needs and future development strategies. These elements include population, economic conditions, community facilities, historic and cultural, natural resources, housing, transportation, priority investment area, and land use.

Ultimately, the Comprehensive Plan should be utilized as a guide for policymakers to develop consistent and reasonable solutions that promote the goals of the plan. Community growth and development and the policies subsequently established should be developed in accordance with the implementation strategies of the Comprehensive Plan.

Chapter One: Population Element

The Population Element of the Comprehensive Plan relates to the number and characteristics of people residing in Calhoun County, South Carolina. This chapter includes information on the number of people, population trends, and selected characteristics related to the population, provided by the US Census Bureau.

A. INVENTORY

The data presented in Table P-1 shows selected population trends. The table illustrates that the population for the county has seen a progressive decrease in population between 2000 and 2010, including the incorporated municipalities' populations.

| | 2000 | 2010 | % Change 2000-2010 |
|----------------------|--------|--------|-----------------------|
| Town of Cameron | 449 | 424 | -6% |
| Town of St. Matthews | 2,107 | 2,021 | -4% |
| Calhoun County Total | 15,185 | 15,175 | -0.00066% |

Source: US Census Bureau

The Town of St. Matthews had a -4% change in population between 2000 and 2012 and the Town of Cameron had a -6% change. The unincorporated areas of the county, where the majority of Calhoun County citizens reside, saw an increase in population (+8.7%), unlike the incorporated areas. Calhoun County's total population decreased by 10 residents from 2000 to 2010.

Table P-2 shows the population trends for specific races in the county by total number and percentage of the total from 2000 to 2010. Over the ten year period the number of African Americans in the county has fluctuated, in which there was a drop of 867 persons, and the overall percent change from 2000 to 2010 for African Americans is -7%. In 2010, the African American population made up 43% of the total population for Calhoun County. The white population has seen a fairly consistent upward rise from 2000 to 2010. There is a 9% change in the white population between 2000 and 2010. In 2010, the white population made up 54% of the total population for Calhoun County.

It should also be noted that there is a slowly increasing percentage in the Hispanic race category. Though there is no data available for the Hispanic population in 1980 or 1990, by 2000 there were recorded 212 Hispanics living in Calhoun County, making up 1% of the total population. By 2010, the number had risen to 458 persons, making up 3% of the total population. The Other race category depicts an up and down motion for its population between 2000 and 2010. The overall percent change for the Other race category is -36%.

| Race | 2000 | % of Total | 2010 | % of Total | % Change 2000-2010 |
|------------------|--------|------------|--------|------------|--------------------|
| African American | 7,326 | 48% | 6,459 | 43% | -12% |
| White | 7,521 | 50% | 8,177 | 54% | 9% |
| Hispanic | 212 | 1% | 458 | 3% | 116% |
| Other | 126 | 1% | 81 | 1% | -36% |
| Total | 15,185 | 100% | 15,175 | 100% | |

Source: US Census Bureau

The age distribution of the population is shown below in Table P-3. Currently, the largest percentage of persons in Calhoun County is between the ages of 15 and 59, which makes up 58.41% of the total population in 2010. However, it should be noted that a slight increase in the amount of citizens that are over the age of 60 continues. This suggests that a high percentage of the Calhoun County population is made up of long-time residents who have retired in the community or are retirees from other areas. The age groups with the greatest decrease during this time period were the Under 5 and 5 to 14 categories. The median age for Calhoun County is 40 years of age.

Calhoun County's age distribution indicates that the county needs to strive to draw younger family-oriented people to the area. In the age 15 to 59 age group, considered those most likely to migrate, Calhoun County lost 387 residents between 2000 and 2010. Likewise, data show a loss of 375 children in the 5 to 14 age group.

| Age Group | 2000 | % of Total | 2010 | % of Total |
|-----------|--------|------------|--------|------------|
| Under 5 | 958 | 6.3% | 910 | 6.0% |
| 5 to 14 | 2,173 | 14.3% | 1,798 | 11.85% |
| 15 to 59 | 9,250 | 61.0% | 8,863 | 58.41% |
| 60 to 64 | 702 | 5.0% | 1,134 | 7.47% |
| 65+ | 2,102 | 14.0% | 2,470 | 16.28% |
| Total | 15,185 | 100% | 15,175 | 100% |

Source: US Census Bureau

B. NEEDS AND GOALS

The inventory section of the Population Element focused attention on the recent and historical demographic trends of Calhoun County. This evaluation of population characteristics is an important part of the planning process because of the impact that population trends can play on demand for infrastructure improvements and public services.

One primary indicator that has been identified through the inventory process is a noticeable shift in the age composition of the population. The largest percentage of the population in the county (58.41%) is between the ages of 15 and 59. From 2000 to 2010 this segment of Calhoun County's

population decreased in terms of percentage and in terms of actual numbers of people.

- The primary Population Element goal of Calhoun County is to focus on issues that will foster sustainable growth by promoting opportunities, community services and the quality of life. Efforts to increase growth in the County should offer opportunities that will increase diversity in the age, sex, race, and educational background and income level of its citizens.
- Another goal for Calhoun County is to employ every measure available to ensure an accurate Census count for the Census 2020.

C. IMPLEMENTATION STRATEGIES

This section offers suggested policies for implementation of the desired goals and objectives. Efforts to increase the size and diversity of the population of Calhoun County are addressed by the following policies that are offered for consideration of the County Council to implement the goals and objectives.

1.1 Seek opportunities with both County and State officials to focus economic and infrastructure improvements in and around areas of growth opportunity, specifically to increase industrial recruitment efforts in the areas near both County Industrial Parks.

1.2 Place a high priority on projects and programs that will generate and attract employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.

1.3 Develop and expand the number of beautification projects such as litter pick-up and Adopt-A-Highway. These projects will improve the aesthetics of the county, increase community pride, and attract more visitors and development to Calhoun County, which will in turn focus on the county as a whole rather than as individual municipalities.

Chapter Two: Economic Element

This chapter identifies existing and recent trends for Calhoun County in education, labor, industry, and income level. Where possible, a comparison with other South Carolina counties of equal size or state averages is provided to give some perspective on how the county compares to other areas.

A. INVENTORY

Calhoun County is located in the Midlands of South Carolina and is bordered by Lexington, Richland, Sumter, Clarendon and Orangeburg Counties. The centralized location and pastoral open spaces of Calhoun County help to provide a relaxed country lifestyle while maintaining convenient access to some of South Carolina's larger communities as well as the state's mountain and coastal regions. According to 2010 Census, the population of Calhoun County is 15,175 people. The only two incorporated towns in the county are the Town of St. Matthews, population of 2,021 by the same 2010 Census figures, and the Town of Cameron, population of 424.

As a result of Calhoun County's many positive attributes, convenient location, and overflow from surrounding areas in the Midlands, the business community in the county should continue to grow at a steady rate. Interstate 26, a main thoroughfare in the county, provides easy access to the Port of Charleston, commercial airline service at the Columbia Metropolitan Airport and Interstates 95, 77 and 20. Several large corporations are currently located close to Interstate 26 on the northern end of the county where commercial growth is expected to continue.

The following agencies are vital elements in Calhoun County's economic development role.

- The Calhoun County Chamber of Commerce promotes the interests of the business community through proactive pursuit of quality economic growth. The Chamber's objectives include promoting leadership development and education for the business community, promoting positive public relations through special events and activities, being a catalyst between various private and public entities to facilitate the county's quality of economic growth, and being an advocate for the business community of Calhoun County through a Chamber Newsletter and/or use of local newspapers and news agencies.
- Central SC Alliance (CSCA) is a public/private partnership engaged in the recruitment of capital investment and jobs to the Cities of Columbia and Sumter, and the counties of Calhoun, Clarendon, Fairfield, Kershaw, Lee, Lexington, Newberry, Orangeburg, Richland and Sumter. Since its inception in 1994, the CSCA has attracted over \$4.5 billion in new capital investment and more than 32,000 jobs. Backed by years of outstanding success, CSCA has set the tone for future growth and development in a region that is approaching a population of 1 million inhabitants. As a non-profit organization, CSCA works to encourage, enhance and promote economic development in a region that covers 6,775 square miles.

- Calhoun County Development Commission works to create jobs and to increase the tax base by convincing companies to invest in capitalized expenditures. The Commission strives to improve the quality of life for the citizens of Calhoun County. The Calhoun County Development Commission plans and promotes a strong business image, recruits new employers to Calhoun County, and facilitates the growth of existing employers.

Education

The data presented in this section was gathered from the “2012 SC Kids Count: Calhoun County,” the “2010 South Carolina Statistical Abstract” and the 2010 U.S. Census. The purpose of this section is to determine the current status of Calhoun County’s educational system in order to provide some broad guidance on where improvements may be needed and how these improvements will impact the county’s economic situation. Table E-1 shows the available data on the level of educational attainment for the citizens of Calhoun County and compares it to data collected from neighboring counties.

| | Calhoun | | Clarendon | Orangeburg | Sumter | Lexington | Richland | South Carolina |
|---|---------|--------|-----------|------------|--------|-----------|----------|----------------|
| | 2000 | 2010 | | | | | | |
| Total | 10,266 | 10,618 | 23,440 | 59,675 | 68,465 | 175,665 | 239,060 | 3,075,655 |
| < 9th Grade | 10% | 5% | 7% | 7% | 6% | 3% | 3% | 6% |
| High School | | | | | | | | |
| No Diploma | 17% | 10% | 16% | 14% | 12% | 8% | 7% | 10% |
| Graduate | 35% | 36% | 38% | 36% | 31% | 28% | 22% | 30% |
| College | | | | | | | | |
| Some College, no degree | 17% | 21% | 19% | 18% | 24% | 23% | 23% | 21% |
| Associate Degree | 7% | 9% | 6% | 7% | 9% | 10% | 9% | 9% |
| Bachelor's Degree | 10% | 13% | 9% | 11% | 12% | 18% | 22% | 16% |
| Master's Degree | 3% | 4% | 5% | 7% | 7% | 10% | 14% | 9% |
| Source: 2000/2010 US Census /ACS *estimates | | | | | | | | |

The first issue that is apparent from this comparison is the dissimilitude in the size of Calhoun County’s population of those persons 25 years of age or over, when compared to surrounding counties. Clarendon County, which has over twice as many residents over the age of 25 as Calhoun County, is closest in population to Calhoun County in this comparison, but in most categories the level of educational attainment for Calhoun County correlates more closely with the levels of Orangeburg which has more than five times the number of citizens in this age group. When the results of Lexington and Richland Counties are compared to Calhoun County there is a significant difference in the level of educational attainment. Citizens in these counties appear to be achieving higher levels of educational accomplishment than those in Calhoun County. However, it should be noted that Richland and Lexington Counties are two of the most populated counties in South Carolina, which in part contributes to this large variance.

When comparing Calhoun County to the State of South Carolina, there are close similarities in the percentage of those persons receiving higher levels of education. It should also be noted that Calhoun County has a higher percentage of those graduating high school (36%) than the State (30%).

The progress of students currently attending Calhoun County schools can also indicate the county’s potential for future economic growth. Student scores obtained through the use of standardized achievement tests such as the PASS (Palmetto Assessment of State Standards) test are evidence of this progress. The PASS is administered for grades 3 through 8 in math and reading/language arts. Math assesses skills in numbers, numerical and algebraic concepts, patterns and functions, geometry, measurement, probability and statistics. Reading/Language Arts assesses reading, listening, speaking, writing, research, and communication with technology.

Table E-2 below illustrates a breakdown of all Calhoun County eight grade students that did not meet minimum standards in Math in 2013.

| | Number Tested | % Below Basic |
|---|---------------|---------------|
| All Students | 124 | 27.2% |
| Males | 67 | 35.8% |
| Females | 57 | 17.5% |
| White | 33 | 18.2% |
| African-American | 85 | 31.8% |
| Source: 2010 SC Department of Education | | |

Those eight grade students who had the highest percentage to score below basic in math on the 2013 PASS were males (35.8%), followed by all African-American students (31.8%). The percentage of all eight grade students to score below basic in math was 27.2%, a decrease from the 2009 PASS, in which the percentage of all students to score below basic was 31.5%. There was an increase of overall students tested in 2013 by 36 persons.

Table E-3 shows those students who scored below basic in reading on the 2013 PASS were African-Americans (48.2%), followed by the male students (47.8%). Data from the 2009 PASS shows that there was an overall decrease in total students scoring below basic in reading; 34.8% in 2009 to 40.8% in 2013. There was an increase of overall students tested in 2013 by 36 persons.

| | Number Tested | % Below Basic |
|------------------------------------|---------------|---------------|
| All Students | 124 | 40.8% |
| Males | 67 | 47.8% |
| Females | 57 | 33.3% |
| White | 33 | 27.3% |
| African-American | 85 | 48.2% |
| Source: SC Department of Education | | |

These educational statistics indicate the need for Calhoun County to make substantial progress toward improving education. Education can be a primary contributor to long term economic prosperity in the county.

Labor and Industry

This section of the report analyzes the historical trends of labor and industry activity in Calhoun County. The data utilized in this section was collected from the South Carolina Employment Security Commission. Table E-4 shows a historical trend of labor force data for the county from 2000 through 2013. Only those individual who are actively involved in the labor force either being employed or actively pursuing employment opportunities are included in these figures. They do not reflect the segment of the population that is unemployed and not looking for work.

| Table E-4. Calhoun County Labor Force Estimates | | | | |
|---|-------|-------|-------|-------|
| | 2000 | 2004 | 2009 | 2013 |
| Total Labor Force | 7,070 | 7,062 | 6,634 | 6,533 |
| Total Employment | 6,810 | 6,568 | 5,897 | 6,107 |
| Total Unemployment | 260 | 494 | 737 | 426 |
| Unemployment % | 3.7% | 6.6% | 12.5% | 6.5% |
| Source: SC Employment Security Commission | | | | |

The data reflects that the labor market in Calhoun County has been on a downward turn for over the last 14 years. The unemployment rate has fluctuated over the 14 year time span, with 2009 recording the highest unemployment rate of 12.5% for the county, and 2000 having the lowest rate of 3.7%.

Knowledge of the types of industry employing citizens in an area is as important to understanding the character of a community and planning for future changes as are projections of population growth. The growth or decline of certain industries can impact how much land should be dedicated to commercial or industrial uses, the type of educational resources needed in the area, provide insight on where to focus future economic development efforts and what government services will be needed in the future.

Calhoun County Industrial Park off of I-26 near Exit 125 is a 277-acre industrial park. Currently, Starbucks Coffee Roasting Plant, 120,000 square foot is the only company at the park.

A study to help petition for a new interchange to improve access to I-26 for existing businesses, accommodate desired expansion of businesses, and to foster economic development along the I-26 corridor in Calhoun County has been developed. The proposed interchange would be located at Savany Hunt Creek Road, between the I-26/US 21/ US 176 interchange (Exit 119) and the I-26/Old Sandy Run Road interchange (Exit 125).

There are at least 23 businesses located within the study area, many of which ship and/or receive goods by heavy transit truck. Those businesses, mainly industrial, have numerous employees who arrive and depart by automobile. Some of the businesses plan to expand their operation and

improved access is an important consideration for them. The new interchange would provide improved access for the residential and industrial properties located in that area, and would serve other needs as well. Enhanced access for the industrial properties would reduce travel time and delays for employees, shipments and deliveries; enhance emergency vehicle access for businesses and incidents along I-26; provide improved emergency evacuation options for businesses; and promote continuing economic development along this corridor in Calhoun County. This alternative access to I-26 would also reduce the volume of heavy truck traffic using the frontage road between Exit 119 and Savany Hunt Creek Road, and remove some of the truck and automobile traffic from the congested I-26/US 21/US 176 interchange.

Below is a list of the industries in Calhoun County that have 10 or more employees.

| Company Name | Employment | Product Description |
|------------------------------|-------------------|---|
| Cablecraft Motion Controls | 58 | Control heads & cable equipment |
| Cameron Bedding & Mfg | 47 | Mattress Manufacturing |
| Charleston Aluminum LLC | 23 | Full service metals service center, distributor for aerospace, defense & marine |
| Devro | 350 | Edible casings for meat packaging |
| Eastman Chemical Site | 511 | Manufactures specialty plastics |
| Electric Controller & Mfg Co | 39 | Manufactures electric control equipment |
| Environmental Fabrics Inc | 30 | Environmental geomembrane products & services |
| Hickory Springs Water LLC | 25 | Bottled Water Manufacturing |
| Southeast Frozen Foods | 145 | Food products distribution & cold storage facilities |
| Starbucks Roasting Plant | 100 | Roasts and distributes coffee |
| Stone Interiors East, LLC | 26 | Wholesale ceramic floor & wall tiles; manufactures cut & shaped granite |
| Zeus Industrial Products Inc | 150 | High-performance polymer tubing for aerospace, automotive, medical & other industries |

Source: Central SC Alliance/ Selectory Business Database

The table below shows how the size of certain industries in the county changed through differences in the number of citizens that were employed by these industries between 2000 and 2010.

| Employing Industry | Employees | | % Change 2000-2010 |
|---|-----------|-------|-----------------------|
| | 2000 | 2010 | |
| Agriculture, Forestry, Fishing, Mining | 228 | 148 | -35.0% |
| Construction | 576 | 510 | -12% |
| Manufacturing | 1,397 | 1,035 | -26% |
| Transportation, Communication, and Public | 449 | 475 | 6% |
| Wholesale Trade | 242 | 217 | -11% |
| Retail Trade | 684 | 658 | -4% |
| Finance, Insurance, Real Estate | 307 | 365 | 19% |
| Arts, Entertainment & Rec Services | 336 | 265 | -22% |
| Educational, Health, and Social Services | 1,223 | 1,434 | 18% |
| Other Professionals | 312 | 418 | 34% |
| Public Administration | 365 | 540 | 48% |

Source: 2000/2010 US Census Bureau & usa.com

From the above table, the industry that experienced the most positive change from 2000 to 2010 was the Public Administration category (48%), followed by Other Professionals (34%), and Finance, Insurance, Real Estate (19%). Agriculture, Forestry, Fishing, and Mining had a decrease of -35% from 2000 and 2010 of employees in the industry, followed by Manufacturing (-26%).

In terms of the total number of employees involved in a certain industry, the industry with the greatest number of employees in 2010 was Educational, Health, and Social Services (1,434) and as for 2000, Manufacturing having 1,397 employees.

Income Levels

The average level of per capita personal income for Calhoun County is another indicator of the county's economy. According to the 1990 U.S. Census, the per capita incomes increased from \$4,724 to \$9,983 between 1979 and 1989. This is an increase of approximately 111%. The 2000 U.S. Census reports Calhoun County per capita income average was \$17,446, a level that is higher than all of the surrounding counties except for Lexington and Richland. Of the surrounding counties, the 2000 average in Orangeburg County was \$15,057, which was the closest to the average in Calhoun County. The 2010 U.S. Census verified a continuous increase in the Calhoun County's per capita personal income average at \$22,483, wherein remains higher than the surrounding counties except for Lexington and Richland.

During the ten-year period of 2000-2010 personal income in Calhoun County increased by approximately 29%. During the same period the average per capita personal income for all of South Carolina increased by nearly 28% and the average for the entire United States increased by nearly 30%. These statistics indicate that in this area, Calhoun County is making positive

gains as these increases are nearly identical to the average increase for the entire country.

Table E-6 breaks down household and family income levels for Calhoun County as reported in the 2010 U.S. Census. The percentage of the population in each income bracket has also been calculated and compared to similar data collected and averaged from the entire state.

| | Calhoun County | | | | South Carolina | | | |
|-----------------------|----------------|------|----------|------|----------------|------|----------|------|
| | Households | % | Families | % | Households | % | Families | % |
| <\$10,000 | 580 | 9.5 | 240 | 5.6 | 160,912 | 9.1 | 108,477 | 6.1 |
| \$10,000 - \$14,999 | 470 | 7.7 | 241 | 5.63 | 116,705 | 6.6 | 46,490 | 3.9 |
| \$15,000 - \$24,999 | 884 | 14.5 | 552 | 12.9 | 222,801 | 12.6 | 121,590 | 10.2 |
| \$25,000 - \$34,999 | 744 | 12.2 | 488 | 11.4 | 206,886 | 11.7 | 126,358 | 10.6 |
| \$35,000 - \$49,999 | 994 | 16.3 | 582 | 13.6 | 261,702 | 14.8 | 172,848 | 14.5 |
| \$50,000 - \$74,999 | 951 | 15.6 | 826 | 19.3 | 321,823 | 18.2 | 240,795 | 20.2 |
| \$75,000 - \$99,999 | 659 | 10.8 | 552 | 12.9 | 196,277 | 11.1 | 164,503 | 13.8 |
| \$100,000 - \$149,999 | 616 | 10.1 | 591 | 13.8 | 182,131 | 10.3 | 159,735 | 13.4 |
| \$150,000 - \$199,999 | 116 | 1.9 | 107 | 2.5 | 54,816 | 3.1 | 48,875 | 4.1 |
| \$200,000 or more | 92 | 1.5 | 90 | 2.1 | 45,975 | 2.6 | 40,530 | 3.4 |
| Median Income | \$39,843 | | \$51,410 | | \$44,623 | | \$55,058 | |

Source: 2010 US Census Bureau/Claritas *estimated

The data displayed in Table E-6 shows that Calhoun County has a slightly higher percentage of households and families that fall into the two lowest income brackets than the state average. Median household and family income for the county is also significantly lower in the county than the medians for the state. According to the 2010 U.S. Census, the estimated 2012 median household income for Calhoun County was \$39,843 and the median family income was \$51,410. The median income for the entire state was \$44,623 for households and \$55,058 for families. This translates into a 10% difference between the county and the state medians for households and a 7% difference between the county and state medians for families.

The number of households and families falling into low income categories inevitably correlates with the poverty rate in the county. The 2010 census shows that 14.01% of families or 599 families in the county live below the poverty level. This is a slight increase from the 2000 census that showed that 13.19% of families in the county were living below the poverty level.

B. NEEDS AND GOALS

The level of economic activity and new development in an area is a primary contributing factor to the level of growth and the amount of revenue available to a unit of government. With increased revenue, the government entity has the opportunity to improve services, which improve quality of life and in turn can facilitate additional growth.

The composition shift in the population of Calhoun County can, in part, be directly linked to a shift in the economy of South Carolina away from an agriculture base and toward a manufacturing based economy. This trend lessens the emphasis that has historically been placed

on smaller rural communities and increases the emphasis on larger municipalities that have the necessary infrastructure to support a more industrialized economy.

- A primary goal of the Economic Element should be to promote the image of Calhoun County as an attractive, safe community, and attempt to attract industrial and suburban-type residential and commercial growth in the areas nearest Columbia, Sumter and Orangeburg.
- Facilitate the development of housing opportunities attractive to a moderate and higher income population who are educated and skilled.
- Support programs that will help improve per capita and family incomes in the area.

C. IMPLEMENTATION STRATEGIES

Suggested policies for the implementation of these goals include:

- 2.1** Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan.
- 2.2** Strive to attract and retain clean, safe and high paying industries to the area.
- 2.3** Promote further development of the existing industrial areas in and near both of the Calhoun County Industrial Parks.
- 2.4** Establish and support a close working relationship between the towns, state and county economic developers.
- 2.5** Continue to support and encourage infrastructure improvements that will improve the quality of life and attract new businesses and industries.
- 2.6** Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce.

Chapter Three:

Community Facilities Element

The community facilities element of the Comprehensive Plan relates to the activities essential to a community's growth, development or redevelopment. For Calhoun County, this includes information on existing infrastructure and other facilities, as well as plans for addressing future facilities needs. This Chapter provides a basis for development of plans and policies in each area described, as well as others that may arise.

The first section identifies and evaluates existing community facilities and public services that are provided in the county, and evaluates their extent in relation to current and anticipated future needs.

The second section identifies issues and problems that need to be addressed, and it sets forth goals and objectives designed to minimize or avoid problems and to maximize opportunities.

A. INVENTORY

The availability and capability of a community's infrastructure are key factors, which impact the quality of life and are critical to the ability of a community to generate and sustain future economic growth and development.

Transportation

A safe and efficient transportation system is critical to the livelihood of a community. The transportation network facilitates the internal day-to-day functioning of the community and provides access to and from the outside world whereby goods and services are exported and imported.

The three modes of transportation that currently exist in Calhoun County include roadways, railroads and aircraft. Calhoun County's transportation network is discussed more in detail in Chapter 7, Transportation Element.

Water Supply and Distribution

Water service is presently provided to several areas within Calhoun County. The Town of St. Matthews water system provides groundwater from two wells. The system has a flow capacity of 950,400 gallons per day with an elevated storage capacity of 600,000 gallons. The system presently provides service to 1,306 customers.

The Town of Cameron is presently served by an Orangeburg Department of Public Utilities twelve inch water main that runs from Orangeburg along SC Highway 33

through Cameron. Approximately 235 Calhoun County customers are presently served by this system.

The Orangeburg Department of Public Utilities also provides water service to approximately forty-seven customers on Kennerly Road in the Caw Caw area. This area is served by an eight inch line which presently terminates in the vicinity of First Street in Calhoun County.

The Bull Swamp Rural Water Company presently serves approximately fifty customers on the extreme western fringe of the county. These include residents in an area north and west of the intersection of SC Roads 88 and 89, and an area at the intersection of SC Highway 172 and Road 179. The system has recently been increased.

Calhoun County has three separate water systems that provide water service to certain portions of the county. The Upper Calhoun/Sandy Run system is located in Sandy Run, the Upper Calhoun/Belleville system is located from the Belleville area to Carson road below Fort Motte, and the Calhoun County Southern system is located in the Stumphole and Poplar Creek areas.

The Upper Calhoun/Sandy Run system has three groundwater wells with a regulated pumping capacity of 1.037 MGD and an elevated storage tank capacity of 650,000 gallons. The system presently provides services to 511 customers.

The Upper Calhoun/Belleville system has two groundwater wells with a regulated pumping capacity of .486 MGD and an elevated storage tank capacity of 150,000 gallons along with a 500,000 gallon ground tank capacity. The system presently provides services to 730 customers.

The Calhoun County Southern system is supplied by water meters from the Lake Marion Regional Water Agency. As a member of Lake Marion Regional Water Agency, Calhoun County's approved water purchase contract has a pumping capacity of .940 MGD. The system has a storage tank capacity of 250,000 gallons and is presently providing services to 163 customers.

Sewage Facilities and Services

Calhoun County has a small Wastewater Treatment Plant located near the intersection of Savany Hunt Road and Zeus Lane on the I-26 corridor. The plant presently serves businesses and the SCDOT rest areas on the I-26 corridor from Zeus down to the Calhoun County Industrial Park. The discharge capacity for the plant is 250,000 GPD; however, it is only permitted by SCDHEC to discharge 140,000 GPD at the present time due to low flow.

The St. Matthews system presently is designed to treat 550,000 gallons of wastewater per day. Information obtained from the S. C. Department of Health and Environmental Control indicates the system presently treats an average of 317,000 gallons per day with an available treatment capacity of 233,000 additional gallons per day.

While soil conditions in most developable areas of Calhoun County are reasonably conducive to on-site disposal systems (septic tanks), further residential and commercial development can be accommodated only at lower densities than would be possible if collection and treatment facilities were available. The lack of sewage treatment can be a limiting factor in efforts to bring further industrial development and economic growth to Calhoun County. Much aware of this fact, the Calhoun County Council has addressed the feasibility of providing wastewater services to various areas in northwest Calhoun County. A preliminary engineering cost analysis of several potential service areas was completed in 1996. This study revealed that northwest Calhoun County does not currently have sufficient population density to support a residential wastewater collection and treatment system at this time. In addition, it was determined that a wastewater system serving the Interstate 26 industrial corridor would require that the county subsidize operation of the system until such time as a sufficient number of industrial customers locate in the two industrial parks.

In regards to further industrial development and economic growth along the Interstate 26 corridor, the Calhoun County Council has recognized a need to construct a wastewater force main line from the county's existing wastewater treatment plant that connects to the city of Cayce's sewer plant near the Calhoun / Lexington County line and Frontage Road; sizing will accommodate about 300,000 gallons per day.

There is the potential for a new spray field system for St. Matthews to be located on Longstreet Road. This location is near the Tri-County Electric Cooperative's main office on Highway 176 in the unincorporated area of the county.

There has also been discussion with Orangeburg County about the potential to have access to the new waste water treatment plant at Goodsby's Creek.

Solid Waste

Calhoun County operates nine solid waste collection sites located throughout the county. All solid waste in the county is transported from these sites to a transfer site, where it is then transported to Three Rivers Solid Waste Authority landfill, which is a Subtitle "D" landfill located on the Department of Energy Savannah River Site in Aiken County. There is also a Class II landfill in the County.

Calhoun County promotes a recycling program for its residents. There are ten conveniently located recycling centers, including the landfill, throughout the county for residential use. Items accepted for recycling include aluminum cans, antifreeze, batteries, cardboard, motor oil, etc. More information on recycling in Calhoun County can be found on the Three Rivers Solid Waste Authority website at: <http://trswa.org/recycling/where.html>

Electricity and Fuel

Calhoun County's electricity and fuel is provided by several companies such as Tri-County Electric Cooperative; Aiken Electric Cooperative, and SCE&G. A natural gas

line runs through the county along Highway 176 to Cameron; however, there are no distribution terminals.

Telephone, Cable, and Internet Services

Telephone service in the county is provided by Windstream, Palm Branch, and AT&T. Time Warner cable is available in the town of St. Matthews, and offers broadband cable internet service.

Police Protection

Law enforcement in Calhoun County is the responsibility of the Calhoun County Sheriff's Department. In addition to the elected Sheriff, the Department currently has a force of 20 full time deputies, four reserve officers and one administrative staff member. All officers are Police Academy certified. Two officers are assigned to the "DARE" program which targets and promotes drug awareness and education in the schools. Particular emphasis is placed on fifth grade students. Each officer is assigned a vehicle and is on call twenty-four hours per day. Officers normally work twelve hour shifts.

Fire Protection

Fire protection in Calhoun County is provided within 2 Fire Districts: The Calhoun County Rural Fire District; The Sandy Run Fire District. With the exception of Station #2 in St. Matthews, all of the units within the districts are manned totally by volunteers. This network functions under a mutual support system whereby the closest adjacent unit is also dispatched to a call in an adjacent district as backup and support.

A mandatory Fire Fee is collected from property owners within the Rural Fire District by the county in conjunction with annual property taxes. This fee is passed directly through to each member station within the Rural Fire District according to the location of the property. In addition, Calhoun County provides some budgetary support to the Districts which is distributed among the individual units to defray the cost of training and other expenses; 29% of the local option sales tax is allocated to fire service. The Sandy Run Fire District receives an extra 2 mils in lieu of the mandatory fire fee. This is the only fire district that receives special millage.

Emergency Medical Services

Calhoun County Emergency Medical Services provides emergency and non-emergency treatment and transport of the sick and injured in Calhoun County. Operating from three strategic locations in the county the EMS provides service 24 hours a day as well as covering special events and offering CPR and First-Aid classes for the public. Calhoun County EMS consistently meets or exceeds the state average response time of 11 minutes for rural counties.

In addition to the three stations located in Sandy Run, Creston and St. Matthews, the EMS utilizes certified Medical First Responders to augment the staff of 21 full-time and 15 part-

time Emergency Medical Technicians and Paramedics. A full-time Training Officer maintains an approved recertification program for all staff. Ninety five percent of the staff are National Registry Board Certified. The service operates a fleet of eight Type I ambulances, three command / quick response vehicles and three all terrain vehicles. Calhoun County EMS holds the SC DHEC's highest level ambulance license, providing the Advanced Life Support level of care.

General Government

The offices of all general county services are housed in the County Courthouse Annex Building located immediately adjacent to the Court House. The original County Courthouse is now used exclusively for judicial services. The Annex is a 40,000 square foot structure built in 1986. The Annex presently houses the offices of the County Administrator, Assessor, Emergency Preparedness, Tax Collector, Auditor, Treasurer, Voter Registration, Veterans Administration, and E-911 Services. In addition, the County Agricultural Building located next to the Court House abode these county services, the offices of the Farm Services Agency, Clemson Extension Service and the Natural Resources Conservation Service.

In addition to being conveniently located with ample parking, the structures are handicapped accessible. The structures are in excellent condition and are believed to be of adequate size to meet the space needs for general county services well into the near future.

Education

Public education in Calhoun County is the responsibility of the Calhoun County School District. The School District currently operates three school facilities that are located in St. Matthews and the Sandy Run area.

The John Ford Middle School, located in St. Matthews, was officially closed in 2009. The new middle school facility is currently open in St. Matthews that houses grades Pre-K through eight. The current school enrollment is 657 students.

In addition, the Sandy Run School houses grades Pre-K through eight.

Calhoun County High School is located in St. Matthews. This facility serves the needs of students in grades nine through twelve for the entire county.

There are no schools located in the Town of Cameron.

There are also private schools in Calhoun County that consists of several small Christian schools and Calhoun Academy, which is a large private school.

In recent years homeschooling has become an alternative to public or private education.

Opportunities for higher learning are located within easy traveling distance, and include Orangeburg-Calhoun Technical College, which offers two-year educational, and

certification programs in technical fields as well as a complete junior college curriculum; South Carolina State University; Claflin University; and Southern Methodist College in

Orangeburg. The University of South Carolina is located in Columbia, SC, along with other smaller colleges and technical institutes.

Recreation

Currently Calhoun County does not offer a program for organized sports. However, there is an interest in developing a recreational program in the near future. Most of the current recreational activities are in connection with the public schools.

The county recently remodeled the Forte Motte community center with new playground equipment, a basketball court, and ball field. The community center is located across from New Bethany Church.

The county built a new facility in Cameron at the site of the former St. John's Elementary School. Included are both a community center building, a covered picnic shed, two baseball fields and two outdoor basketball courts that can be converted into tennis courts. This facility's purpose is for it to be used as a community center.

Library

The Calhoun County Public Library is located in St. Matthews. The facility houses approximately 30,000 volumes and presently accommodates almost all basic functions of the library program. Satellite services are currently provided to outlying communities by a Book Mobile service operated one day per week.

In addition to basic reading and reference services, the library staff also offers a summer reading program and regular film and story hours for younger children, and an Express Point Service at the Sandy Run Government Center.

A new County Library facility opened in Spring 2010. A Quick-Jobs Center, funded partially by a Community Development Block Grant (CDBG), is located within the new facility. This new facility was constructed in partnership with Orangeburg-Calhoun Technical College.

Museum and Cultural Center

The Calhoun County Museum and Cultural Center, originally a 5,000 sq. ft. pecan plant, was purchased by Calhoun County in 1976. Since then, the building has been expanded to 20,000 sq. ft. The museum holds special arts, history and educational programs. The Media Center shows videos of Calhoun County, past and present, as well as other educational programs. The Museum's collections are appraised at between \$5 million and \$6 million. Museum personnel also assist visitors with historical research and genealogical research, using documents in the Archives and the research room. Visitors travel to the Museum and Cultural Center from other counties and from other states. By attracting visitors, who spend money locally, the Museum and Cultural Center contributes to Calhoun County's economy.

The museum is open to the public, admission free, Tuesday through Friday from 9:00

a.m. to 4:00 p.m.

John Ford Community Center

The county completed Phase 1 of the renovation plans at the former John Ford Middle School campus on Agnes Street in St. Matthews on November 20, 2014. There is at least one more phase planned for this complex. Included within the campus when it is complete will be former classrooms and wings for hosting non-profit service tenants (currently including Calhoun Cares, TRMC Healthplex, Boys & Girls Club, Head Start, First Steps, the John Ford School Association and the St. Matthews Police Department); a renovated basketball court and gymnasium; a football field with new goalposts coupled with a press box and appropriate fencing; locker rooms; a large meeting room which was formerly the school's cafeteria to also be used as a location for events.

B. NEEDS AND GOALS

The Community Facilities Element of the Comprehensive Plan highlights the amenities that contribute to the viability and livability of a community. Improving a community's

facilities can be one of the most important methods of promoting and controlling quality development. It also can be one of the most difficult undertakings for a county because of the major expenses that can be associated with these types of projects. Throughout the planning process a variety of new improvement projects have been suggested, all of which are important to the development of Calhoun County.

- The primary community facilities goal for Calhoun County is to continue improvements to the viability and the livability of the county by supporting efforts to strengthen the infrastructure and services available to the citizens of the county and by offering new ideas to continue these improvements.
- Maintain the quality of existing development and assure the quality and compatibility of future development.
- Provide for the convenient and sanitary disposal of solid waste.
- Provide reliable emergency, medical, fire and police protection.
- Promote improvement and expansion of education facilities and opportunities in the county.
- Promote improvement and expansion of recreational programs and facilities in the county.
- Provide adequate water service and wastewater treatment service to developing areas, consistent with the growth management goals of Calhoun County.
- Continue to grow the county's water service and wastewater treatment service system in developing areas with grant monies and other available funding sources, consistent with the growth management goals of Calhoun County.
- Connect the county's current water system as a single operation unit to enhance adequate management and maintenance for future cost reductions.

C. IMPLEMENTATION STRATEGIES

The implementation strategies for the proposed goals should begin immediately and continue until the suggested projects have been completed. The following policy suggestions are offered to County Council to implement this goal:

- 3.1** Continue to maintain solid waste convenience sites in the county and routinely evaluate the need for additional sites.
- 3.2** Create a recreational program for organized sports in the county.
- 3.3** Continue to support and promote the recycling program in the county.

Chapter Four:

Historic and Cultural Resources

A. REQUIREMENTS FOR CHAPTER FOUR

Code of Laws of South Carolina – Section 6-29-510 (D)(4) requires a cultural resources element in the Comprehensive Plan:

“a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;”

The *2010 Comprehensive Planning Guide for Local Governments*, prepared by the Municipal Association of South Carolina, provides guidance about the cultural resources element in the Comprehensive Plan:

“This element could include historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious or entertainment areas or institutions, and any other feature or facility relating to the cultural aspects of the community. As with the natural resources element, a separate board may prepare this element. The planning commission can incorporate the work of a separate board into the comprehensive plan by reference.”

Code of Laws of South Carolina – Section 6-29-510 (C) specifies:

“The basic planning process for all planning elements must include, but not be limited to:

“(1) inventory of existing conditions;

“(2) a statement of needs and goals; and

“(3) implementation strategies with time frames.”

Code of Laws of South Carolina – Section 6-29-510 (E) specifies that the comprehensive plan or elements of it shall be reviewed as often as necessary, but not less than once every five years, to determine whether to amend the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.

B.1. INVENTORY OF HISTORICAL SITES

In 1971, the Lower Savannah Council of Governments published a report titled, “A Survey of Historical Sites in the Lower Savannah Region.” The survey included seven categories of landmarks:

1. Prehistoric History
2. Historic Buildings
3. Historic Sites

4. Unique Architecture
5. Historic Districts
6. Historic Structures other than Buildings
7. Natural History

The report described, “The Council realized that the preservation of historic sites in the district would provide a richer environment for its citizens as well as an attraction for the traveling public.”

The report explained, “It will be necessary to review this plan and survey on a regular basis, for the purposes of adding new entries, and for the re-ordering of priorities in accordance with changing circumstances. The task force should review the progress of all projects on a year-to-year basis. At the end of five years, in 1977, the entire plan and survey will be updated to incorporate all revisions following the pattern of other elements of planning that are being carried on at that time by the region and state.”

“A Survey of Historical Sites in the Lower Savannah Region” inventoried 44 Calhoun County sites in 1976. The Survey has not been updated since 1976.

Calhoun County’s initial Comprehensive Plan, dated January 2001, inventoried 43 historical sites (listed below).

Sites on the National Register of Historic Places (date listed)

- 1) William Baker - Franck House (03/08/1978)



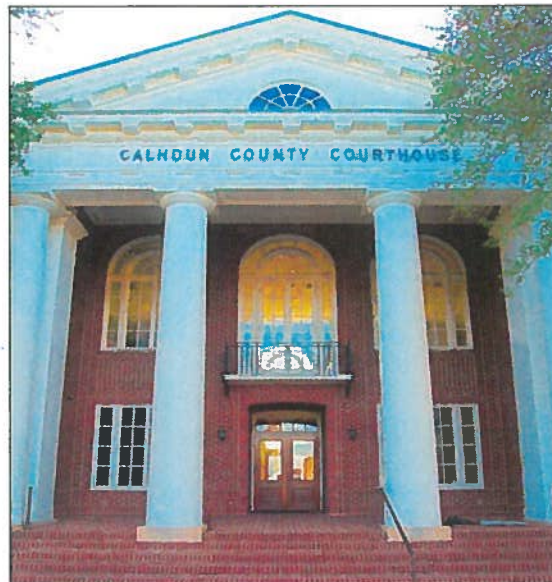
William Baker – Franck House

- 2) Colonel J. A. Banks House (01/24/1980)



Colonel J.A. Banks House

- 3) Buyck's Bluff Archeological Site (05/04/1979)
4) Cherokee Path (05/13/1976)
5) Calhoun County Courthouse (10/30/1981)



Calhoun County Courthouse

- 6) (Former) Calhoun County Public Library (05/29/1975)



(Former) Calhoun County Public Library

- 7) Dantzer - Crutchfield House (03/30/1973)



Dantzer - Crutchfield House

- 8) Fort Motte Battle Site (11/09/1972)



Fort Motte Battle Site

- 9) David Houser Stagecoach Inn (11/25/1980)



David Houser Stagecoach Inn

- 10) Midway Plantation (05/28/1976)



Midway Plantation

- 11) Oakland Plantation (05/30/1975)



Oakland Plantation

- 12) Prehistoric Indian Village (07/30/1974)
13) Puritan Farm (07/25/1974)
14) Sterling Land Grant Site (05/13/1976)

- 15) Ulmer - Summers House (10/25/1973)



Ulmer – Summers House

- 16) Zante (06/29/1976)

The Haigler House was listed 10/12/2001 in the National Register of Historic Places – after the 2001 Calhoun County Comprehensive Plan was written.

- 17) Lang Syne Plantation (erected in 1824)

Lang Syne Plantation was listed 7/18/2014 in the National Register of Historic Places.

Other Significant Sites in the 2001 Calhoun County Comprehensive Plan

- 18) Aeolian Hill



Aeolian Hill

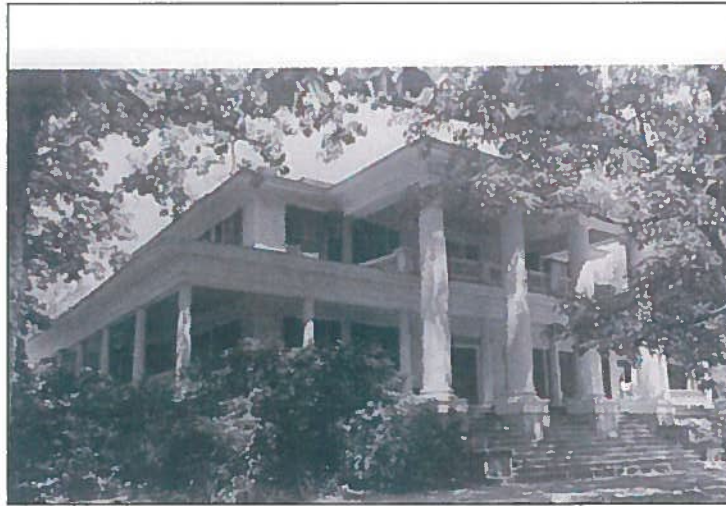
- 19) Bell Broughton Plantation Site
- 20) Belleville Plantation and Cemetery
- 21) Cain - Duensing House
- 22) Cave Hall Site
- 23) Calhoun County Museum



Calhoun County Museum

- 24) Fort Motte Town Site
- 25) Gillon's Retreat
- 26) Haig's Hill
- 27) Heatly Hall Cemetery

28) Hennon - Zimmerman House

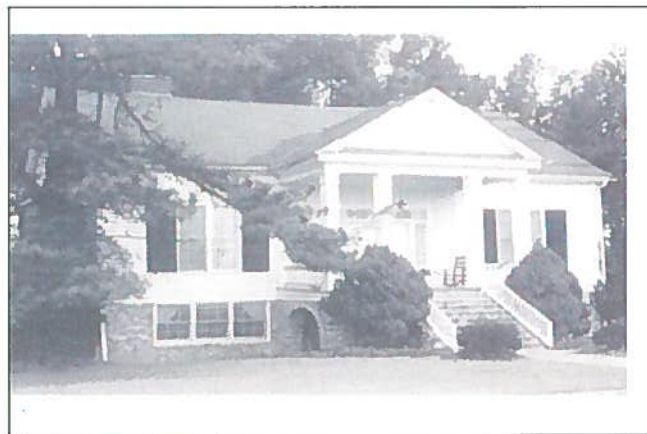


Hennon – Zimmerman House

29) Jericho Methodist Church

30) McCord's Ferry Site

31) Edward Monts Rast Home



Edward Monts Rast Home

32) Raysor - Weeks Home



Raysor – Weeks Home

33) The Red Store



The Red Store

34) Rich House

- 35) St. Matthew's Parish Episcopal Church and Cemetery



St. Matthew's Parish Episcopal Church and Cemetery

- 36) Sandy Run Lutheran Church

- 37) Shady Grove Methodist Church



Shady Grove Methodist Church

- 38) Tabernacle Church Burying Ground

- 39) Thomson's Plantation Battle Site

- 40) Totness Village Site

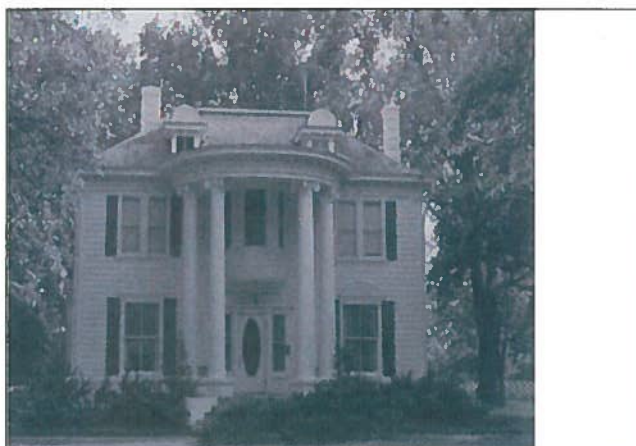
- 41) John Adam Treutlen Marker

42) Whetstone House



Whetstone House

43) Edward Wimberly House



Edward Wimberly House

Many other historical sites should be inventoried and documented. Examples are St. Matthew's Lutheran Church, the African-American Masonic Lodge, the founding of Mt. Pleasant Baptist Church, the founding of Mt. Carmel Baptist Church, Ebenezer AME Church, Mt. Pisgah AME Church, Bethel AME Church, Mizpah Baptist Church, Buckhead Baptist Church and Cemetery, East Bethel Methodist Church, Mt. Zion Methodist Church, Brown Chapel, True Blue Burying Grounds, railroad construction (including the railroad cut in St. Matthews), Hickory Grove House, Wolfe-Houser-Rumph House, Kaigler-Muller-Haltiwanger House, Howell's Ferry/Russell's Ferry Site, Huger's Ferry Site, Fort Motte Jail, Moorer House, A. O. Rickenbacker Store, Bicentennial farms, Cameron School Auditorium, St. John School Agricultural Room, Cain Hotel, Lewis Pou House, old Pearlstine Home, Amelia Town Site, old buildings in

Lone Star, William Baker Home #2, old L. B. Wannamaker Seed Co. building, and Lake Inspiration.

B.2. INVENTORY OF CULTURAL ASPECTS

Residents of Calhoun County enjoy the pleasures traditionally associated with rural and small town life while maintaining access to amenities offered by some of the state's larger metropolitan areas.

The Calhoun County Museum added "Cultural Center" to its name in the late 1980s when partnerships were formed with local businesses – to stimulate cultural development and economic development in the county.

The Calhoun County Museum and Cultural Center offers and supports a wide range of programs. The goal of the Museum and Cultural Center is to collect, research, interpret, preserve, and exhibit the scope of Calhoun County's cultural history. In seeking to fulfill this goal, the Museum and Cultural Center provides educational, recreational, and participatory opportunities to serve the diverse heritage and cultural interests of Calhoun County. As a community arts agency, the Museum and Cultural Center seeks to increase public awareness of the importance of the county's common heritage and folklife. Oral histories are a facet of this program. The Museum and Cultural Center hosts a variety of artistic exhibits, theater programs, and educational outreach programs for visitor enrichment and enjoyment.

The Calhoun County Country Club is another hub for social and recreational activities.

Equestrian centers provide another form of recreation.

Calhoun County has organizations for residents and visitors to participate. Examples are the Lions Club, Rotary Club, Jaycees, Boy Scouts, Girl Scouts, the NAACP, Sons of Allen, Sandy Run Ruritan Club, and the Calhoun Players. The Calhoun Players, a stage production company, was organized in 1979, and performs several productions each year.

In addition to the Purple Martin Festival and Christmas Parades, many other cultural aspects should be inventoried. Examples are the Good Hope Picnic, the Fort Motte Festival, the John Ford Reunion, the St. John Reunion, the Old South Antique Farm Festival, Spring Planters Daze, the Cameron Pecan Festival, DAR events, garden club events, the U.S. Marine Corps Ultimate Challenge Mud Run, recreational facilities, and countless barbecue events as fundraising events.

C.1. NEEDS AND GOALS – HISTORICAL RESOURCES

Maintain and enhance economic viability of historic structures and sites in order to increase the quality of life and enjoyment for the citizens of Calhoun County.

Improve aesthetic appeal and commercial viability of historic resources through historic preservation and adaptive reuse.

South Carolina Code Section 6-29-510 (C) specifies that Comprehensive Plans must include an “inventory of existing conditions.” “A Survey of Historical Sites in the Lower Savannah Region” was last updated in 1976.

Rather than continue to rely on a 1970s-era survey/inventory of historical sites, Calhoun County needs an “inventory of existing conditions”- a current survey/inventory of historical sites. Many sites were apparently unknown in the 1970s or were overlooked in the 1970s. Some sites – listed in the 1976 survey- were omitted from the 2001 Comprehensive Plan, as were some sites which are now recognized with South Carolina historical markers. African-American sites were absent from previous surveys, and Native American sites were recognized minimally. Also, sites which were only 12 years old in 1976 are now 50 years old in 2014 and are eligible for consideration as “historic.”

Accordingly, this 2014 update of Chapter Four includes a need/goal/implementation strategy (4.8) to “conduct a countywide comprehensive survey/inventory of historical resources, anticipating that some of these sites will become candidates for South Carolina historical markers.”

Site-specific descriptions need to be updated, corrected, and documented as part of need/goal/implementation strategy 4.8. Rather than publish out-of-date or incorrect site descriptions in the Comprehensive plan, the Historical Commission deleted site-specific descriptions in this 2014 update of Chapter Four. Such descriptions are easier to revise at the Calhoun County Museum’s website than in the Comprehensive Plan.

In 1999, the Calhoun County Museum and Cultural Center published a book titled, *Cemeteries of Families of Amelia Township and Calhoun County, South Carolina, Volume I*. The inventory of cemeteries was not comprehensive. Also, cemetery locations need to be documented with GPS technology.

Accordingly, this 2014 update of Chapter Four includes a need/goal/implementation strategy (4.9) to “Conduct a countywide comprehensive survey/inventory of cemeteries.”

C.2. NEEDS AND GOALS – CULTURAL ASPECTS

Promote cultural activities in the county through development of a recognizable character for Calhoun County.

A report titled “South Carolina’s Cultural Visions for Rural Communities” was published in 1991. Quoting from the report’s Introduction:

“This vision is that each rural community in South Carolina will develop and implement a comprehensive cultural plan that reflects the unique qualities of that

community and blends with its particular socio-economic environment. This plan should become an integral part of that community's economic development strategy.”

In the above-referenced report:

“‘Cultural’ refers to ethnic heritage as well as customs and traditions, unique environment, historical assets, religion, arts, architecture, and landscape in rural areas and small towns.”

“‘Arts’ refers to the complete spectrum of artistic endeavors, including visual, performing, literary, folk, media, design, music and theater arts; plus dance, crafts, and other creative endeavors.”

The Comprehensive Plan lists several of these cultural facets, but the “inventory of existing conditions” in 2010 is neither countywide nor comprehensive.

Accordingly, this November 2010 update of Chapter Four includes a need/goal/implementation strategy (4.10) to “Conduct a countywide comprehensive survey/inventory of cultural aspects.”

D. IMPLEMENTATION STRATEGIES

4.1 Adopt and enforce the Comprehensive Plan and the Zoning Ordinance to insure that land use compatibility is maintained and preserved.

4.2 Develop and adopt land development regulations that will insure that historic preservation is considered in all future development and that infill development is compatible with existing development.

4.3 Promote the rehabilitation of historic houses and commercial buildings through the Calhoun County Museum and Cultural Center and consider incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse.

4.4 Continue to work with the Calhoun County Museum and Cultural Center's efforts to partner with the State Historic Preservation Office (South Carolina Department of Archives and History) to submit applications for eligible properties and districts to the National Register of Historic Places.

4.5 Support the efforts of professional, fraternal and cultural organizations to provide services and bring cultural events to the county.

4.6 Support heritage tourism efforts countywide through the Calhoun County Museum and Cultural Center including but not limited to the Congaree Bluffs Heritage Preserve (including a 5-acre piece known as the Congaree Turkey Track owned and controlled by the Calhoun County Museum and Cultural Center), Avian Tours in the Stumphole and Low Falls Landing areas, the Wannamaker Nature Preserve, the Fort Motte Area, the development of the C. R. Banks Bungalow and Historical Trail, the Francis Marion Trail and the Southern Campaign of the Revolution Heritage.

- 4.7** Continue to support the efforts of the Calhoun County Historical Commission and the Calhoun County Museum and Cultural Center.
- 4.8** Conduct a countywide comprehensive survey/inventory of historical resources, anticipating that some of these sites will become candidates for South Carolina historical markers.
- 4.9** Conduct a countywide comprehensive survey/inventory of cemeteries.
- 4.10** Conduct a countywide comprehensive survey/inventory of cultural aspects.
- 4.11** Seek funding to conduct and support these surveys/inventories, understanding that all of them will be conducted either through the Calhoun County Museum and Cultural Center, or in partner with them.

Chapter Five: **Natural Resources**

The Natural Resources Element includes information on climate, topography, water and air quality, soil characteristics, and other natural resources of Calhoun County. This section of the plan seeks to inventory and highlight some of these resources in order to develop goals and strategies for protecting them as the county continues to grow.

A. INVENTORY

Due to the county's abundant natural resources, wide open spaces and mild climate, many opportunities for outdoor activities such as camping, hunting, fishing, canoeing, bird watching and outdoor sports exist in Calhoun County. The following is an inventory of the county's natural resources.

Climate

Calhoun County is typical of southeastern areas in that it has a humid subtropical climate, characterized by ample rainfall, mild winters and hot summers. The climate is suitable for many agricultural, economical and recreational endeavors. The annual average monthly temperature is 65° and the average yearly rainfall is 45 inches. The average daily maximum temperature is 75° and the average daily minimum temperature is 51°. Droughts are not uncommon but generally do not last long enough to cause severe crop damage. There is occasional heavy rainfall in the summer months due to tropical weather patterns and hurricanes. The growing season in Calhoun County is 245 days, which accommodates a wide variety of crops.

Topography

Calhoun County is located within an upland plain area called the Aiken Plateau, an upland plain with steep sided valleys. The terrain is gently rolling in much of the county and yields few impediments to urban or agricultural development. The county is characterized by low relief, with a few localized areas of wetlands, flatlands and steep hills. The northwestern and eastern parts of the county are the only areas with slopes over 6 percent. The average distance above sea level is approximately 90 feet. Calhoun County contains what are commonly called "Carolina Bays" or "Sand Bays" which are circular depressions thought to be Aeolian features dating to the late glacial period, and which are scattered about the state. The primary species of tree in the area is the loblolly pine. However, shortleaf pine, longleaf pine, slash pine and oak trees are also predominant in forested areas.

Air Quality

In 1997 the Environmental Protection Agency (EPA) issued new National Ambient Air Quality Standards (NAAQS) that placed tighter restrictions on ground level ozone. In early 2001 the EPA began preparations to release a new Notice of Proposed Rulemaking

that specified the regulations for implementing the new standards. Areas that exceed the NAAQS will be designated nonattainment areas and will have 12 months to make a conformity designation on their long-range transportation plan. EPA has designated Calhoun County as an attainment area, meaning that there is no ozone pollution problem. In most attainment areas, air quality regulations affect digital printers that emit the following:

- More than 100 tons per year of VOCs (volatile organic compounds) OR
- More than 10 tons per year for any single HAP (hazardous air pollutant) or 25 tons per year for any combination of HAPs

The federal Environmental Protection Agency (EPA) has established an 8-hour ozone standard. Because the formation of ozone depends upon human activity as well as geography, ozone levels vary across the country. Compliance with the standard is based on averaging air quality measurements over 8-hour blocks of time. The level to which a county complies with the 8-hour ozone standard determines which designation the EPA gives the county. There are three possible designations for counties:

- **Attainment** meaning the county has met the ozone standard
- **Nonattainment** meaning the county has not met the ozone standard
- **Partial nonattainment** meaning that part of the county has not met the ozone standard

Water Resources

Though no rivers run directly through it, Calhoun County is bordered on the north by the Congaree and Santee Rivers, the center of which is the county line. Sixty-seven percent of the county lies within the Congaree-Santee River Basin and the remaining land drains into the Edisto Sub-River Basin. From these rivers stem many creeks including the Sandy Run, Big and Little Beaver, Bates Mill, Buckhead and Halfway Swamp Creeks that drain into the Congaree-Santee Basin as well as the Caw Caw, Murph Mill and Four Hole Swamp Creeks that drain into the Edisto Basin. Streamflow from these creeks are generally well sustained with little variation, providing adequate surface water year round. Calhoun County is within the Middendorf Aquifer system, which provides water that is acidic, soft, low chloride and fluoride with varying iron degrees.

The river basins provide excellent riparian, or stream edge habitats which consist of mostly forested wetlands. These wetlands provide support for wildlife habitats and improve the water quality in the county. Native animals include white tailed deer, turkey, birds of prey, bobcats, alligators, and otters. Some of the more rare native species in the county include the southern bald eagle, short nosed sturgeon, and several species of plants of state concern.

Within the county, lakes and streams cover 5.43 square miles. A large percentage of the surface water in Calhoun County comes from Lake Marion located in the southeast portion of the county. Approximately half of the county is a principal aquifer with

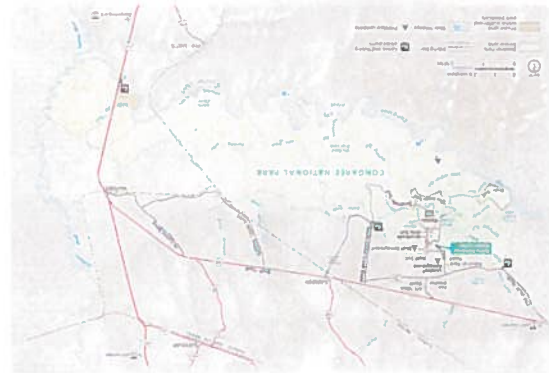
sufficient water for development needs and the other half is a secondary aquifer with some flow restrictions.

Congaree National Park

Congaree National Park borders the county north of the Congaree River. The national park preserves the largest tract of old growth bottomland hardwood forest left in the U.S., and is more than 26,000 acres. Calhoun County has 27.82 acres that is within Congaree National Park's authorized boundary. The park is recognized as a sanctuary for animal and plant life, and features campsites and offers hiking, canoeing, kayaking, and bird watching.



Source: US National Park Service



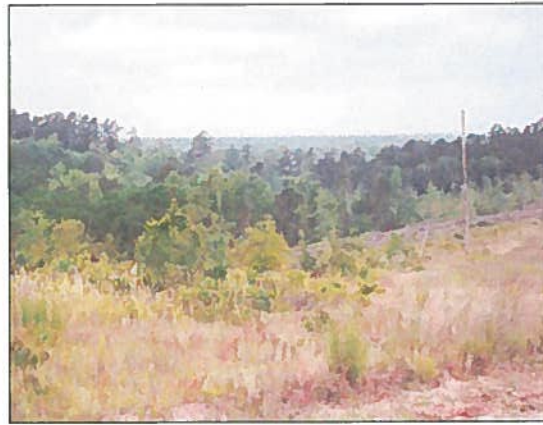
Congaree Bluffs Heritage Preserve

The Congaree Bluffs Heritage Preserve in Calhoun County encompasses 201 acres of upland Longleaf Pine, Oak-Hickory Forest and Mesic Mixed Hardwood Forest. It contains more than 3,000 feet of river frontage with bluffs extending 200 feet above the Congaree River. The steep, undisturbed bluffs bordering the river contains 100 species of trees, shrubs, and woody vines from the ridge base to the crest of the north-facing bluffs and as many as 200 species of woody plant.

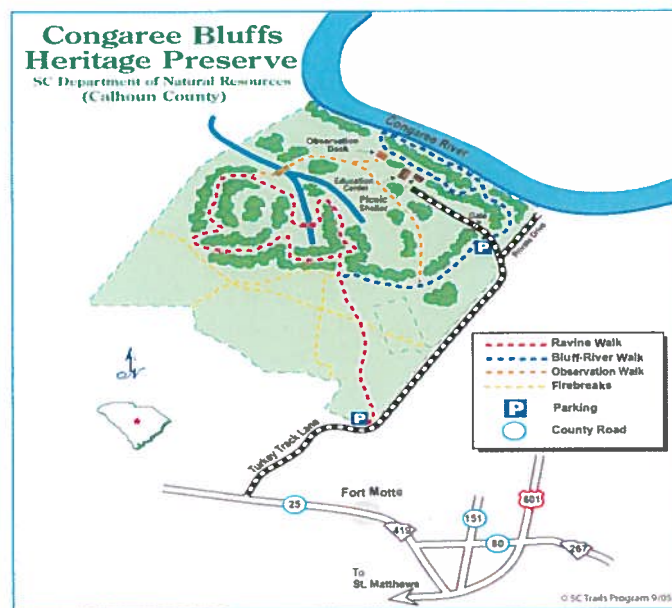
The S.C. Dept. of Natural Resources, the Calhoun Soil & Water Conservation District, and the Calhoun County Museum & Cultural Center have partnered to establish an environmental and cultural education center at the Heritage Preserve. An observation deck has been constructed on the bluff that overlooks the Congaree River and forested floodplain of Congaree National Park. Trails have been established, a Carolina Fence Garden, and a shed with picnic tables. An indoor classroom has been developed in an existing house providing students an opportunity to explore the environment with hands-on science.



Education Center



Congaree Bluffs



www.sctrails.net

COWASEE Basin Focus Area

In 2005, a partnership of private landowners, conservation organizations, land trusts, and government agencies created the COWASEE Basin Focus Area. Objectives are to promote land stewardship and maintain traditional land uses by assisting landowners to voluntarily protect their land with conservation easements (deed restrictions). The corridors of the Congaree, Wateree, and upper Santee rivers comprise the 315,000-acre focus area. Within Calhoun County, the Congaree River corridor and upper Santee River corridor are integral parts of the COWASEE Basin Focus Area.

Upper Santee Swamp

Part of the South Carolina Public Service Authority's Santee Cooper hydroelectric project area – is described in “Santee Cooper Natural Area Management Plan” (1980).

Most of Upper Santee Swamp is in Sumter County, and the remainder – including high bluffs – is in Calhoun County. Congaree National Park and Upper Santee Swamp are contiguous. They comprise a conservation corridor of more than 42,000 acres along the Congaree, Wateree, and upper Santee rivers.

Congaree River – a National Recreation Trail

A 50-mile segment of the Congaree River – from Columbia/West Columbia to U.S. 601 – is designated as a National Recreation Trail (June 2008). Accordingly, these 50 miles of the Congaree River are part of the National Trails System. The “National Recreation Trail” designation recognizes the Congaree River as a significant recreational resource.

Wannamaker Nature Preserve

John D. Wannamaker bequeathed a 422-acre tract of land – east of St. Matthews along S.C. Route 6 and Lyons Creek – to be “preserved in perpetuity as a nature and wildlife preserve and laboratory for research...” The property is now owned and managed by Columbia Audubon Society. Wannamaker Nature Preserve is also an educational resource.

Soil Characteristics

The soils in Calhoun County are of the Magnolia-Faceville-Ruston Soil Association typical of the Carolina-Georgia Sandhills land resource area. The soils are sandy and underlain with sandy or loamy sediments that are mostly well to excessively drained. Ridge tops are broad and somewhat flat, with ridges breaking off in steeply sided slopes. The water table is particularly deep around the St. Matthews area.

B. NEEDS AND GOALS

Calhoun County contains an abundant supply of agricultural land and open space where wildlife is plentiful and land remains in a natural state.

- The primary goal of Calhoun County should be to protect and preserve the productive agricultural and forested areas and a significant amount of natural areas to support the agribusiness segment of the economy and to promote the health and well being of the citizens and to increase the quality of life and enjoyment for the citizens of Calhoun County.
- Respect and manage natural resources through conservation of intact natural environment and restoration of disturbed natural environment. Natural resources include water resources such as rivers, lakes, creeks, and aquifers; wetlands; Carolina Bays; riparian corridors; native plants and wildlife; and significant scenic areas.
- Strive for cleaner air and water and support policies and programs that will foster energy and water conservation, stormwater management, reduced solid waste generation, and cleanup of contaminated sites.

- Preserve significant natural resource areas for future generations by maintaining low residential densities in the rural areas and in areas containing regionally and nationally important ecosystems for fish and wildlife and by recognizing that resource lands such as farms and forests provide economic, social and environmental benefits.

C. IMPLEMENTATION STRATEGIES

5.1 Develop and implement the Calhoun County Comprehensive Plan and Zoning Ordinance to insure that land use compatibility is maintained and preserved.

5.2 Develop and adopt land development regulations that will insure that natural resource preservation is included in all future development within the county.

5.3 Promote and support the beautification of public areas in the towns and the development of beautification sub-committees in the towns and outlying communities to promote beautification projects.

5.4 Maintain appropriate setbacks from natural water resources to preserve the integrity of riparian corridors and utilize grading and sedimentation controls to reduce impacts from development outside corridors.

5.5 Collect and maintain countywide GIS maps and data for soil and slope conditions, natural water bodies, wetlands, hydric areas, flood plains, prime agriculture and timberland, aquifers, endangered and threatened wildlife habitat, and significant scenic areas. Utilize this information to assist local government, property owners, and developers in identifying resources and limitations.

5.6 Strive to attract and retain environmentally clean industries to the area.

5.7 Work with the Department of Natural Resources and SC DHEC to minimize non-point source runoff and to enforce sediment and erosion control regulations for land disturbing activities.

5.8 Evaluate the economic benefits of hunting and fishing as well as the impact these activities have on natural resources in the county.

5.9 Continue to support the Congaree Bluffs Heritage Preserve for educational purposes.

Chapter Six: Housing Element

The Housing Element of the Comprehensive Plan is included to ensure policies are in place to promote safe and affordable housing in Calhoun County, providing opportunities for families of various demographic and economic backgrounds. Further, the intent of this chapter is to promote a sufficient supply of a variety and type of housing with access to facilities and services. The strategies for housing are meant to preserve existing housing stock and encourage community revitalization while promoting a supply of safe and structurally sound homes.

A. INVENTORY

The following data is provided to illustrate the current inventory of housing in Calhoun County. When possible, data illustrating statistics for the unincorporated versus incorporated portion of the County is provided. However, the data shown is for the entire County unless otherwise noted.

Housing Statistics

Data from the US Census shows that Calhoun County’s housing units increased by 127% between 1970 and 2010. Table H-1 shows a 31% increase in the number of housing units in the county between 1990 and 2000. The most significant increase during the period was between 1970 and 1980, when the number of housing units in the county increased by 33%.

| | Calhoun County | | St. Matthews | | Cameron | |
|------|----------------|----------|--------------|----------|---------|----------|
| | Units | % Change | Units | % Change | Units | % Change |
| 1970 | 3,246 | N/A | 788 | N/A | 171 | N/A |
| 1980 | 4,327 | 33.2% | 919 | 16.6% | 196 | 14.6% |
| 1990 | 5,225 | 20.7% | 958 | 4.2% | 214 | 9.1% |
| 2000 | 6,864 | 31.3% | 913 | -4.6% | 201 | -6.0% |
| 2010 | 7,342 | 7.0% | 992 | 9% | 223 | 11.0% |

Source: US Census Bureau/Claritas

Inventory and Occupancy Status

A housing inventory by occupancy status is shown in Table H-2 below. This table illustrates the existing housing units in the communities in Calhoun County, the number of units occupied by owners and renters, and the total number of vacant units in 2010.

| Area | Total | Owner | Rented | Vacant |
|-----------------------|--------------|--------------|--------------|--------------|
| Cameron | 209 | 141 | 26 | 42 |
| St. Matthews | 964 | 517 | 301 | 146 |
| Calhoun County | 7,340 | 4,783 | 1,297 | 1,260 |

Source: US Census/usa.com

The vacancy rate for the County is 17.7%, versus a 20.10% vacancy rate for the Town of Cameron and a 15.15% rate for St. Matthews. Approximately 67.46% of the homes in Calhoun County are owner occupied.

Housing Affordability

The affordability of homes in Calhoun County is an area of concern, particularly for working families and low to moderate income residents. The median home value in the County is 1.5 times higher than the median household income, making home ownership somewhat difficult for many residents. Table H-3 shows the housing values and household income figures for Calhoun County and the two municipalities.

| Area | Median Home Value | Median Household Income | Average Household Income |
|-----------------------|-------------------|-------------------------|--------------------------|
| Cameron | \$149,000 | \$47,917 | \$52,019 |
| St. Matthews | \$106,000 | \$30,250 | \$43,426 |
| Calhoun County | \$98,400 | \$39,843 | \$51,410 |

Source: US Census/usa.com

In a comparison of housing unit characteristics, data shows that in 2010 an estimated 62.3% of the housing type in Calhoun County was single-family homes. Manufactured homes comprised 34.28% of the housing type, while multi-family units made up 3.42% of the housing type in the county. The number of manufactured homes in Calhoun County decreased by 3.38% between 2000 and 2010, making them the slowest growing housing type in the county.

Manufactured homes may provide an increase in home ownership; however, this trend may also lead to problems such as housing depreciation, vacancy, and land use conflicts. Although there was a slight decrease in the number of manufactured homes in the county between 2000 and 2010, the percentage may continue to grow in the future because of their increasing availability as well as their being an economical choice for first time homeowners.

Areas with high levels of public facilities and services and employment opportunities, such as the more urban/suburban area, are typically better suited to support affordable housing. The majority of the unincorporated county is rural, where there is a very low level of public facilities and services available; this can include access to public

transportation and employment. Therefore, most affordable housing in the County is in the form of manufactured housing units.

Figures from the Calhoun County Building and Planning Department give a more in depth illustration of the housing availability in Calhoun County. From 2004 to 2008, data for new construction and manufactured homes show there have been 310 manufactured home installations.

Years 2004 to 2005, 58 single family dwellings with an average value of \$137,138 were constructed. There were also 71 manufactured home permits issued.

Between the years 2005 and 2006 there were 47 single family dwellings constructed, with an average value of \$172,191. Eighty-four manufactured home permits were issued.

From 2006 to 2007, 57 single family dwellings were constructed with an average value of \$179,845. Forty-four manufactured home permits were issued.

Years 2007 to 2008 had 57 single family dwellings constructed with an average value of \$189,609. There were 64 manufactured home permits issued.

For the fiscal year 2008-2009, the average value of a single family home in Calhoun County is \$180,313. These figures are significantly higher than the US Census figures from Table H-3 above.

Group Quarters

Housing provision is not only confined to privately owned homes. Statistics from the U.S. Census Bureau show that in 2010 about 1% (153 people) of the County population was living in group quarters. The Group Quarters population consists of several types of non-household living situations that can be categorized into two general groups-institutional and non-institutional group quarters. The institutionalized group quarters population includes but is not limited to people living in adult correctional facilities, juvenile facilities, nursing facilities/skilled nursing facilities, in-patient hospice facilities, residential schools, etc. The non-institutionalized group quarters population includes people living in college/university student housing, military barracks, emergency and transitional shelters, and group homes.

Housing Age and Quality

Housing age is often used as an indicator of local housing quality. If homes are not well maintained, age will take its toll and negatively impact the value of homes, neighborhoods, and communities. Data from the U.S. Census Bureau indicates that 18% of homes in Calhoun County were built between the years 1970 to 1979, making them the largest percent of housing stock in the County. The total housing stock of Calhoun County shows that 51% of the houses built are less than 39 years old.

While this information provides some indication of the quality of existing housing in the County, there are more factors not mentioned that measure housing quality as well. The County should have policies in place to help sustain quality housing for its citizens.

Housing Conditions

A small portion of housing units lack appropriate kitchen and plumbing facilities. In 2010, less than 1% of units did not have adequate plumbing and kitchen facilities.

Household Size

According to the 2010 U.S. Census Bureau, Calhoun County had an average of 2.48 persons per household. By definition of the U.S. Census Bureau, a household includes all the persons who are current residents of a housing unit.

The data also shows that 49% of the households in Calhoun County were occupied by married couples and 29.3% of the households were occupied by married couples with children under the age of eighteen. The data also reflect that 15.5% of households in the county were headed by a female householder, and 8% of households were headed by a female householder with children under the age of eighteen. Non-family households comprise approximately 30% of households in the county.

Housing Demand

Data provided from the South Carolina Office of Research and Statistics projects an upward trend in population for Calhoun County over the next 25 years. More specifically, the projections show a 28% increase in population for the County from 2000 to 2035. The forecasting of population growth goes hand in hand with the need for assessment of housing trends and the demand for new housing in the future. Assuming that future preferences of housing type are consistent with recent County trends, the majority of the new housing units will be single-family.

B. NEEDS AND GOALS

The adoption of minimum construction standards can raise the overall standard of living in the County and possibly increase the viability of the area. However, it should be understood that like zoning these types of policies are long-term and overall improvements will take several years.

- The primary goal of the Housing Element is for Calhoun County to encourage quality and affordable housing for people of all ages, incomes and physical abilities.
- Improve housing opportunities in a manner that will raise standards for new developments, protect the historical value of the County's older residences and provide safer housing for those areas in which substandard housing currently exists.

- Promote neighborhood enhancement programs such as volunteer days, park cleanups, and plantings.
- Promote fair housing activities, especially during the month of April, which is National Fair Housing Month.
- Create a community land trust program, providing a mechanism mitigating the increasing cost and its impact on the cost of affordable housing. (Moved from Chapter 5)

C. IMPLEMENTATION STRATEGIES

The County should undertake the following action strategies in support of the housing goal and the other elements of the Comprehensive Plan. The following policies are offered to help the County encourage the objectives of the primary goal:

- 6.1** Enforce building standards; adopt and enforce zoning and land development standards for new development.
- 6.2** Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development.
- 6.3** Support agencies and businesses that seek to eliminate housing discrimination.
- 6.4** Pursue funding and tax incentives for housing construction, rehabilitation, and home ownership programs for low-to-moderate income households.
- 6.5** Encourage development of a variety of quality housing unit types and sizes to meet the varying needs of all families and their associated income levels.
- 6.6** Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods and to preserve Calhoun County's historically significant structures.
- 6.7** Promote the rehabilitation of historic houses and provide incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse.
- 6.8** Enforce building code standards to upgrade substandard housing units and to remove through due process non-repairable structures. The county shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized.
- 6.9** Work toward eliminating the factors that degrade the neighborhood such as incompatible land uses, code violations, abandoned houses, and derelict cars.
- 6.10** Implement a policy to dispose of abandoned mobile homes.

6.11 Provide incentives for first time homeowners in Calhoun County.

- 6.12** Support the Calhoun County Building Inspector's efforts to enforce existing code violations.
- 6.13** Provide clerical support to the Calhoun County Building Inspector's office.

Chapter Seven: Transportation Element

The Transportation Element is a strategic effort to design a multi-modal transportation system that functions as a key component of the Calhoun County Comprehensive Plan. The transportation system must be integrated with land use and growth patterns, commercial activity, economic development, quality of life imperatives, and the needs of special populations. Creative handling of the transportation/land use connection can provide a balanced transportation system that makes it both pleasing and efficient for people traveling within the community as well as through it. This element describes the existing condition of the transportation network, and sets forth policies and objectives, which integrate the network functionally with the Land Use Map of the Comprehensive Plan.

A. INVENTORY

The intent of the Transportation Element is to provide Calhoun County with the planning tools and resources to help guide development of multi-modal transportation infrastructure that best serves the need of the community. Many citizens rely on various modes of transportation for work, school, and recreational activities. Transportation alternatives may include automotive, biking, pedestrian, public transportation, air, and train. Transportation planning, both short term and long term, can have far-reaching affects that cross social and economic boundaries while effecting both current and future residents.

Transportation and Land Use

Commuting times joined with the mode of travel to work are essential statistics offering insight into the correlation of land use and transportation.

In 2010, workers age 16 and over accounted for an estimated 6,339 workers in the labor force. Over 80% of workers commuted by private automobile, driving alone. The second largest category included private automobile carpooling (7.68%), followed by other means (4.99%). The private automobile is the primary vehicle of choice for commuting and accounts for 88.56% of the means of travel to work.

| | |
|--|--------|
| Drove Alone | 80.88% |
| Carpooled | 7.68% |
| Walked | 0.44% |
| Worked at Home | 4.51% |
| Other Means | 4.99% |
| Public Transportation | 1.50% |
| Source: US Census/usa.com 2008-2012 *estimated | |

Over 26% of Calhoun County’s residents commute 30 to 39 minutes to work. Over 44% of the commuters travel more than 20 minutes to work, indicating that about half of the people are traveling to more urban/suburban locations of employment.

| Travel Time to Work (in minutes) | |
|--------------------------------------|--------------|
| Less than 9 minutes | 11.15% |
| 10 to 19 minutes | 20.52% |
| 20 to 29 minutes | 22.62% |
| 30 to 39 minutes | 26.37% |
| 40 to 59 minutes | 16.07% |
| 60 to 89 minutes | 1.93% |
| 90 or more minutes | 1.34% |
| Average Travel Time: | 26.50 |
| Source: US. Census/usa.com 2008-2012 | |

Land use patterns affect transportation infrastructure requirements and increase transportation costs. Suburban sprawl and inefficient land uses increases environmental degradation by reducing air quality and increasing habitat destruction. It also increases resources consumed, including fuel wasted from traffic congestion and time spent in traffic instead of more productive activities. As residents and businesses expand out beyond the urban periphery, transit dependant populations will become more limited in employment choices.

In order to have better access to Sumter County from Calhoun County, construction of a four lane highway from St. Matthews (US 601) directly to Sumter Highway 378 is an alternative.

Public Transportation Benefits

Public transit helps alleviate congestion, provides access to jobs, and grants mobility to senior citizens. It also provides environmental benefits including improving air quality and reducing the amount of gasoline consumed per passenger mile when compared to private automobile travel.

Public Transportation Current Conditions

The first phase of a trial program to provide transportation to work or medical appointments began in Calhoun County on March 2nd, 2009. Promoted largely by word of mouth, the

Orangeburg-Calhoun Transit System (Cross County Connection) is a cooperative effort of

volunteers, agency representatives, educational institutions, and elected officials in Orangeburg and Calhoun Counties. A paratransit commuter service is available throughout both counties, providing riders with a by-appointment scheduling option. A downtown urban circulator service is available in the City of Orangeburg. The cost for the service is \$3 for each 10 miles traveled, and a 48-hour advance notice is requested. Calhoun County has committed \$10,000 to the project. More information on the Cross County Connection can be found at www.crosscountyconnection.com.

Railroads and Rail Service

Freight service is provided by a CSX line that runs in a north-east direction out of Orangeburg, through Cameron, Creston and Lone Star in Calhoun County and connects with an east-west CSX line in Sumter. Also, running in a north-east direction out of Orangeburg is a Norfolk Southern line which passes through St. Matthews and Fort Motte, then turns in a north-west direction to Columbia. These two lines provide Calhoun County with direct rail access to Columbia and Charleston and points beyond.

As is the case throughout most rural portions of the U.S., rail passenger service is no longer available in Calhoun County. The closest train service is located in downtown Columbia, and is provided by AMTRACK Silver Star Passenger trains, with routes running along the east coast from New York to Miami, plus connectors to western destinations.

Air Transportation

Commercial air service is available at the Columbia Metropolitan Airport. The facility is located approximately 10 miles north of the Calhoun County Line (32 miles northwest of St. Matthews). Columbia Metropolitan Airport moves more than 1.1 million passengers per year with two main runways measuring 8,000 feet and 8,600 feet. Commercial air service is also available at the Charleston Airport, approximately 75 miles southeast of the County.

While Calhoun County has no paved airstrip, the Orangeburg Airport is a general aviation facility located approximately 17 miles southwest of St. Matthews. This facility has two runways: 4,508 feet and 5,399 feet, both in good condition with one having fair condition, non-precision markings.

Current and Future Transportation Considerations

The relationship between transportation and land use is significantly influenced by local population. Population increases in areas where current transportation infrastructure is inadequate adds significantly to travel times. Alleviating potential traffic woes requires identifying existing traffic problem areas while looking at future population projections and identifying potential long range road improvement projects.

Currently, the existing road and highway network in Calhoun County appears adequate and seems to facilitate fairly direct access through the county and between the most populated areas of economic activity.

Primary north-south access through the County is provided by US Highway 176/21 and Interstate 26. East-west movement is facilitated primarily by US Highway 601 and SC Highways 33 and 172. While only Interstate 26 passes through Calhoun County, access to Interstate 95 is within 10 miles of the County's southern boundary and Interstate 20 is accessible from Interstate 77, approximately 15 miles north of the County Line in the Columbia area.

Calhoun County has two transportation projects listed on SCDOT's 2013 Statewide Transportation Improvement Program (STIP). The projects include: 1. improvements to US 176 and SC 6 east and west intersections. Surveys for the project have been completed, but currently there are no design alternatives for review. It has been requested by the County and LSCOG staff that they be involved in the review and design process for this intersection improvement project; 2. Pavement resurfacing on US 176 between US 21 (Columbia Road) and S-353 (Old Swamp Road).

Projects that are added to the STIP must have complete funding identified through the Guideshare program or other sources. However, there are potential transportation projects for which funding cannot be identified. Calhoun County has identified one such project, and should funding become available it will be added to the STIP.

The proposal of a new interchange with I-26 at Savany Hunt Creek Road, roughly between Exit 119 (US 21/US176) and Exit 125 (Old Sandy Run Road) has been identified as an unfunded project. The area along I-26 between Exit 119 and Exit 125 is predominantly used for industrial purposes. With many businesses located along the frontage roads, improved access to I-26 would attract developers and become a catalyst for business expansion in Calhoun County. There are currently 23 businesses located in close proximity to I-26. Of the 15 businesses that were surveyed, it is estimated that more than 2,000 trucks travel along this route daily with many arriving and departing via I-26 at Exit 119. A new interchange located at the midpoint between those exits, would provide improved access for emergency vehicles, add to the network of available evacuation routes, reduce travel delays for many of their employees and other traffic, and reduce heavy truck usage of the congested I-26/US 21/US 176 Interchange. Businesses served by Exit 119 have deliberated the prospect of improved access to I-26. Many of them would like to expand, but they must have improved truck access to and from I-26 in order to do so. I-26 is currently being expanded to three lanes on each side of the median from mile marker 115 through mile marker 125 in Calhoun County.

B. NEEDS AND GOALS

The Transportation Element of the Comprehensive Plan highlights the transportation network and services that provide mobility to residents. Improving the road network can be one of the most difficult undertakings because of the major expenses that can be associated with these types of projects.

- The primary transportation goal for Calhoun County is to continue to improve access to all modes of transportation by supporting efforts to strengthen the transportation infrastructure and services available to the citizens and by offering new ideas to continue these improvements.
- Assure a safe, functional and efficient transportation network that serves the needs of the

residents, businesses, agriculture and industry.

- Continue to support and promote the development of public transit services.
- Construction of a four lane highway from St. Matthews (US 601) directly to Sumter Highway 378 is needed in order to have better access to Sumter County from Calhoun County.

C. IMPLEMENTATION STRATEGIES

The implementation strategies for the proposed goals should begin immediately and continue until the suggested projects have been completed. The following policy suggestions are offered to County Council to implement these goals:

7.1 Seek Federal and State funding assistance to expand and improve transportation services in Calhoun County.

7.2 Improve communication efforts between the SCDOT District Maintenance Office and County Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.).

7.3 Take an integrated land use/transportation planning approach when new developments locate in Calhoun County, and design so as to not create pressure on the roadway system.

7.4 Develop and implement minimum design standards to assure quality and functional design of road construction and new developments.

7.5 Develop and implement land use planning and zoning to control access and better assure function and safety of existing and future roads and highways.

7.6 Construction of a four lane highway from St. Matthews (US 601) directly to the Sumter Highway 378.

Chapter Eight:

Priority Investment Element

A. INTRODUCTION

The Priority Investment Element inventories and analyzes potential funding sources and forecasted revenues available for financing planning initiatives and capital improvements highlighted throughout the Comprehensive Plan for the ten-year planning horizon. Managing available revenue sources and enumerating project needs ensures adequate capacity is available serving the magnitude and timing of anticipated development.

The Priority Investment Element complies with the rules and requirements of the Priority Investment Act (PIA), passed by the South Carolina General Assembly in June 2007. The planning horizon for the Priority Investment Element is Fiscal Years 2010/2020.

Planning Jurisdiction

Plans, programs, policies, and capital projects recommended in the PIA address needs highlighted throughout the Comprehensive Plan for areas of the County as well as County departments delivering services to all residents of Calhoun County (i.e., both City and County residents).

Available Revenue Sources and Funding Mechanisms

Several revenue sources and funding mechanisms are available to Calhoun County for financing the planning, purchase, construction, and maintenance of recommended projects. The following paragraphs list the resources in use today or available in the future, for funding recommended projects in the planning jurisdiction. These monies may be in existence at the time of project implementation or sought through appropriate processes regulated by the South Carolina Code of Laws of 1976, as amended.

Existing County Revenue Sources and Funding Mechanisms

The following revenue sources and funding mechanisms could be used by Calhoun County for funding large-scale planning initiatives or capital improvements.

Annual Budget

The Annual Budget accounts for all funding resources (State, Federal, and Local funds) in Calhoun County. These funds are typically spent on general government services, public safety, public works and utilities, and health and human services. Expenditures include, but are not limited to, salaries for department employees, supply and fuel costs, and building improvements.

Grants

Grants represent discretionary, lump-sum funding secured by Calhoun County for specific one-time projects. In many cases, receiving a grant requires the County to spend additional dollars meeting local match requirements.

C-Funds

C-Funds are allocated to each County within the State by the South Carolina Department of Transportation (SCDOT) for the purpose of transportation improvements. State law requires these improvements be tied to the transportation system and at least 25% of the funds be spent on the state highway system. Funds are awarded through a competitive process by a committee designated by the State Legislature, referred to as the C-Funds Transportation Committee (CTC). These funds reimburse the County for specified projects approved by the CTC. As a result, C-Funds are restricted for specific uses and cannot be used for all capital projects.

Additional Revenue Sources and Funding Mechanisms

Additional revenue sources are available for funding large-scale planning initiatives or capital improvements and require action by County Council in accordance with the Code of Laws of South Carolina, as amended. A summary of potential funding sources available for recommended projects in the comprehensive plan follows.

Development Impact Fees

Impact fees are financial payments made to a local government by a developer funding a proportionate share of certain off-site capital improvements identified as accommodating future growth. The South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910, et seq.) enables impact fee collection for different public facilities and services including transportation, water, sewer, storm water, police fire protection, parks and recreation.

Revenues collected from development impact fees must be maintained in one or more interest bearing accounts pursuant to Section 6-1-1010 of the South Carolina Development Impact Fee Act. Expenditures of development impact fees are only for the specific category of system improvement and within the service zone for the impact fee.

Local Option Sales Tax

The State of South Carolina authorizes local governments with power for collecting three types of sales tax. The first is a voter-approved capital project sales tax, for funding certain capital projects such as government buildings, bridges, and recreation facilities (see S.C. Code of Laws, Section 4-10-310). This 1% sales tax can be collected by a local government for up to seven consecutive years.

The second sales tax is a voter-approved local option sales tax (see S.C. Code of Laws, Section 4-10-20). This tax requires a property tax credit for County taxpayers totaling the amount of the revenue raised. This 1% sales tax has no duration limitations.

The third sales tax is a transportation authority sales tax, which must be used to fund transportation-related capital projects such as highway, secondary roads, and drainage facilities related to transportation (see S.C. Code of Laws, Section 4-37-10). This 1% sales tax can be collected by a local government for up to 25 consecutive years.

State-wide Transportation Improvement Program

The State-wide Transportation Improvement Program (STIP) is a prioritized list of transportation projects prepared by SCDOT and is implemented statewide in appropriate stages over several years. Calhoun County provides comments on the STIP through participating with the Lower Savannah Council of Governments (LSCOG).

LSCOG Rural Guideshare Funds

Guideshare funding is available to each of the South Carolina Metropolitan Planning Organizations (MPOs) and Councils of Governments (COGs) for system upgrade projects. This dollar amount is calculated by taking the MPO's or COG's specific proportion of the state population and applying it to the total available funds for system upgrade projects. Currently SCDOT is revisiting this formula.

Transportation Enhancement Funds

Transportation enhancement funds are available for environmentally-related activities improving the transportation experience, including landscaping, bicycle and pedestrian facilities, historic preservation, and other aesthetic amenities related to the transportation system. These funds are provided annually in the STIP for local governments and are administered competitively based on successful application by a local government.

Developer In-Kind Contributions

The owner(s) of property seeking development approval for their land may elect during the development review process to donate right-of-way or construct certain "oversized" capital projects simply for the public good as well as serving their development. The type and/or magnitude of these contributions vary greatly from location to location and owner to owner.

B. CAPITAL IMPROVEMENT NEEDS

Linkage to the CIP and Annual Capital Budget

The Priority Investment Element (PIE) is an organizing document that should be referenced by the County when creating the Capital Improvement Plan (CIP). The PIE provides the "wish list" of candidate capital projects identified by County departments as necessary for maintaining or improving current levels of service. Planning level cost estimates are provided for each identified project.

In many cases, the first year of the CIP becomes the annual capital budget submitted concurrent

with the operating budget for consideration by County Council. The CIP also improves the County's bond rating and lowers interest costs based on demonstrated prudent fiscal management. Often times, this document becomes the benchmark for the overall fiscal health of the local government.

RECOMMENDED PLANS, PROGRAMS, & STUDIES

The focus of the Priority Investment Element is capital improvements. However, several plans, programs, and studies are recommended in addition to the list of capital projects. The importance of these planning initiatives is highlighted because they may precede a related larger, capital improvement project. Below is a list of plans, programs, and studies recommended.

- Create a community land trust program, providing a mechanism mitigating the increasing cost and its impact on the cost of affordable housing.
- Create a housing linkage program requiring commercial and industrial projects contribute to a housing fund offsetting housing need created by their projects.
- Develop an Infill Housing program including the compilation of a comprehensive list of all vacant lots within the County suitable for housing.
- Inventory all key natural and scenic resources in the County.
- Create (or assist existing) civic volunteer programs maintaining current parks and

greenways.

- Develop a capital improvements program aligning community infrastructure investments with planned future use.
- Develop neighborhood master plans for underserved communities.
- Create a Transfer of Development Rights (TDRs) program.

The Planning Department should coordinate with other County departments ensuring these plans, programs, and studies are considered in a timely manner.

PRIORITY INVESTMENT AREAS

The Priority Investment Act (PIA) allows local governments to develop market-based incentives and reduce unnecessary housing regulatory requirements, and encourage development of traditional neighborhood designs and affordable housing in priority investment areas.

Calhoun County should consider addressing this aspect of the Act by designating priority development areas in the Future Land Use Map. These areas would indicate where growth should be concentrated, enabling a mix of housing types and costs, a variety of uses, pedestrian-friendly design, and the inclusion of open space. Capital projects identified in this Element should be scheduled supporting initiatives in the priority development areas.

INTERGOVERNMENTAL AND INTRA-GOVERNMENTAL COORDINATION

Through this Comprehensive Plan update, Calhoun County has taken great strides managing growth and development in the County over the next 10 years. For these goals to reach fruition, however, it is important for the County to recognize many other stakeholders influence and are influenced by the growth and development decisions made in Calhoun County.

In order for the County to move forward, strengthening coordination among County departments as well as between the County and outside agencies and jurisdictions is necessary. The strategy in achieving this goal involves strengthening intergovernmental coordination among partnering agencies and jurisdictions.

Under the new Priority Investment Act (PIA), the County must coordinate with adjacent and relevant jurisdictions and agencies before recommending projects for public expenditure. Below is a list of those jurisdictions and agencies provided the opportunity to be involved:

Cities/Towns

Cameron

St. Matthews

Counties

Calhoun County

Clarendon County
Lexington County
Orangeburg County
Richland County
Sumter County

School Districts

Calhoun County School District

Utility Providers

Town of St. Matthews Water Service
Orangeburg Department of Public Utilities
Bull Swamp Rural Water Company
Upper Calhoun/Belleville and Upper Calhoun/Sandy Run Systems
Lake Marion Regional Water Agency
SCE&G
Aiken Electric Cooperative
Tri-County Electric Cooperative

Other County Departments

Calhoun County Sheriff's Department
Calhoun County Fire Department
Calhoun County Planning and Development
Calhoun County Finance Department

State Agencies

S.C. Department of Health and Environmental Control (DHEC)
S.C. Department of Transportation (SCDOT)
S.C. Department of Natural Resources (DNR)

Regional Agencies

Lower Savannah Council of Governments
Central SC Alliance

C. GOALS AND IMPLEMENTATION STRATEGIES

- The primary goal for this element should be to sustain an infrastructure system that enhances economic development, promotes regionalism, and improves quality of life. Improvement of system delivery and performance should be a high priority while preparing a Capital Improvements Plan.

Throughout the process of identifying projects and funding sources, County administration should consider the benefits of regional planning and seek to attain these three important goals:

- Strengthen intra-governmental and intergovernmental coordination improving the quality and timeliness of information shared between stakeholders.
- Manage the County's debt efficiently ensuring the long-term financial health of the County.
- Provide adequate public facilities and services in a fiscally prudent manner.

Without these elements, efficient delivery of local and regional services will be difficult to attain.

Calhoun County should establish a methodology to prioritize capital improvements required to achieve and maintain desired levels of service and to repair and replace public facilities. Any methodology used should take into account both capital costs and the cost to operate and maintain the proposed improvements in order to achieve the best use of funds and potential overall cost savings. Other implementation strategies are as follows:

- 8.1** Provide all relevant agencies and jurisdictions the updated comprehensive plan.
- 8.2** Provide capital improvements in accordance with the Ten-Year Capital Improvements Program (CIP).
- 8.3** Strengthen CIP process by requiring departments, agencies, and jurisdictions submit and defend a list of project needs and associated costs (capital and operating) during a specified time.
- 8.4** Establish a development threshold consistent with the County's willingness and ability to provide infrastructure and services needed to support the development.
- 8.5** Develop a funding strategy and explore financing mechanisms to pay the cost of capital improvements necessitated by new development.
- 8.6** Repair or replace obsolete or worn out facilities that are necessary to maintain existing levels of service.
- 8.7** Continue to plan and implement vital human services programs with adjacent and relevant jurisdictions and regulatory agencies. Examples of these programs include homeland security, emergency management and response, natural and manmade hazard mitigation, and law enforcement.
- 8.8** Establish a CIP coordination process with county administration, council, and planning commission to provide a cohesive effort in the planning of projects.

Chapter Nine: Land Use Element

The Land Use Element addresses existing development patterns, problems and conflicts as well as future land use needs and controls. A full-scale version of the Existing Land Use Map and the Future Land Use Map are on file in the office of the County Administrator in the Courthouse Annex.

The Land Use Element is not intended to be a regulatory device, but rather to act as a policy tool to assist the county in the endeavor of growth management, taking into consideration the needs of property owners. An existing land use survey forms a basis for determining development problems and desirable and undesirable trends. It also serves as a guide for projecting desirable future land uses, based on community goals and objectives. This element identifies current land uses and presents needs and goals as well as implementation strategies.

A. INVENTORY

As revealed by field survey, and a Geographic Information System (GIS) analysis of the existing land use map prepared from information obtained from the South Carolina Department of Natural Resources, the predominate “use” of land in Calhoun County is for agricultural and related purposes. These sources indicate that approximately 141 square miles of land are currently utilized as cropland and pasture. This cropland and pasture is heavily concentrated and clearly predominates in the southern half of the county. Upland planted pine occupies approximately 66 square miles of the county area. This type of land cover is interspersed throughout the county with heavier concentrations northern and central area. Mixed upland forests occupy approximately 87 square miles of land throughout the county, but predominate in the upper central portion of the county. Forested wetlands located along the creeks and streams throughout the county (including the Congaree River and Lake Marion shoreline) cover approximately 34 square miles of land area. These four land use classifications cover approximately 86 percent of the total land area of Calhoun County.

Agricultural

Cropland and pasture accounts for more than 37 percent of this total and upland planted pine exceeds 17 percent. These dominant uses of land for agricultural purposes are especially evident in the central and southern portions of the county. The most recent figures available from the U.S. Census of Agriculture indicates that the agricultural trend in Calhoun County is very much the same as elsewhere in South Carolina (i.e., fewer, but larger farms and a slight decrease in total farm acreage).

A majority of Calhoun County’s population resides in rural areas scattered throughout the county. The southern half of the county (surrounding and south of St. Matthews) is less densely populated and predominately oriented to the agricultural character of the area. Single-family conventional site built structures are the main type of housing to be found in this area. In recent years, however, modular and mobile homes have begun to account for an ever increasing portion

of the new homes in Calhoun County. This is true of not only the agricultural area in the south, but all portions of the county, including the northern communities of Sandy Run, Belleville and Caw Caw. While still predominately rural in character and density, this area has begun to experience developmental spillover from Lexington County. The “urban sprawl” of Columbia into the outlying areas of Lexington and Richland Counties has resulted in increased land and associated developmental costs which continue to push development further out in search of less expensive land.

Urban

The most concentrated “urban” type of development in Calhoun County is centered in and around St. Matthews and Cameron. The pattern of land use in St. Matthews is well established with a definable commercial core, industrial areas, scattered public and semi-public areas. The residential areas tend to be compact and most neighborhoods have some consistency in housing size and quality. The most noticeable conflicts in land use occur primarily near the commercial core where residences are interspersed with commercial uses.

In Cameron, existing land use is much less concentrated and tends to be more rural in character. Residential development is scattered primarily along the major roads. Commercial development is centered primarily in the two block area along Main Street, between 1st and Dogwood Streets. Other commercial uses are scattered along U.S.176. Existing manufacturing land use is located near the railroad track. Public and semi-public uses such as schools, churches, cemeteries, governmental, and community buildings are scattered throughout the community.

Rural Residential

As previously noted, rural residential development is widely scattered throughout the County. On the average, these residential structures appear to occupy between one half and one acre of land depending on soil type and topography. These are primary factors that relate to the ability of the site to support a septic field or the limiting factors of slope and flood plains that may render a portion of the site unusable. While areas of concentrated residential development are discernable on the Existing Land Use Map, much of the rural residential development occurring in Calhoun County is so widely scattered that it is virtually impossible to present in an accurately scaled graphic format.

Rural Nonresidential

Rural Nonresidential development in Calhoun County includes all commercial and industrial uses. It is estimated that such uses occupy approximately 1,300 acres. This total includes the Carolina Eastman facility in the extreme northern portion of the County, the Calhoun County Industrial Park on I-26 as well as all other commercial establishments and public utilities scattered throughout the county. The major concentrations of commercial and industrial land use are shown on the Existing Land Use Map.

Table L-1: Land Use

| Land Use | % Land Cover | Sq. Mileage | Acres |
|--------------------------|---------------|---------------|-------------------|
| Commercial/Services | 0.28 | 1.07 | 684.63 |
| Cropland/Pasture | 37.04 | 140.76 | 90,085.53 |
| Deciduous Upland Forest | 2.82 | 10.72 | 6,862.00 |
| Evergreen Upland Forest | 1.00 | 3.82 | 2,442.97 |
| Forested Wetland | 8.91 | 33.88 | 21,680.30 |
| Herbaceous Rangeland | 3.42 | 12.99 | 8,310.76 |
| Industrial | 0.11 | 0.43 | 273.61 |
| Mines/Quarries/Pits | 0.04 | 0.16 | 105.24 |
| Mixed Upland Forest | 22.86 | 86.88 | 55,603.07 |
| non-Forested Wetland | 1.21 | 4.59 | 2,940.64 |
| Open Water | 2.50 | 9.50 | 6,078.00 |
| Orchard/ Grove/Vineyard | 0.31 | 1.17 | 750.83 |
| Residential | 1.26 | 4.78 | 3,059.03 |
| Shrub/Brush Rangeland | 0.63 | 2.41 | 1,543.76 |
| Transitional Area | 0.00 | 0.00 | 0.00 |
| Transportation/Utilities | 0.06 | 0.21 | 137.59 |
| Other Urban | 0.14 | 0.54 | 343.51 |
| Upland Planted Pine | 17.39 | 66.09 | 42,296.38 |
| | 100.00 | 380.00 | 243,200.24 |

Source: South Carolina Department of Natural Resources

Conflicts

The most common existing land use conflicts in the unincorporated portions of Calhoun County result primarily from the increased siting of new mobile and modular homes in close proximity to existing site-built conventional housing. This is an increasingly common occurrence in less developed rural areas that do not have land development tools such as Land Development Regulations or Zoning Ordinances in place to guide and control growth and development. Given the rate of growth in the Columbia Metropolitan Area and the Orangeburg Area to the west, there is no doubt that developmental interest in Calhoun County will continue to increase at an increasing rate. The lower cost of land on the fringe of the urbanizing metropolitan areas and the absence of local developmental controls indicate the potential for lower development cost. This situation can eventually attract less responsible developers interested in cutting corners and maximizing their initial profits at the cost of existing and future residents of Calhoun County. A residential subdivision constructed without rudimentary facilities such as paved streets or storm drainage will require substantial maintenance and/or repair within a relatively short time. The burden of providing these services will invariably fall on the citizens of Calhoun County if adequate land development provisions are not put in place.

Land use and development controls are designed to protect the investment of the present residents, to minimize inconveniences to future residents, and to limit the cost of serving a growing population with the types of services needed.

Land Development Constraints

Assuming that vacant property can be purchased at a reasonable price when a market for additional land development occurs, conflicting land uses is one consideration.

B. NEEDS AND GOALS

The inventory section of the Land Use Element focused on existing land use in Calhoun County. This section will project the achievements the County wishes to attain based on the results of the previous section.

- The primary goal of the Land Use Element is to develop, implement and enforce land use and development regulations in compliance with the County's adopted Zoning Ordinance. This will assure the quality and compatibility of future development, maintain the quality of existing development, and further develop the character of the County. Other goals developed from the objectives in this plan are listed below:
 - Improve the aesthetic appeal of the developed areas.
 - Maintain and strengthen scale and character of existing development by avoiding land uses that are overwhelming and unacceptable due to their size and scale.
 - Encourage development of new recreational areas, upgrade existing recreational areas and assure the quality and compatibility with neighboring areas.
 - Support economic development efforts and encourage the entry of new industry while assuring the quality and compatibility with neighboring areas.
 - Support regional efforts in the comprehensive planning process.

C. IMPLEMENTATION STRATEGIES

This section of the Land Use Element offers suggested policies for implementation of desired goals and objectives.

- 9.1 Adopt the updated Calhoun County Comprehensive Plan.
- 9.2 Adopt and implement the updated Calhoun County Land Development Regulations.
- 9.3 Adopt and implement the Calhoun County Zoning Ordinance updates.

- 9.4** Develop a program for the extension of utilities and services to assist industrial and commercial development in suitable areas according to the goals of the county.
- 9.5** Seek State and Federal assistance for agricultural programs designed to increase and improve agricultural and forestry production.
- 9.6** Promote compatibility and gradual transitions between areas of different land uses and enhance desirable characteristics in mixed use areas by utilizing the planning and zoning process to create opportunities for new mixed use development.
- 9.7** Encourage high quality residential, commercial, and industrial land developments.
- 9.8** Encourage new development to preserve significant natural resources, historic resources, and scenic areas.
- 9.9** Encourage residential development that provides opportunities for a variety of income levels.
- 9.10** Discourage development within 100-year floodplains and other areas not suitable for development.
- 9.11** Encourage industrial development to occur in existing industrial areas.
- 9.12** Explore financing mechanisms to pay the cost of capital improvements necessitated by new development.
- 9.13** Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development.
- 9.14** Continue schedule of updates to Calhoun County's Comprehensive Plan and Zoning Ordinance.
- 9.15** Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance.

APPENDIX A

Goals and Implementation Strategies Timeline

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility. a = Additional responsibility

| | Responsibility | | | | | | | TIME FRAME |
|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|------------------------------|------------|
| | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs Committee | |
| 1. Population Element | | | | | | | | |
| 1.1 Seek opportunities with state officials to focus on economic and infrastructure improvements in Calhoun County, specifically to increase industrial recruitment efforts in the areas near the County Industrial Park. | ● | | | | | a | | Ongoing |
| 1.2 Place a high priority on projects and programs that generate and attract employment, improvements, or investments that are consistent with the policies of the Calhoun County Comprehensive Plan. | ● | a | | | | a | | Ongoing |
| 1.3 Develop and expand the number of beautification projects such as litter pick-up and Adopt-A-Highway. These projects will improve the aesthetics of the county, increase community pride, and attract more visitors and development to Calhoun County, which will in turn focus on the county as a whole rather than as individual municipalities. | ● | | a | | | | a | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility a = Additional responsibility

| 2. Economic Element | Responsibility | | | | | | | | TIME FRAME |
|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|-----------|------------|
| | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | Committee | |
| 2.1 Place a high priority on projects that will generate and attract private sector employment, improvements, or investments that are consistent with the policies of the Comprehensive Plan. | ● | a | | | | a | | | Ongoing |
| 2.2 Strive to attract and retain clean, safe and high paying industries to the area. | a | | | | | ● | | | Ongoing |
| 2.3 Promote further development of the existing industrial areas in and near the Calhoun County Industrial Park. | a | | | | | ● | | | Ongoing |
| 2.4 Establish and support a close working relationship between the towns, state, and county economic developers. | ● | a | | | | a | | | Ongoing |
| 2.5 Continue to support and encourage infrastructure improvements (such as road improvements) that will improve the quality of life and attract new businesses and industries. | ● | a | | | | a | a | | Ongoing |
| 2.6 Continue to promote and support the improvement of local schools that will encourage a well-trained and diversified workforce. | ● | | a | | | a | | | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

• = Primary responsibility a = Additional responsibility

| | | Responsibility | | | | | | | TIME FRAME |
|--|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|------------------------------|------------|
| | | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs Committee | |
| 3. Community Facilities Element | | | | | | | | | |
| 3.1 | Continue to maintain solid waste convenience sites in the county and routinely evaluate the need for additional sites | • | | a | | | | | Ongoing |
| 3.2 | Create a recreational program for organized sports in the county | • | | | | | a | | Ongoing |
| 3.3 | Continue to support and promote the recycling program in the county. | • | a | | | | | | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

| | | Responsibility | | | | | | | | | | | | |
|---|---|---|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|------------------|-----------------|--|---|-----------|---------|
| | | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | County Employees | County Agencies | | | TIMEFRAME | |
| 4. Historical and Cultural Element | | | | | | | | | | | | | | |
| | | ■ = Primary Responsibility □ = Additional Responsibility | | | | | | | | | | | | |
| 4.1 | Adopt and enforce the Comprehensive Plan and the Zoning Ordinance to ensure that land use compatibility is maintained and preserved. | □ | ■ | | | | | | | | | | | Ongoing |
| 4.2 | Develop and adopt land development regulations that will ensure that historic preservation is considered in all future development, and that infill development is compatible with existing development | ■ | | | | | | | | | | | | Ongoing |
| 4.3 | Promote rehabilitation of historic houses and commercial buildings. Consider incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse. | ■ | | | | | | | | | | □ | | Ongoing |
| 4.4 | Work with the State Historic Preservation Office (South Carolina Department of Archives and History) to submit applications for eligible properties and districts to the National Register of Historic Places | ■ | | | | | | | | | | □ | | Ongoing |
| 4.5 | Support efforts of professional, fraternal, and cultural organizations to provide services and bring cultural events to the county. | ■ | | | | | | | | | | □ | | Ongoing |
| 4.6 | Support heritage tourism efforts countywide including but not limited to the Fort Motte Area, the Frances Marion Trail and the Southern Campaign of the Revolution Heritage. | ■ | | | | | | | | | | □ | | Ongoing |
| 4.7 | Continue to support efforts of the Calhoun County Historical Commission and the Calhoun County Museum and Cultural Center. | ■ | | | | | | | | | | □ | | Ongoing |
| 4.8 | Conduct a countywide comprehensive survey/inventory or historical resources, anticipating that some of these sites will become candidates for South Carolina historical markers | | | | | | | | | | | □ | ■ | Ongoing |
| 4.9 | Conduct a countywide comprehensive survey/inventory of cemeteries. | | | | | | | | | | | □ | ■ | Ongoing |
| 4.10 | Conduct a countywide comprehensive survey/inventory of cultural aspects. | | | | | | | | | | | □ | ■ | Ongoing |
| 4.11 | Seek funding to conduct these surveys/inventories. | | | | | | | | | | | □ | ■ | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility a = Additional responsibility

| | Responsibility | | | | | | | TIME FRAME |
|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|------------------------------|------------|
| | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs Committee | |
| 5. Natural Resources Element | | | | | | | | |
| 5.1 Develop and implement the Calhoun County Comprehensive Plan and Zoning Ordinance to insure that land use compatibility is maintained, preserved, and enforced. | a ● | | | a | | | | Short Term |
| 5.2 Develop and adopt land development regulations that will insure that natural resource preservation is included in all future development within the county | a ● | | | | | | | Short Term |
| 5.3 Promote and support the beautification of public areas in the towns and the development of beautification sub-committees in the towns and outlying communities to promote beautification projects. | a a | | | a | | | ● | Ongoing |
| 5.4 Maintain appropriate setbacks from natural water resources to preserve the integrity of riparian corridors and utilize grading and sedimentation controls to reduce impacts from development outside corridors. | ● a | | | | | | | Ongoing |
| 5.5 Collect and maintain countywide GIS maps and data for soil and slope conditions, natural water bodies, wetlands, hydric areas, flood plains, prime agriculture and timberland, aquifers, endangered and threatened wildlife habitat, and significant scenic areas. Utilize this information to assist local government, property owners, and developers in identifying resources and limitations. | ● | | | | | | a | Ongoing |
| 5.6 Strive to attract and retain environmentally clean industries to the area. | a | | | a | ● | | a | Ongoing |
| 5.7 Work with the Department of Natural Resources and SC DHEC to minimize non-point source runoff and to enforce sediment and erosion control regulations for land disturbing activities. | a | | | a | ● | | a | Ongoing |
| 5.8 Evaluate the economic benefits of hunting and fishing as well as the impact these activities have on natural resources in the county. | ● | | | | | a | a | Ongoing |
| 5.9 Continue to support the Congaree Bluff Heritage Preserve for educational purposes. | ● | | | | a | | a | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

• = Primary responsibility a = Additional responsibility

| 6. Housing Element | Responsibility | | | | | | | | TIME FRAME |
|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|-----------|------------|
| | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | Committee | |
| 6.1 Enforce building standards; adopt and enforce zoning and land development standards for new development. | • | a | | | | | | | Ongoing |
| 6.2 Maintain a building inspector/zoning administrator to enforce building standards, zoning and land development standards for new development | • | a | | | a | | | | Ongoing |
| 6.3 Support agencies and businesses that seek to eliminate housing discrimination. | • | | | | | | | | Ongoing |
| 6.4 Pursue funding and tax incentives for housing construction, rehabilitation, and home ownership programs for low-to-moderate income households | • | | | | | | | | Ongoing |
| 6.5 Encourage development of a variety of quality housing unit types and sizes to meet the varying needs of all families and their associated income levels | • | a | | | a | | | | Ongoing |
| 6.6 Encourage programs and projects designed to preserve and enhance the character and integrity of existing residential neighborhoods and to preserve Calhoun County's significant structures. | • | a | | | | | | | Ongoing |
| 6.7 Promote the rehabilitation of historic houses and provide incentives to purchase and rehabilitate deteriorating or substandard historic buildings for adaptive reuse. | • | a | | | | | | | Ongoing |
| 6.8 Enforce building code standards to upgrade substandard housing units and to remove through due process non-repairable structures. The county shall use condemnation proceedings only when rehabilitation is not feasible or if public safety is jeopardized. | • | a | | | | | | | Ongoing |
| 6.9 Work toward eliminating the factors that degrade the neighborhood such as incompatible land uses, code violations, abandoned houses, and derelict cars. | • | a | | | | | | | Ongoing |
| 6.10 Implement a policy to dispose of abandoned mobile homes | • | a | | | | | | | Ongoing |
| 6.11 Provide incentives for first time homeowners in Calhoun County. | • | | | | | | a | | Short Term |
| 6.12 Support the Calhoun County Building Inspector's efforts to enforce existing code violations. | • | a | | | | | | | Ongoing |
| 6.13 Provide clerical support to the Calhoun County Building Inspector's office. | • | a | | | | | | | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

• = Primary responsibility a = Additional responsibility

| | 7. Transportation Element | Responsibility | | | | | | | TIME FRAME | |
|-----|--|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|------------------------------|------------|---------|
| | | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs Committee | | |
| 7.1 | Seek Federal and State funding assistance to expand and improve transportation services in Calhoun County. | • | a | | | | | | a | Ongoing |
| 7.2 | Improve communication efforts between the SCDOT District Maintenance Office and County Administration. Request notification from the District Office when improvements are planned (e.g. tree trimming, repaving, etc.). | • | a | | | | | | a | Ongoing |
| 7.3 | Take an integrated land use/transportation planning approach when new developments locate in Calhoun County, and design so as to not create pressure on the roadway system. | • | a | | | | | | | Ongoing |
| 7.4 | Develop and implement minimum design standards to assure quality and functional design of road construction and new developments. | • | a | | | | | | | Ongoing |
| 7.5 | Develop and implement land use planning and zoning to control access and better assure function and safety of existing and future roads and highways. | • | a | | | | | | | Ongoing |
| 7.6 | Construction of a four lane highway from St. Matthews (US 601) directly to the Sumter Highway 378. | • | a | | | | | | | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline

● = Primary responsibility a = Additional responsibility

| | | Responsibility | | | | | | | | TIME FRAME |
|---------------------------------------|---|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|--------------------|-----------|------------|
| | | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs | Committee | |
| 8. Priority Investment Element | | | | | | | | | | |
| 8.1 | Provide all relevant agencies and jurisdictions the updated Comprehensive Plan. | ● | a | | | | | | | Short Term |
| 8.2 | Provide capital improvements in accordance with the Ten-Year Capital Improvements Program (CIP). | ● | a | | | | | | | Ongoing |
| 8.3 | Strengthen CIP process by requiring departments, agencies, and jurisdictions submit and defend a list of project needs and associated costs (capital and operating) during a specified time. | ● | | | | | | | | Ongoing |
| 8.4 | Establish a development threshold consistent with the County's willingness and ability to provide infrastructure and services needed to support the development. | ● | | | | | | | | Ongoing |
| 8.5 | Develop a funding strategy and explore financing mechanisms to pay the cost of capital improvements necessitated by new development. | ● | | | | | | | | Ongoing |
| 8.6 | Repair or replace obsolete or worn out facilities that are necessary to maintain existing levels of service. | ● | | | | | | | | Ongoing |
| 8.7 | Continue to plan and implement vital human services programs with adjacent and relevant jurisdictions and regulatory agencies. Examples of these programs include homeland security, emergency management and response, natural and manmade | ● | a | | | | | | a | Ongoing |
| 8.8 | Establish a CIP coordination process with county administration, council, and planning commission to provide a cohesive effort in the planning of projects. | ● | a | | | | | | | Ongoing |

Calhoun County Comprehensive Plan Implementation Strategies and Timeline









● = Primary responsibility a = Additional responsibility

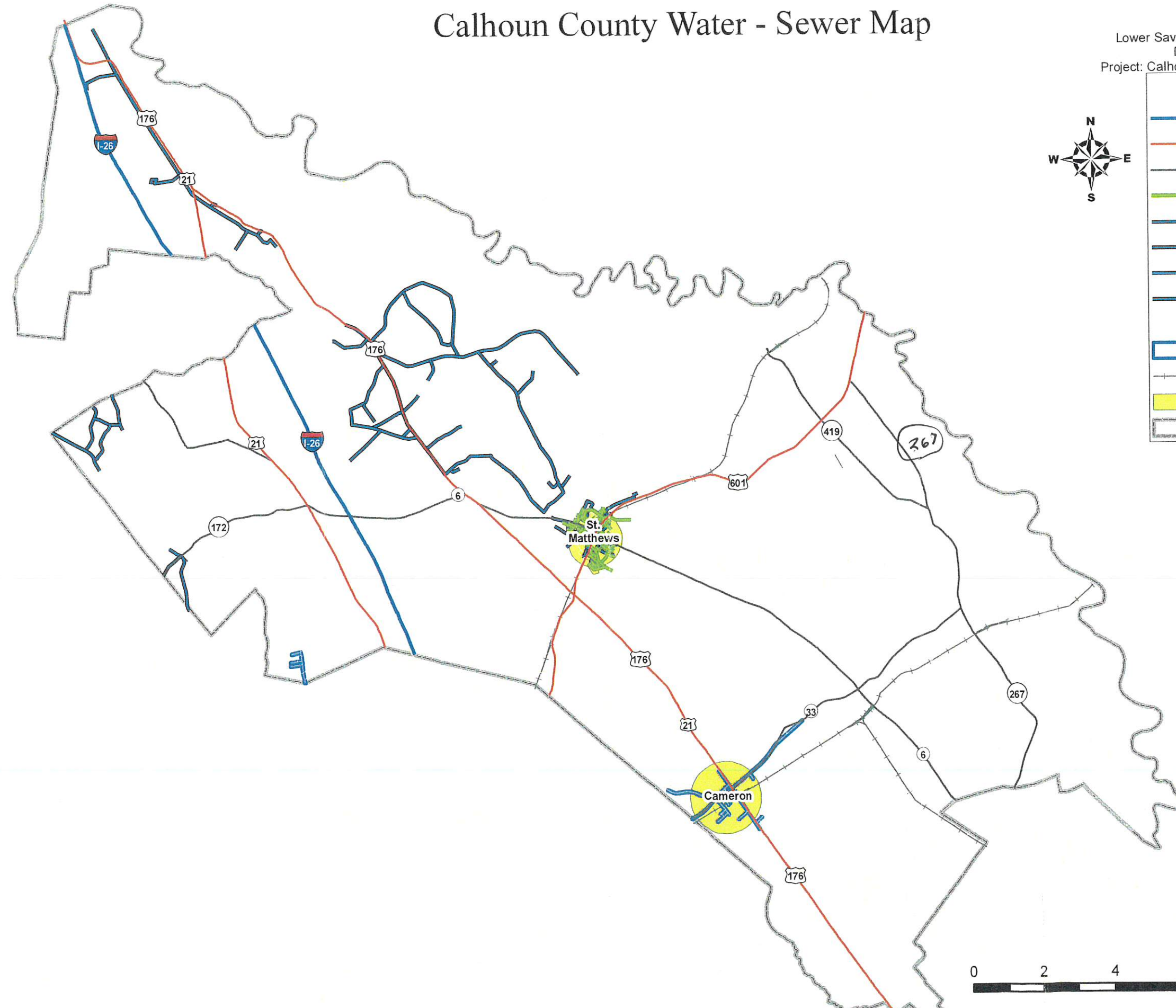
| 9. Land Use Element | Responsibility | | | | | | | TIME FRAME |
|--|----------------|---------------------|---------------------|-------------------|------------------------|----------------------|------------------------------|------------|
| | County Council | Planning Commission | Civic Organizations | Service Providers | Brd. of Zoning Appeals | Community Volunteers | Economic Dev. Orgs Committee | |
| 9.1 Adopt the updated Calhoun County Comprehensive Plan. | ● | a | | | | | | Short Term |
| 9.2 Adopt and implement the updated Calhoun County Land Development Regulations. | ● | a | | | | | | Short Term |
| 9.3 Adopt and implement the Calhoun County Zoning Ordinance updates. | ● | a | | | | | | Short Term |
| 9.4 Develop a program for the extension of utilities and services to assist industrial and commercial development in suitable areas according to the goals of the county. | ● | | | | a | | | Ongoing |
| 9.5 Seek State and Federal assistance for agricultural programs designed to increase and improve agricultural and forestry production. | ● | | | | | a | | Ongoing |
| 9.6 Promote compatibility and gradual transitions between areas of different land uses and enhance desirable characteristics in mixed use areas by utilizing the planning and zoning process to create opportunities for new mixed use development. | ● | a | | | a | | | Ongoing |
| 9.7 Encourage high quality residential, commercial, and industrial land developments. | ● | a | | | a | | | Ongoing |
| 9.8 Encourage new development to preserve significant natural resources, historic resources, and scenic areas. | ● | a | | | | | | Ongoing |
| 9.9 Encourage residential development that provides opportunities for a variety of income levels. | ● | a | | | | | | Ongoing |
| 9.10 Discourage development within 100-year floodplains, areas with hydric soils, and other areas not suitable for development. | ● | a | | | a | | | Ongoing |
| 9.11 Encourage industrial development to occur in existing industrial areas. | ● | a | | | a | | | Ongoing |
| 9.12 Explore financing mechanisms to pay the cost of capital improvements necessitated by new development. | ● | | | | | | | Ongoing |
| 9.13 Periodically evaluate changes in land use in the context of regional needs and overall welfare of the community impacted by new development. | a | ● | | | | | | Ongoing |
| 9.14 Continue schedule of updates to Calhoun County's Comprehensive Plan and Zoning Ordinance. | a | ● | | | | | | Ongoing |
| 9.15 Establish schedule and procedural methods for review of the Comprehensive Plan and Zoning Ordinance. | a | ● | | | | | | Ongoing |

Calhoun County Water - Sewer Map

Map Prepared by:
Lower Savannah Council of Governments
Date: June 21, 2010
Project: Calhoun County Comprehensive Plan

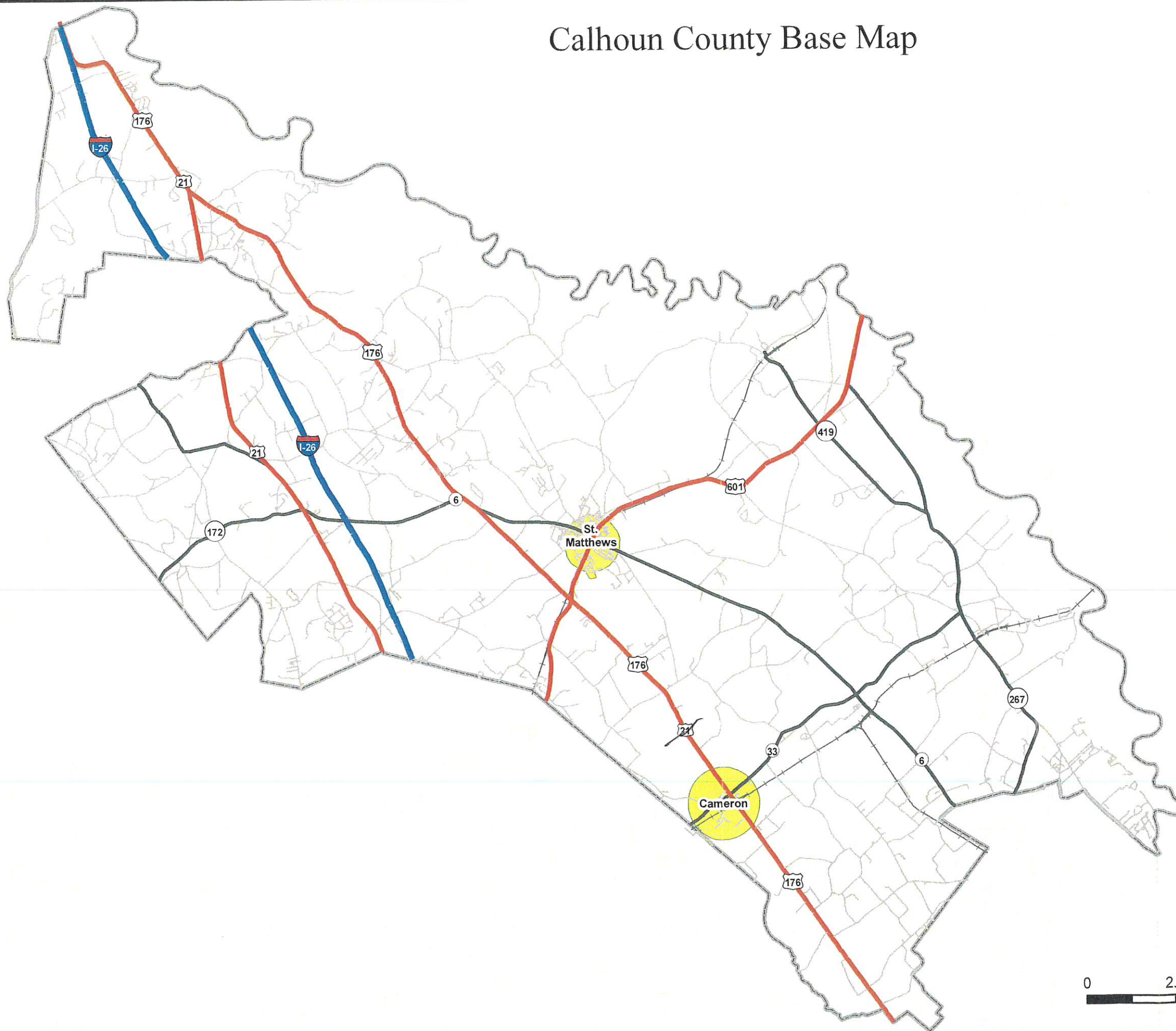
Legend

-  Interstates
-  US Highways
-  SC Highways
-  Saint Matthews Sewer
-  Saint Matthews Water
-  Sandy Run Water
-  Bull Swamp Water
-  Belleville Water
-  Secondary Roads
-  Cameron Water
-  Railroads
-  City Limits
-  County Boundary



Calhoun County Base Map

Map Prepared by:
Lower Savannah Council of Governments
Date: June 21, 2010
Project: Calhoun County Comprehensive Plan



Legend

- Interstates
- US Highways
- SC Highways
- Secondary Roads
- Railroads
- City Limits
- County Boundary

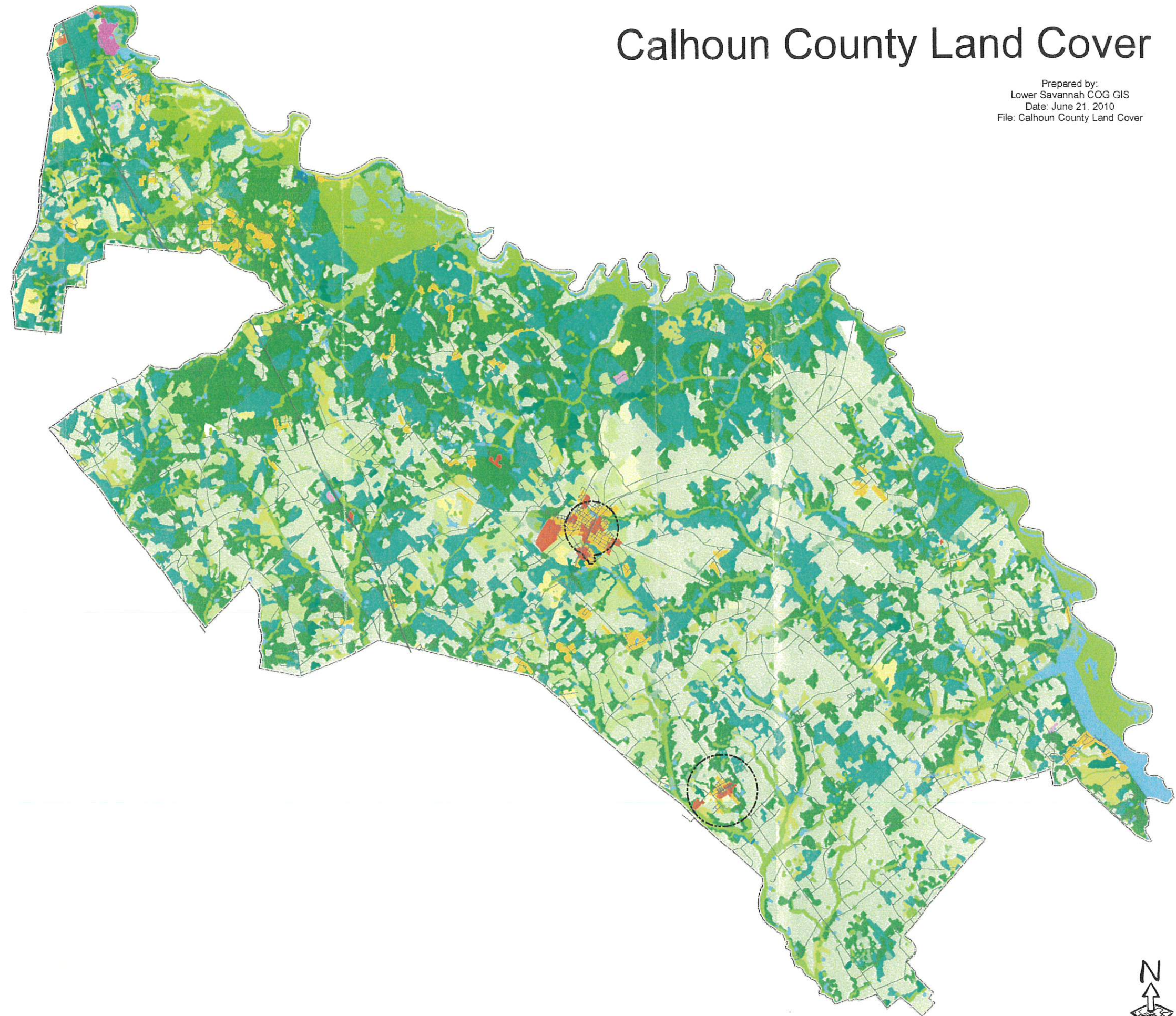


Calhoun County Land Cover

Prepared by:
Lower Savannah COG GIS
Date: June 21, 2010
File: Calhoun County Land Cover

Legend

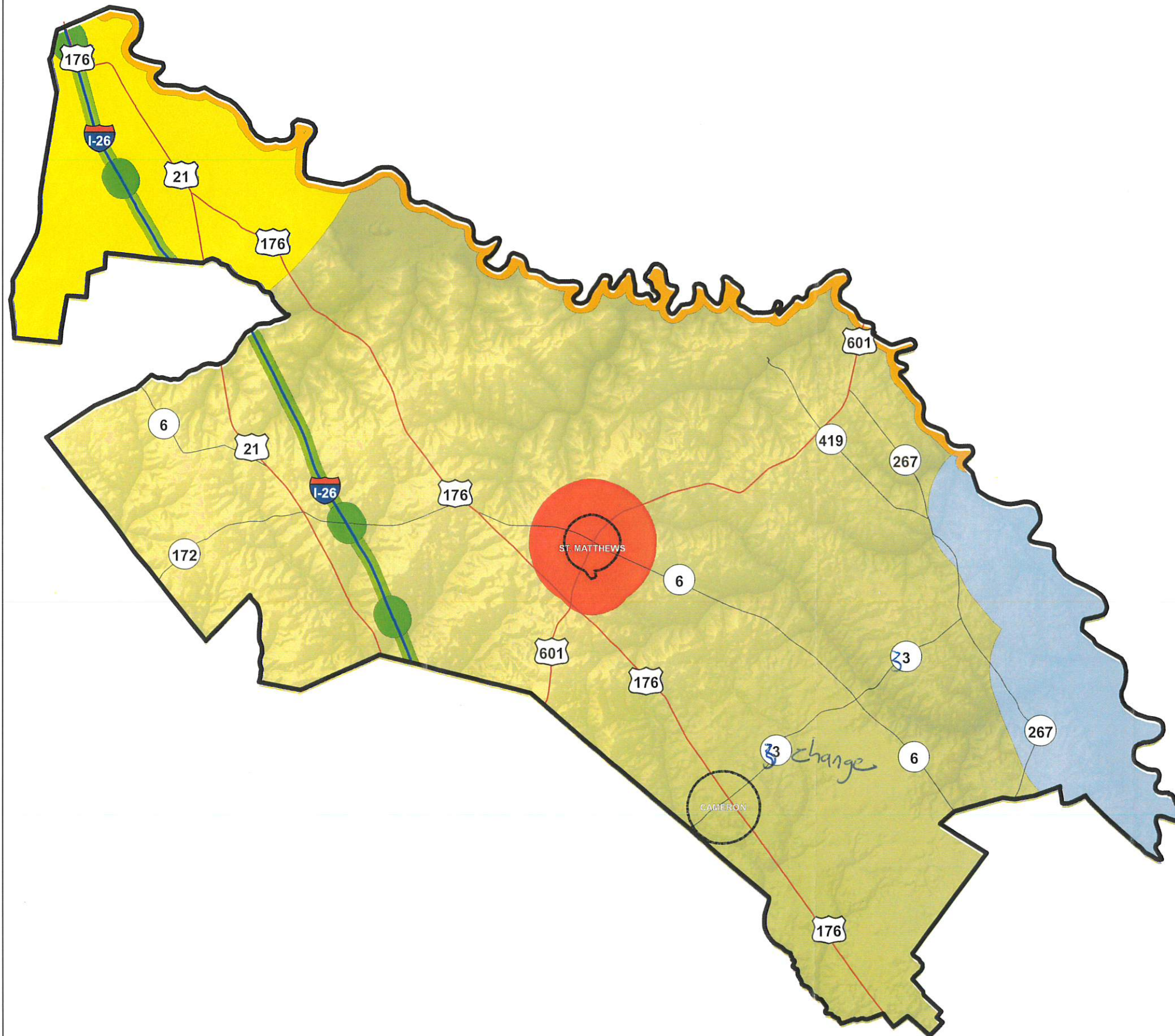
- COMMERCIAL/SERVICES
- CROPLAND/PASTURE
- DECIDUOUS UPLAND FOREST
- EVERGREEN UPLAND FOREST
- FORESTED WETLAND
- HERBACEOUS RANGELAND
- INDUSTRIAL
- MINES/QUARRIES/PITS
- MIXED UPLAND FOREST
- NON-FORESTED WETLAND
- OPEN WATER
- ORCHARD/GROVE/VINEYARD
- OTHER URBAN
- RESIDENTIAL
- SHRUB/BRUSH RANGELAND
- TRANSITIONAL AREAS
- TRANSPORTATION/UTILITIES
- UPLAND PLANTED PINE
- County Roads
- Incorporated Boundary
- County Boundary



| LANDUSE | Percentage of Total |
|-------------------------|---------------------|
| COMMERCIAL/ SERVICES | 0.141246 |
| CROPLAND/ PASTURE | 0.281511 |
| DECIDUOUS UPLAND FORE | 37.041748 |
| EVERGREEN UPLAND FOR | 2.821548 |
| FORESTED WETLAND | 1.004509 |
| HERBACEOUS RANGELAND | 8.914595 |
| INDUSTRIAL | 3.417154 |
| MINES/ QUARRIES/ PITS | 0.112504 |
| MIXED UPLAND FOREST | 0.043271 |
| NON-FORESTED WETLAND | 22.863104 |
| OPEN WATER | 1.209144 |
| ORCHARD/ GROVE/ VINEYA | 2.499177 |
| RESIDENTIAL | 0.30873 |
| SHRUB/ BRUSH RANGELAN | 1.257823 |
| TRANSITIONAL AREAS | 0.634771 |
| TRANSPORTATION/ UTILITI | 0.000985 |
| UPLAND PLANTED PINE | 0.056576 |
| | 17.391604 |

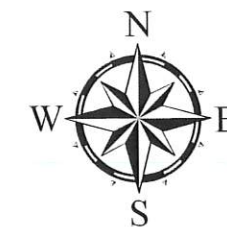


Calhoun County Priority Investment Areas 2009



Priority Investment Areas

-  Riverside Management PIA
-  Lake Marion PIA
-  Commercial & Industrial PIA
-  Urban Area PIA
-  Residential Growth PIA



Prepared by:
Lower Savannah COG GIS
Date: August 2009
File: Calhoun County PIA_August2009
Source: Calhoun County

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