



COLLETON COUNTY

Comprehensive Plan Update

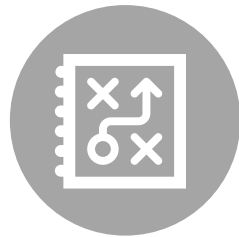
Planning Commission Meeting

February 23, 2026

AGENDA



**UPDATES SINCE
LAST MEETING**



**DRAFT PLAN
SUMMARY**



**DRAFT GOALS
AND STRATEGIES**



**PUBLIC INPUT
MEETINGS**



NEXT STEPS

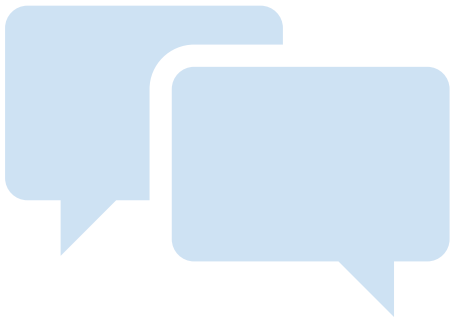
COMMUNITY SURVEY RESULTS

(changes December - January results)

Participation

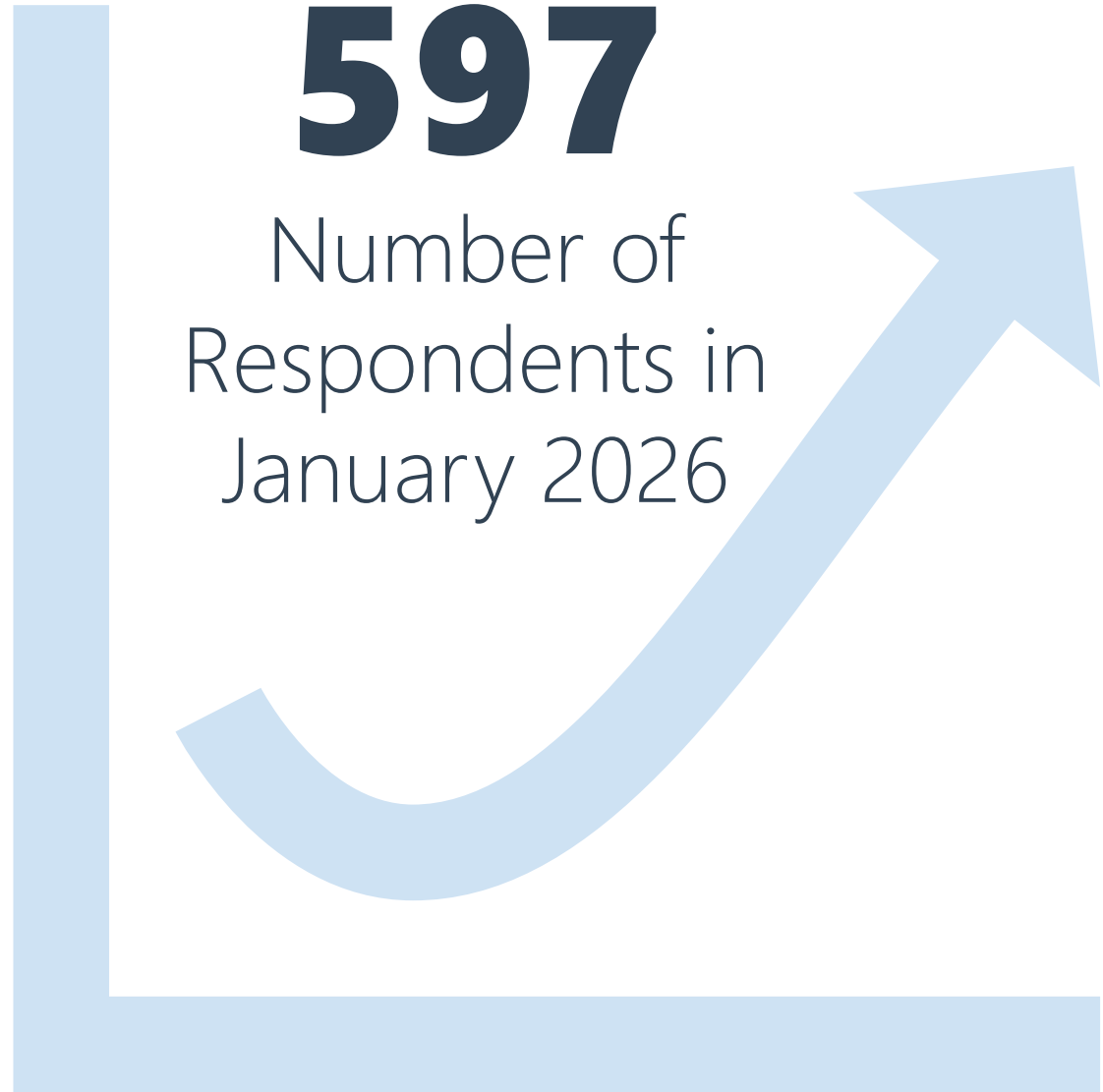
152

Number of
Respondents in
December 2025



597

Number of
Respondents in
January 2026



Changes in Survey Responses



Overall Responses

Average responses remained relatively the same – minor shifts throughout



Decrease in Concerns

Overall average concerns decreased significantly, and level of satisfaction increased marginally



Perception of Growth

Is even more split (was 60% - 30% - 10% and is now 44% - 34% - 22%)



Where to Direct Growth

Over 100 “Other” responses – many about industry and data centers going in industrial areas



Natural Resources

Emerged as the top long-range planning priority (previously #4)

**DRAFT PLAN
UPDATE
SUMMARY**

PLAN UPDATE OUTLINE

Overview
Legal Authority
How to Use the Plan
Planning Process

Vision
Goals
Strategies

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The Plan Elements

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B. Economic Development..... 34

C. Natural Resources 52

D. Historic and Cultural Resources 76

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F. Housing 106

G. Land Use 120

H. Transportation 150

I. Priority Investment 160

J. Resiliency 166

**Updates throughout the Plan, with highlighted updates in the Comprehensive Plan Section*

IMPLEMENTATION PIECES

Vision
Goals
Strategies

Future Land Use Map

Implementation Table

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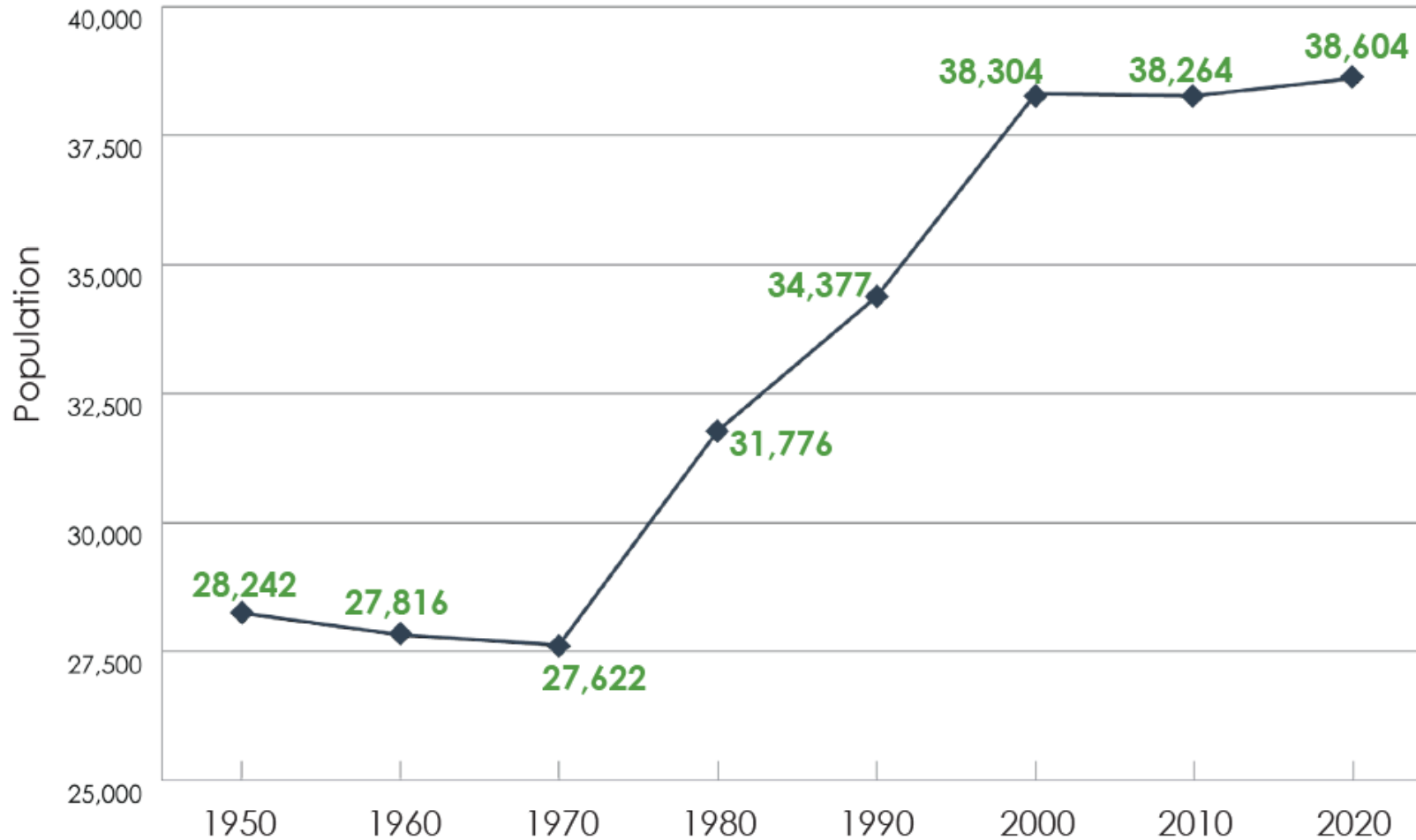
H. Transportation 150

I. Priority Investment 160

J. Resiliency 166

**UPDATES SINCE
LAST PLAN**

POPULATION



**Population
remains
relatively
static**

POPULATION

The State projects Colleton will continue to grow at a modest rate through 2040

	Projection
2020	38,604*
2025	39,150
2030	39,970
2035	40,633
2040	41,225

ECONOMIC DEVELOPMENT

Median Household Income

	2013	2023	% Change
Colleton County	\$33,233	\$48,779	46.8%
South Carolina	\$44,779	\$66,818	49.2%

Unemployment

	2013	2023	% Change
Colleton County	14.2%	9.3%	-4.9%
South Carolina	11.4%	5.0%	-6.4%

Below Poverty

	2013	2023	% Change
Colleton County	20.6%	18.7%	-1.9%
South Carolina	18.1%	14.2%	-3.9%

While improving, the County's economic indicators remained below State over the last decade

COMMUNITY FACILITIES

- City and County have worked together to improve infrastructure
- Active LCCOG projects in Colleton County:

Colleton County

Colleton County - Regional Planning (CDBG)

City of Walterboro - Black Street I&I Sewer Rehab (CDBG)

City of Walterboro/Colleton County - Sub-System 1-East & 3 Sewer Upgrades (CDBG)

City of Walterboro - Gadsden Loop Water Upgrades (CDBG)

City of Walterboro - WWTP Upgrades Phase II (EDA)

City of Walterboro - Sewer Trunkline (EDA)

City of Walterboro/Colleton County - Northwest Sewer Improvements (SCIIP)

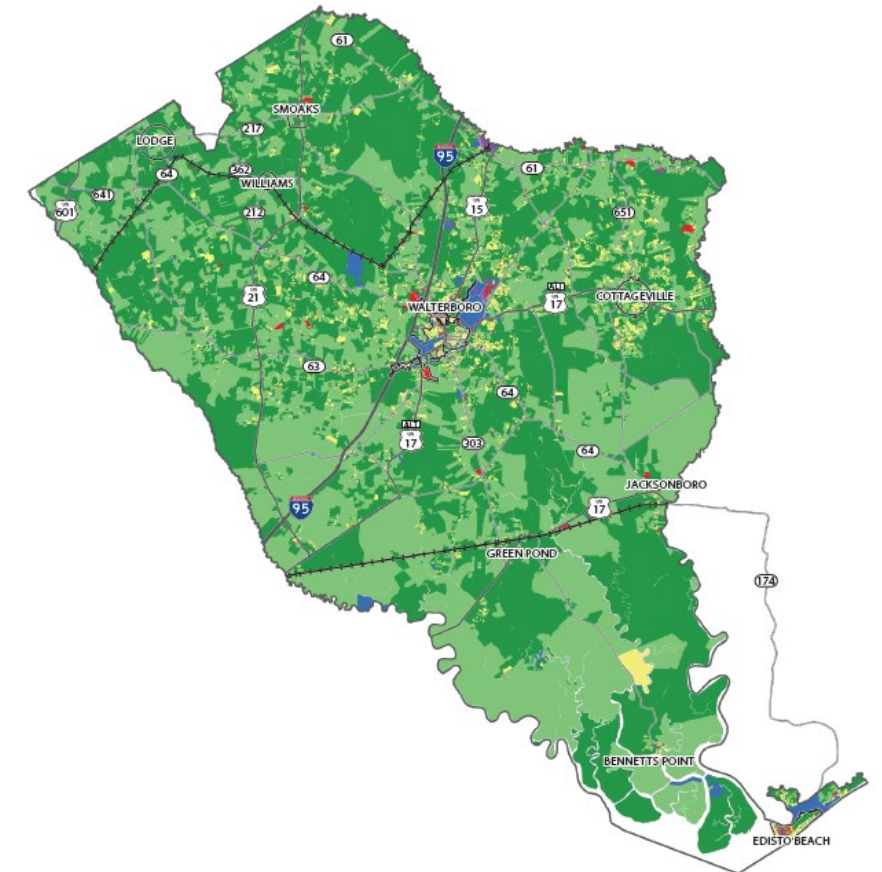
HOUSING

- The number of housing units has slightly decreased
- Vacation / seasonal use has increased by almost 30%, as have rents
- Median home values have more than doubled

	2010	2020	Change
Total Units	19,901	19,824	-0.3%
Occupied Units	15,131	15,808	4.5%
Vacant Units	4,770	4,016	-15.8%
- Vacation / Seasonal Use	1,433	1,851	29.2%
Median Home Value	\$90,000	\$191,700	113.0%
Median Gross Rent	\$632	\$801	26.7%

LAND USE

- According to the County's GIS data, just over half the County's land area remains forested / undeveloped
- Over 40% of the land is used for agricultural purposes
- Just over 6% of the land area is developed



TRANSPORTATION

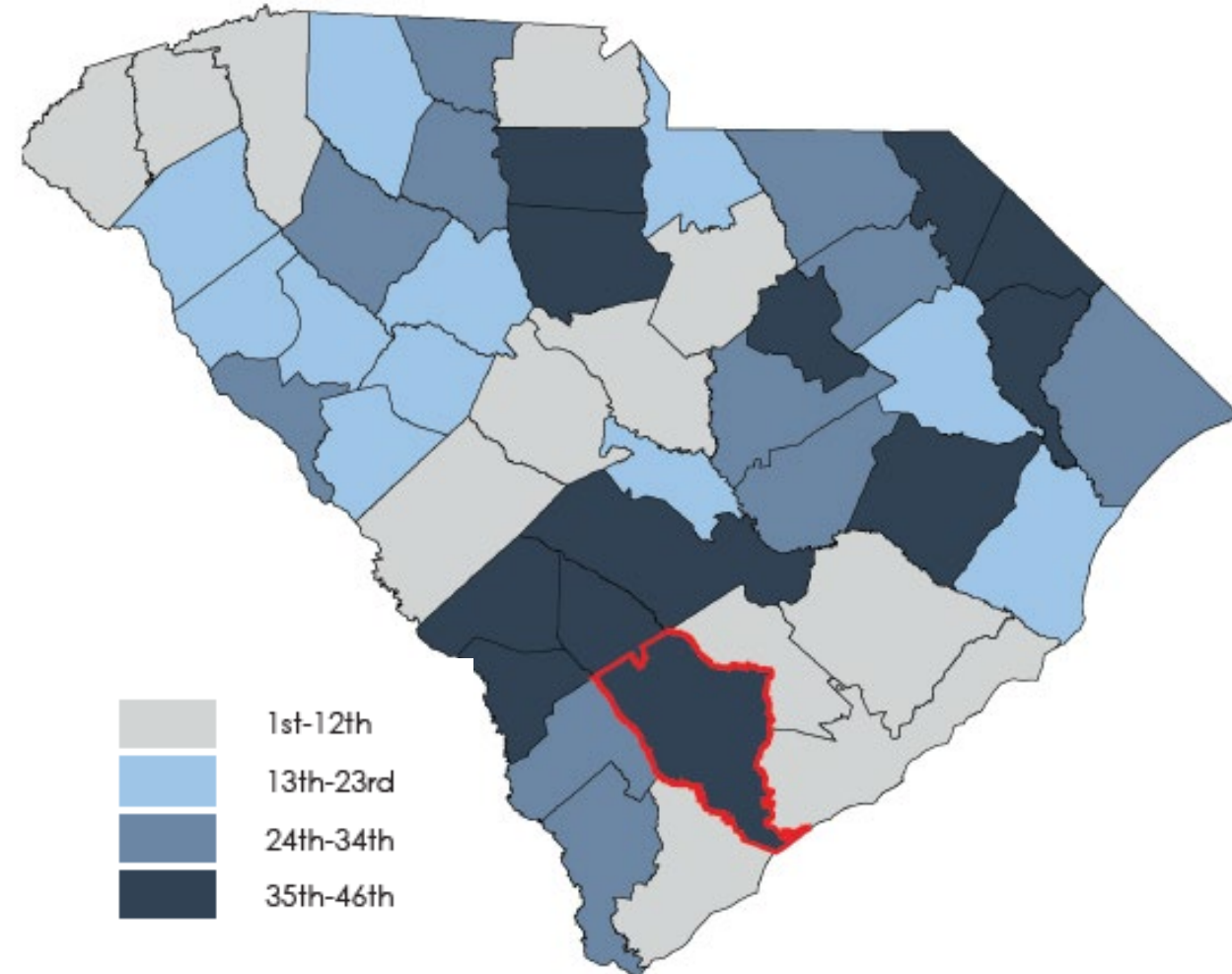
- Traffic remains highest along I-95, followed by US-17 and SC-64
- Many roads within the County are limited capacity and survey respondents expressed concern about road conditions



RESILIENCY

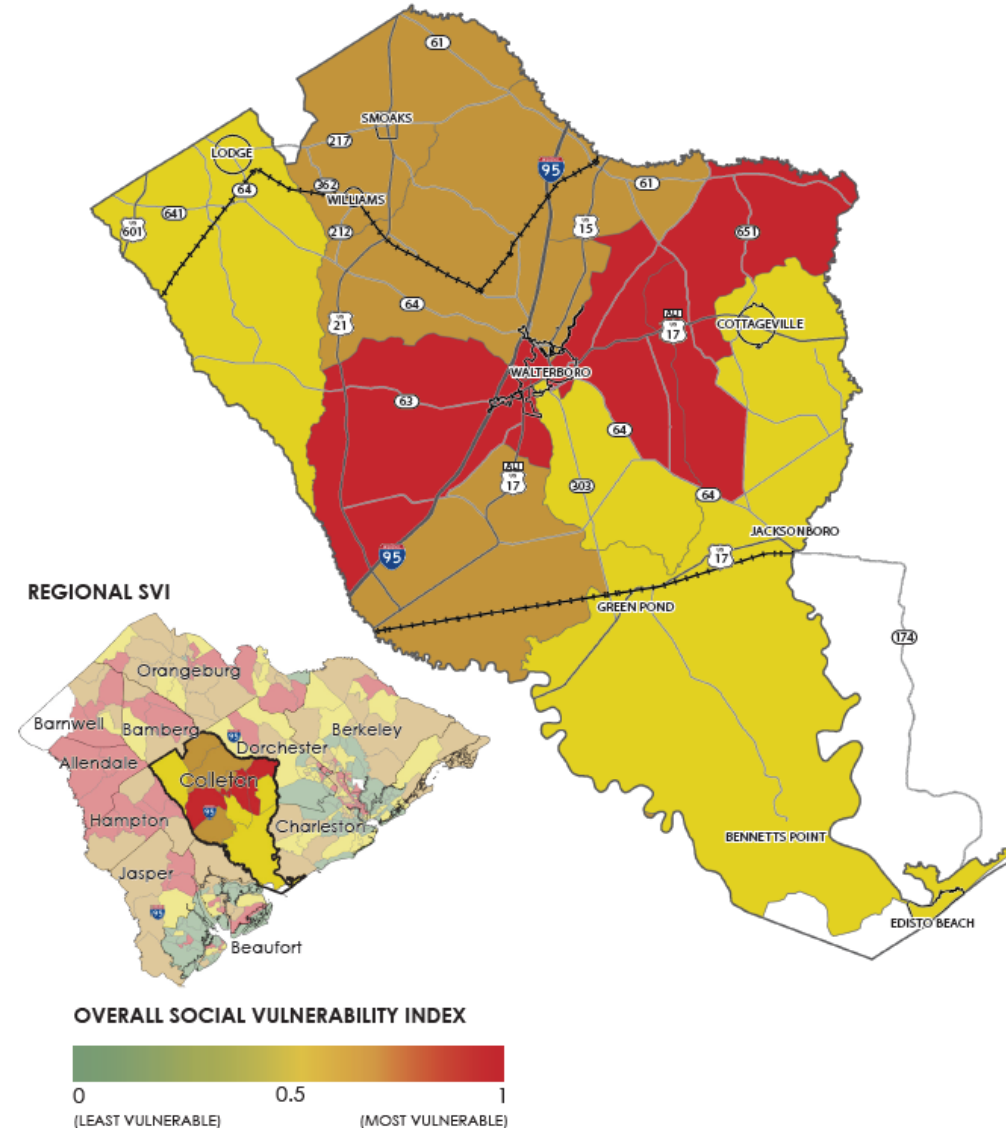
- Since the previous plan, the State has required a new element, the Resiliency Element. This will be combined with the previous Public Health Element
- Public health outcomes and factors remain very low in Colleton County
 - Adult smoking
 - Adult obesity
 - Access to exercise opportunities

Overall Health Factors Rankings



RESILIENCY

- Social vulnerability is relatively low throughout the County, with the most vulnerable populations living in and around Walterboro
- The vulnerability index considers:
 - Income
 - Access to quality housing and transportation
 - Race and ethnicity
 - Language spoken at home



**DRAFT GOALS
AND
STRATEGIES**

PREVIOUS VISION

Colleton County recognizes its unique position as a well-established community with an abundant and thriving agricultural and estuarine environment that is vulnerable to the rapid urbanization occurring in adjacent counties, potentially challenging the County's traditional quality of life.

The County desires to facilitate a future growth pattern that is focused around its municipalities where urban services are available, encouraging very low density land use in areas outside of its municipalities in order to enhance and protect the County's significant natural resources, way of life, and economic development opportunities.

The County will invest in its resources in a manner that supports a focused development pattern around its municipalities, creating high-impact job opportunities and a healthy living environment to meet the current and future needs of its residents.

UPDATED DRAFT VISION

Colleton County will pursue well-managed growth that strengthens its municipalities, expands quality job opportunities, and supports healthy, vibrant communities while preserving our rural character through the protection of agricultural lands, natural resources, and estuarine ecosystems.

PREVIOUS GOALS

- Ten goals were included in the previous plan
- These have been updated and consolidated into six goals (as proposed tonight)

PREVIOUS GOALS

Goal 1: Maintain low density rural development outside of municipalities.

Goal 2: Maintain Colleton County's rich rural and agricultural heritage.

Goal 3: Protect and preserve the pristine estuarine and coastal environmental resources throughout the County.

Goal 4: Preserve and protect lands designated for economic development and employment generating activities.

Goal 5: Attract jobs to Colleton County that offer higher earning potential for the County's workforce.

Goal 6: Expand the availability of quality housing options that are attainable for residents making less than 80% of the area's median income.

Goal 7: Develop and maintain a transportation network that efficiently connects the workforce to jobs, industries to markets, and the community to the greater region.

Goal 8: Create a healthy living environment for all County residents.

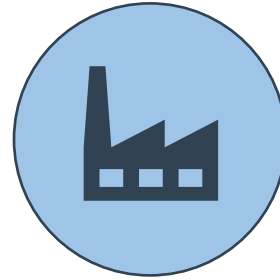
Goal 9: Ensure that infrastructure and other community facilities and programs meet the current needs of the population, while preparing for future growth.

Goal 10: Improve intergovernmental coordination between the County, its municipalities, and other entities to provide for the effective and efficient delivery of high quality infrastructure, community facilities, and services throughout the County.

NEW DRAFT GOALS



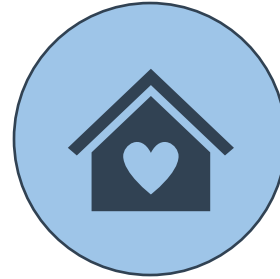
Goal 1: Encourage growth in areas with sufficient infrastructure & services to accommodate it



Goal 4: Identify & protect future ED sites to support job creation & improve economic outcomes for residents



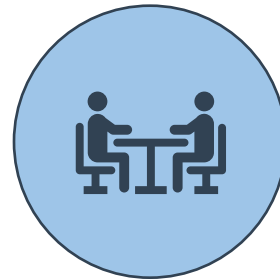
Goal 2: Sustain the County's agricultural economy



Goal 5: Make investments that create healthy, vibrant communities and improve residents' quality of life



Goal 3: Preserve the pristine estuarine and coastal environmental resources



Goal 6: Continue to improve intergovernmental coordination

NEW DRAFT GOALS



Goal 1: Encourage growth where it can be accomplished

Strategies:

- Facilitate development in and around municipalities to maximize infrastructure efficiency and support thriving local centers.
- Maintain low density development outside of municipalities to preserve open space, farmland, and rural character.
- Adopt targeted Zoning and Land Development Ordinance updates to implement the Comprehensive Plan.
- Amend the Zoning Map to align the Zoning Map to bring future land use designations and zoning districts into alignment.
- Coordinate closely with the City of Walterboro to ensure utility capacity and other services are available in designated growth areas.

NEW DRAFT GOALS



Goal 2: Sustain the County's agricultural economy.

Strategies:

- Collaborate with regional partners to protect agricultural lands, forests, and farm assets.
- Promote agritourism and heritage-based tourism to diversify farm income and highlight the County's rural character.
- Invest in value-added agriculture and agribusiness infrastructure, such as food processing, cold storage, and distribution facilities.
- Increase marketing efforts related to the County's agricultural assets.

NEW DRAFT GOALS

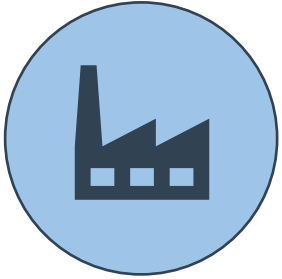


Goal 3: Preserve the pristine estuarine and coastal environmental resources throughout the County.

Strategies:

- Continue to protect wetlands, floodplains, and riparian corridors through overlays, buffers, and stewardship programs.
- Implement stronger stormwater and watershed management policies to reduce runoff, support water quality, and safeguard estuarine environments.
- Work with conservation agencies and other stakeholders to ensure natural assets within the ACE basin and throughout the County are properly protected for the long-term sustainment of the ecological systems that support the overall quality of life and ecotourism sector of the economy.

NEW DRAFT GOALS



Goal 4: Identify & protect future economic development sites to support quality job creation and improve long-term economic outcomes for residents.

Strategies:

- Amend the Zoning Map to ensure future economic development sites are appropriately designated and protected.
- Create a comprehensive economic development plan that identifies target industries, workforce needs, and strategic investments. Include County officials, municipal leaders, utilities, business organizations, and other regional partners.
- Strengthen partnerships that provide workforce development, technical assistance, and career path training for residents.

NEW DRAFT GOALS



Goal 5: Make investments that create healthy, vibrant communities and improve residents' quality of life.

Strategies:

- Develop a Parks and Recreation Master Plan that identifies expanded recreational facilities, programs, and amenities.
- Facilitate a strategic planning process with housing agencies, realtors, and builders to evaluate affordability, identify barriers, and promote solutions to housing development and affordability.
- Commit annual funding to improve roads, trails, and sidewalks that support safe, active transportation. Work with LCCOG, Walterboro, SCDOT & other partners. Pursue federal, state, and regional grants to leverage external funding.

NEW DRAFT GOALS

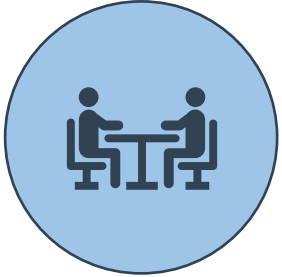


Goal 5: Make investments that create healthy, vibrant communities and improve residents' quality of life.

Strategies:

- Develop and implement a 10-year Capital Improvement Plan to guide infrastructure spending and support growth.
- Work with the Lowcountry Council of Governments and existing regional partners to expand public transportation options to improve mobility, access to jobs, and regional connectivity.
- Pursue a study to examine the feasibility of establishing impact fees on future development throughout the County.

NEW DRAFT GOALS

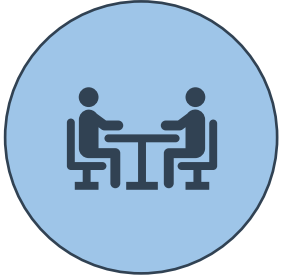


Goal 6: Continue to improve intergovernmental coordination.

Strategies:

- Consider establishing a standing intergovernmental coordination committee with elected official and senior staff from the County, municipalities, and key authorities to address growth, infrastructure, and economic development issues.
- Host annual regional planning summits between County Council and municipal councils to align priorities, capital investments, and policy direction.
- Coordinate comprehensive plans, zoning, and future land use maps to ensure consistency across jurisdictions, particularly in the coordinated growth area and along municipal boundaries.

NEW DRAFT GOALS



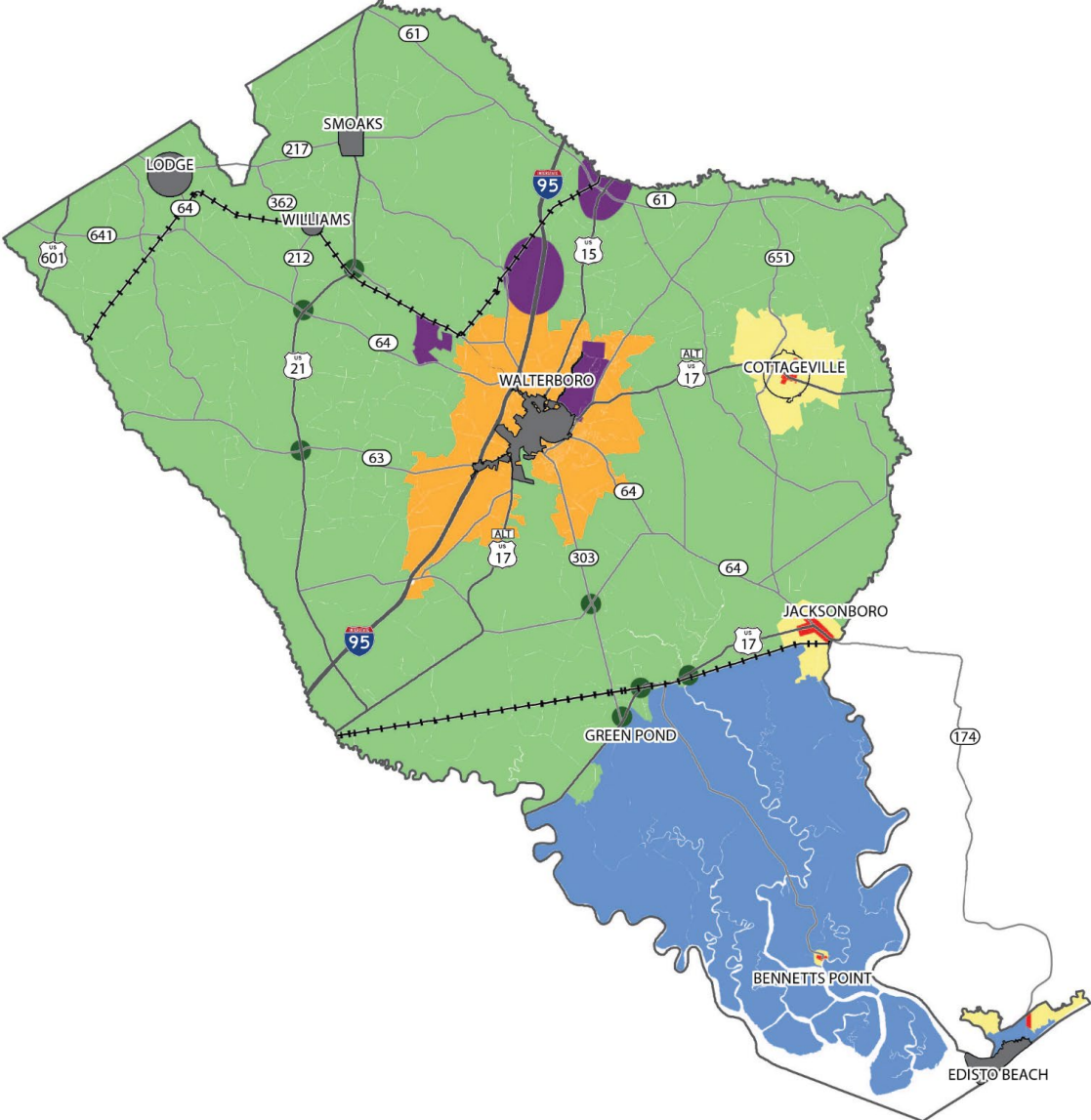
Goal 6: Continue to improve intergovernmental coordination.

Strategies:

- Pursue joint funding and grant applications to leverage regional competitiveness and increase access to state and federal resources.
- Coordinate with the City of Walterboro on long-term water and sewer expansion, upgrades, and shared service areas.
- Communicate with the City of Walterboro and the South Carolina Aeronautical Commission to plan for land around the airport. Ensure property owners have a clear understanding of the unique importance of the airport and required land use compatibility measures which must be considered.

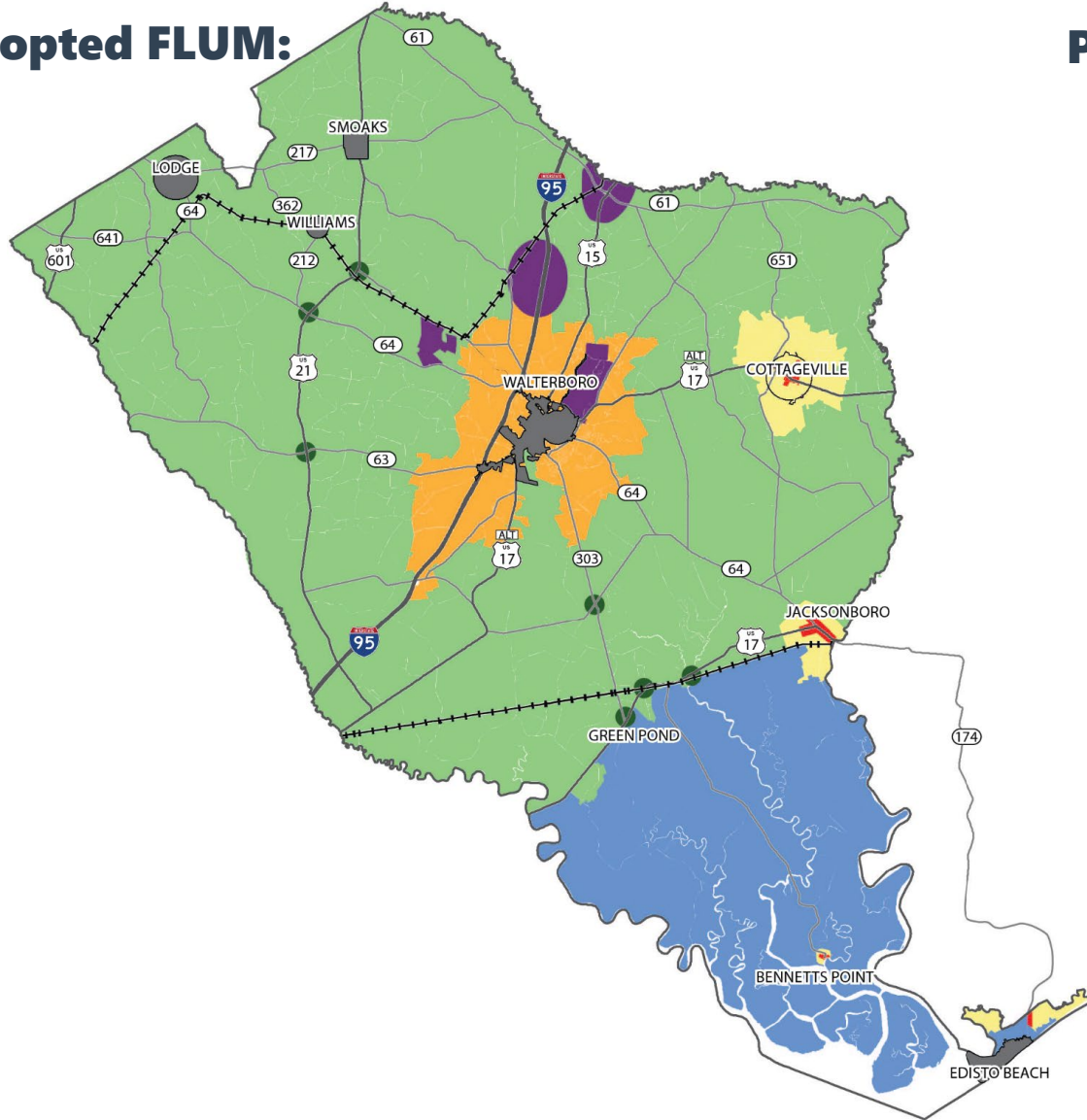
ADOPTED FUTURE LAND USE MAP

-  Coastal Preservation
-  Countryside
-  Crossroads
-  Village Residential
-  Village Center
-  Urban Growth
-  Industrial
-  Municipalities with Own Zoning

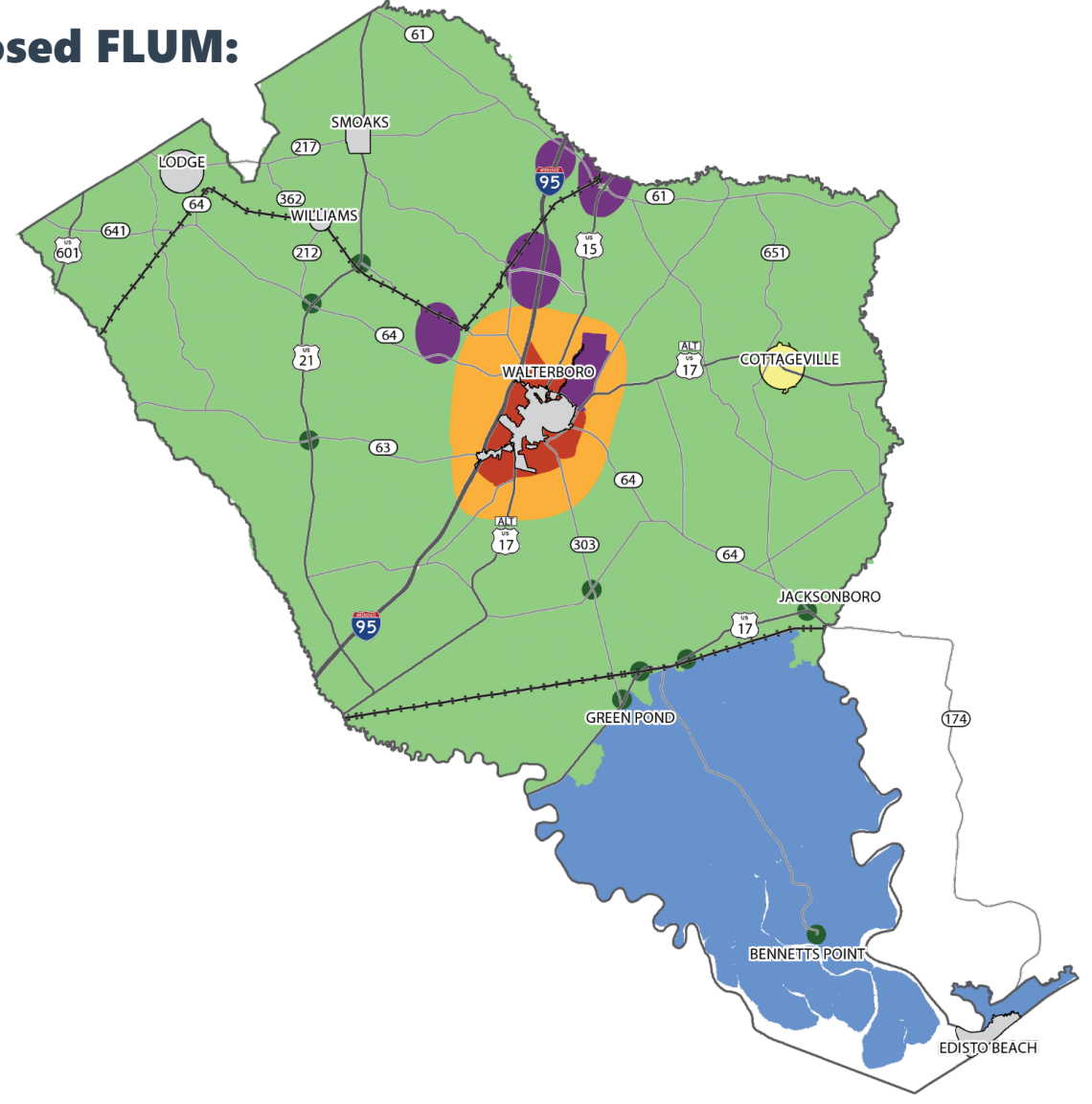


PROPOSED FUTURE LAND USE MAP

Adopted FLUM:

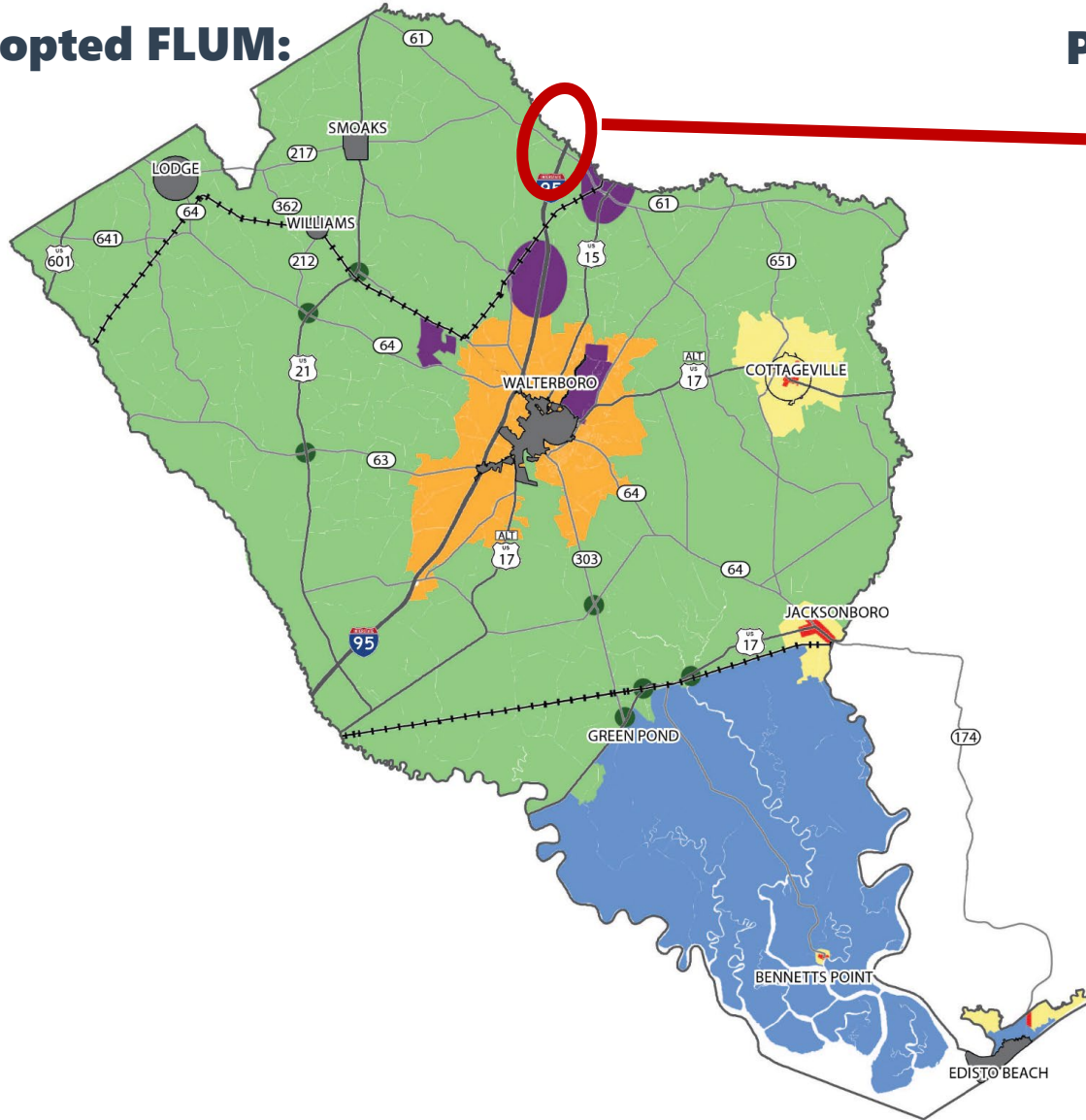


Proposed FLUM:

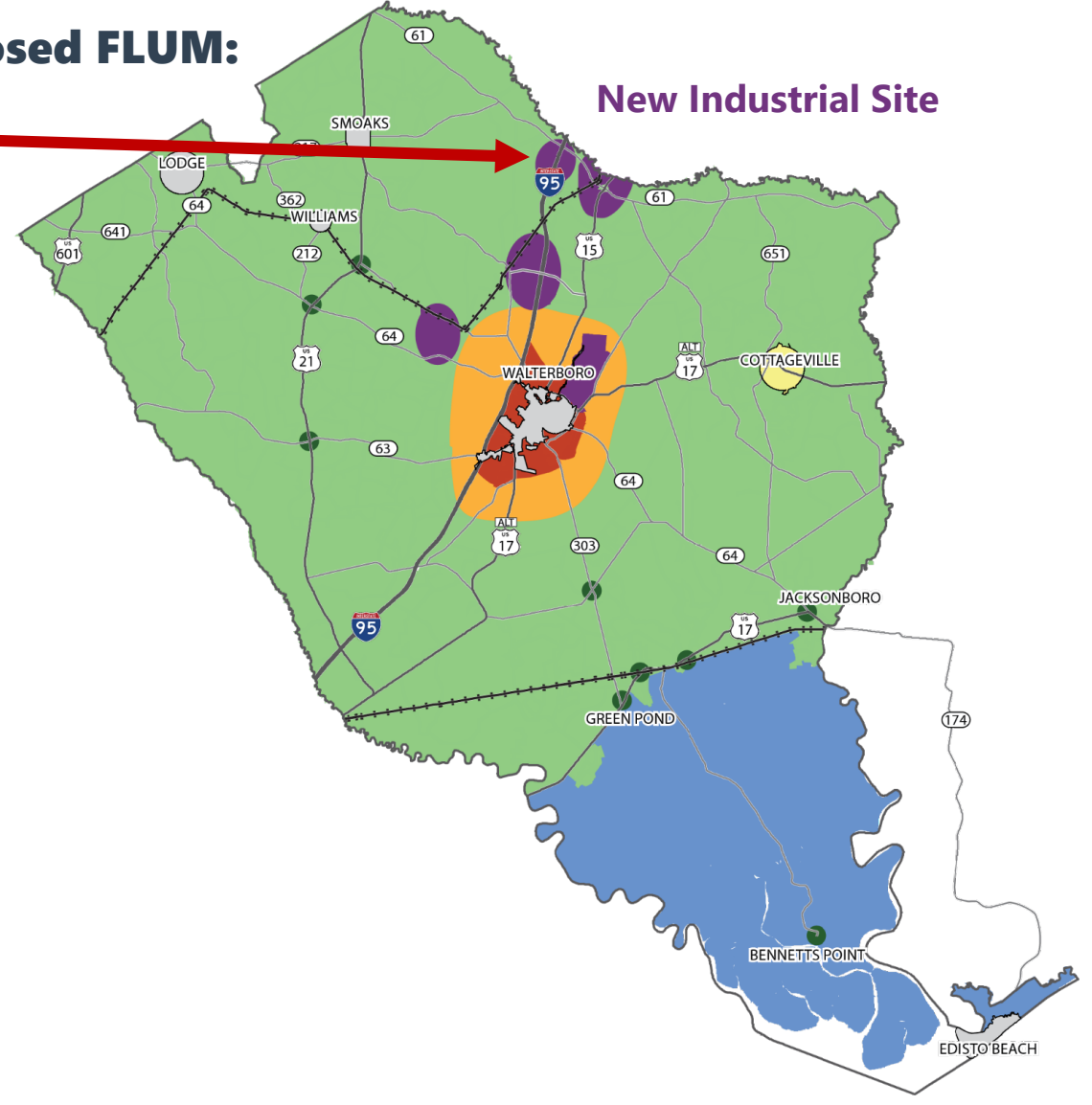


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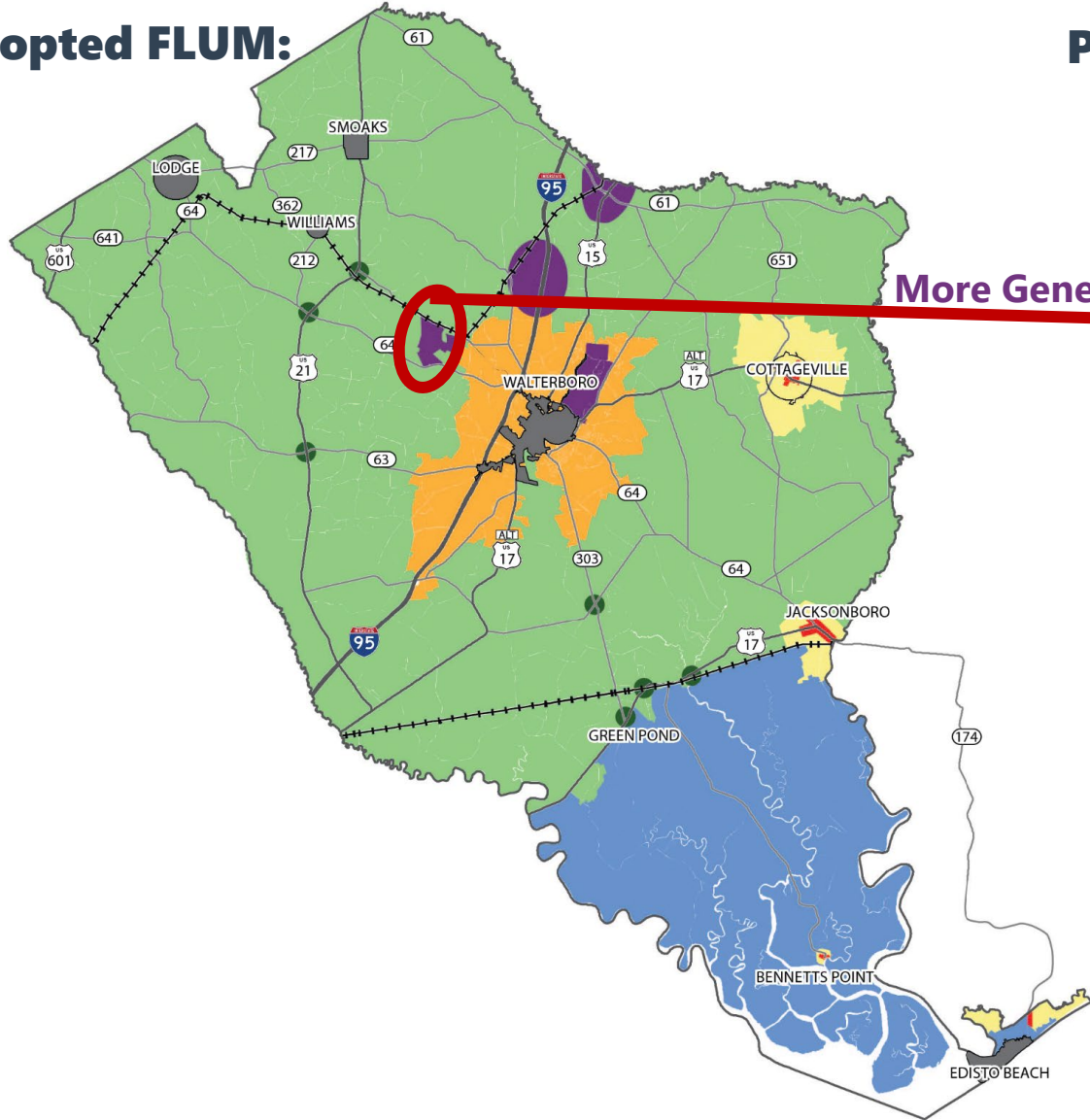


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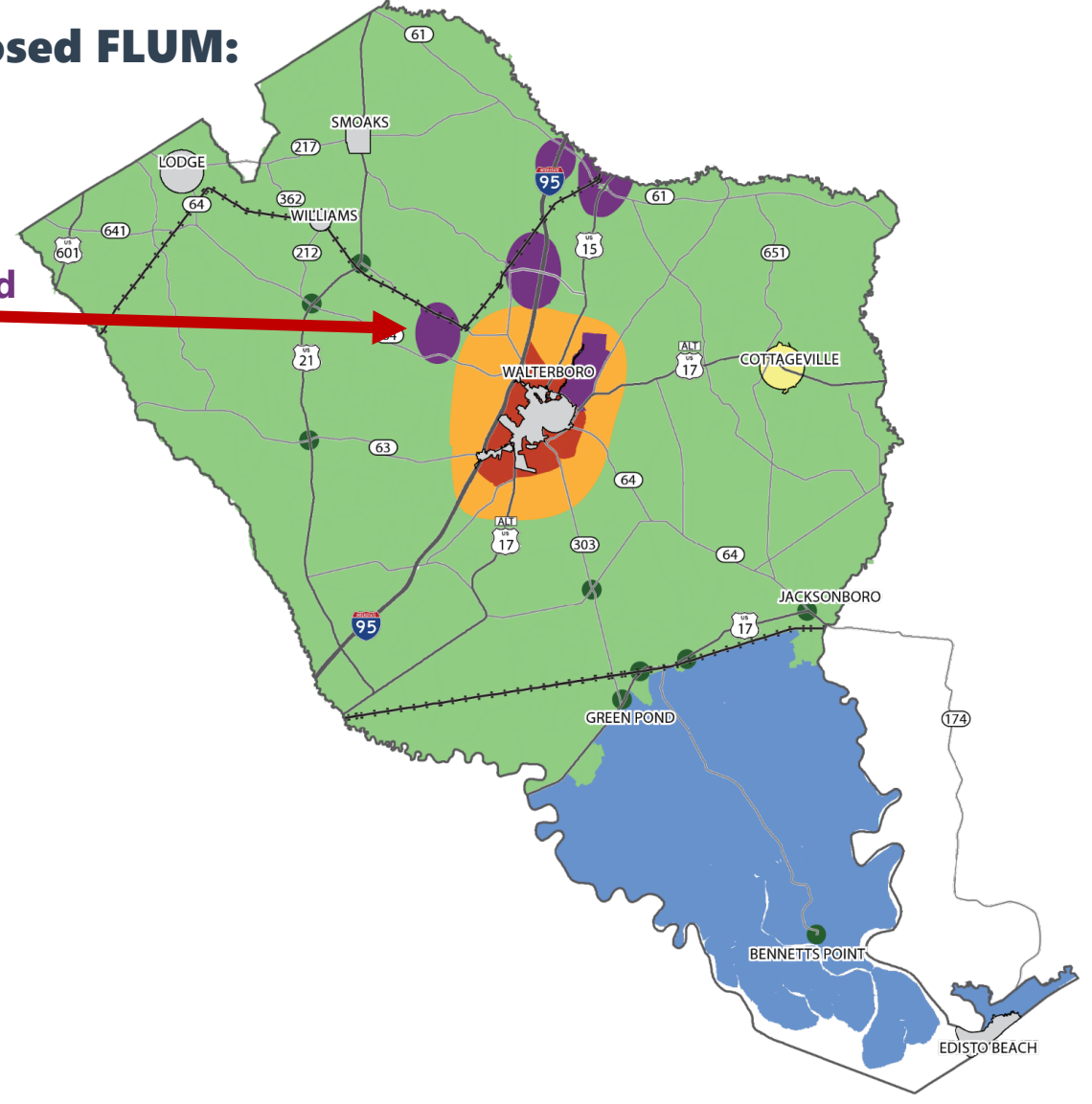


PROPOSED FUTURE LAND USE MAP

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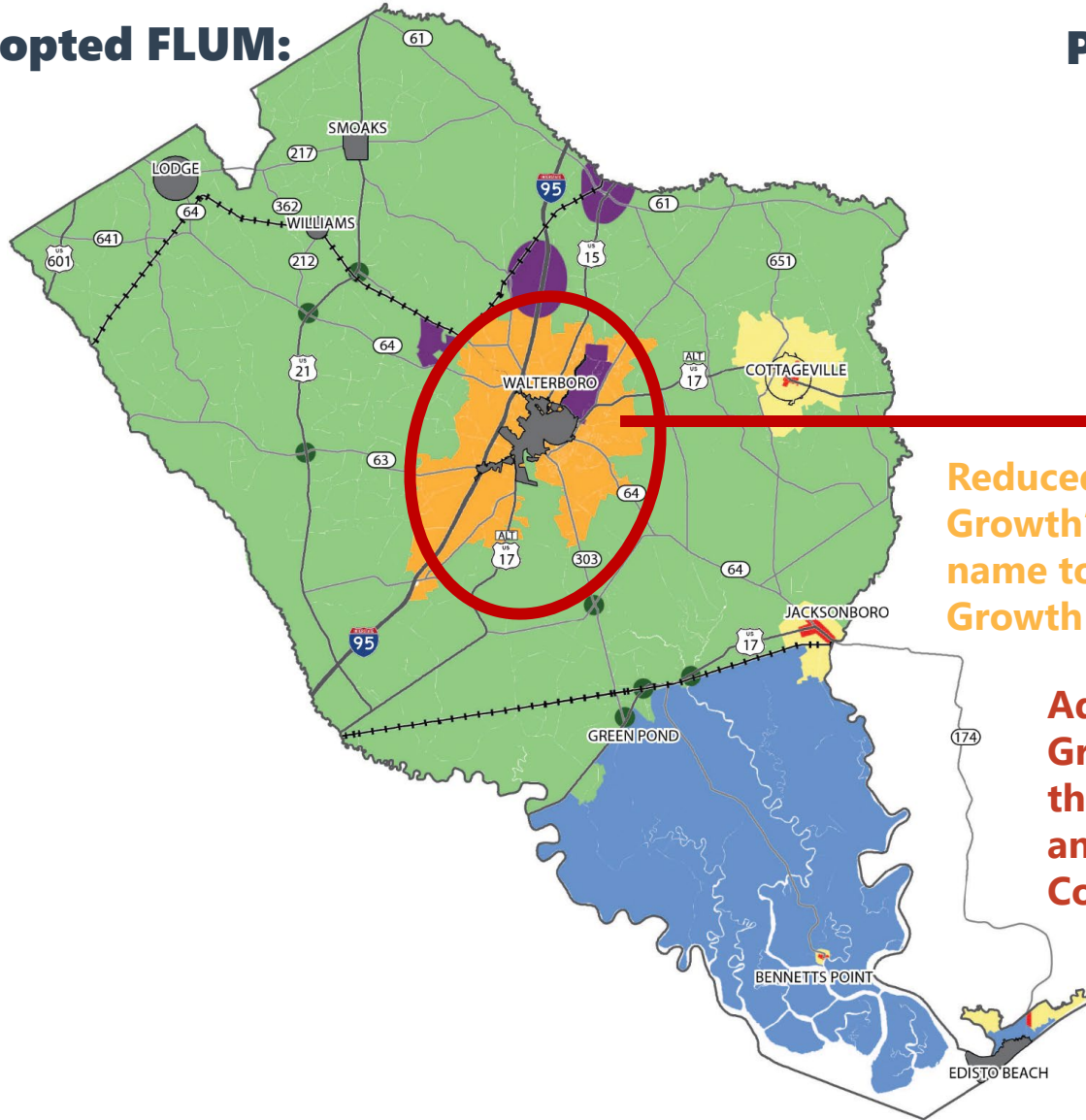
Proposed FLUM:



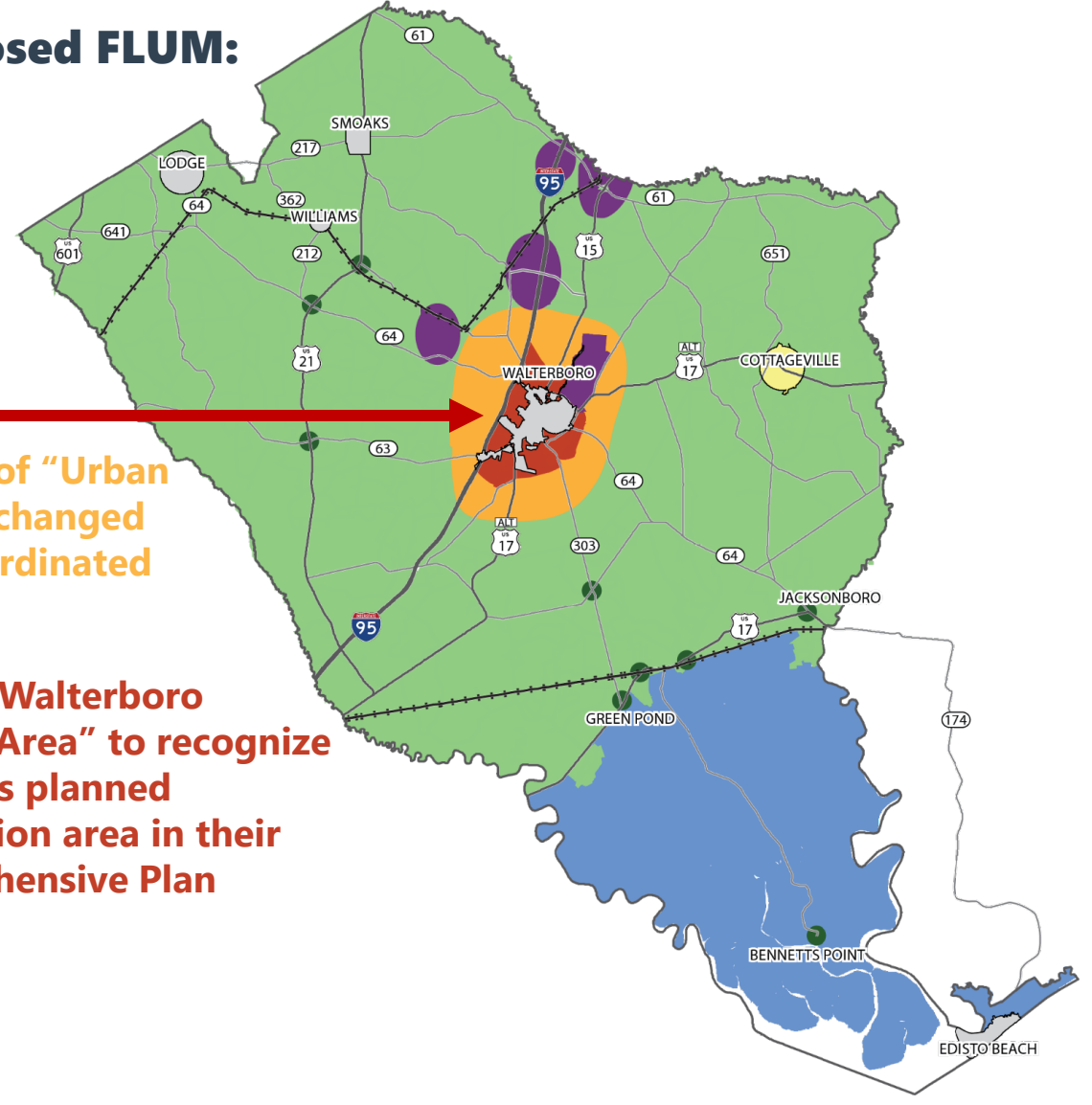
More Generalized

PROPOSED FUTURE LAND USE MAP

Adopted FLUM:



Proposed FLUM:

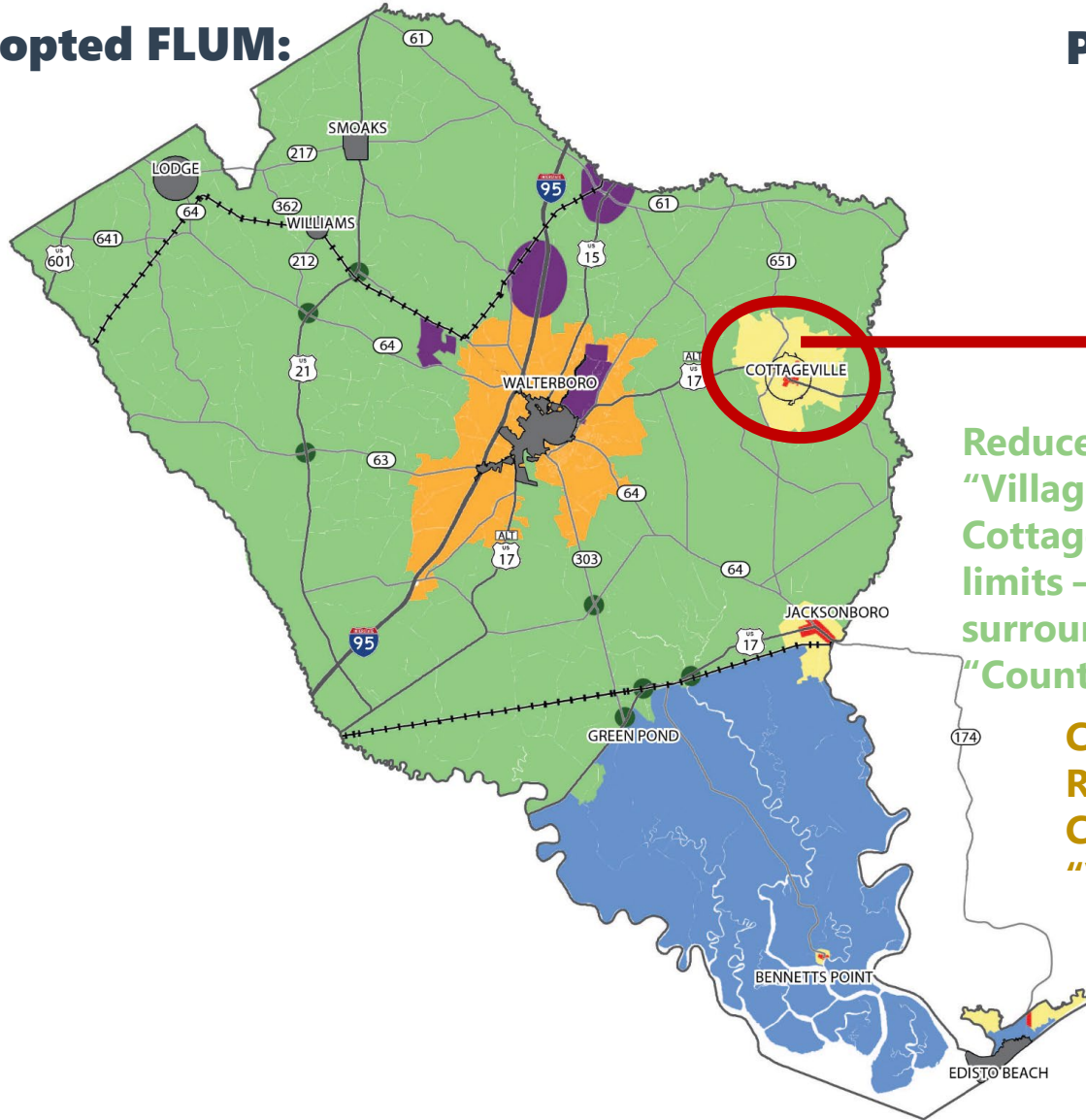


Reduced size of "Urban Growth" and changed name to "Coordinated Growth Area"

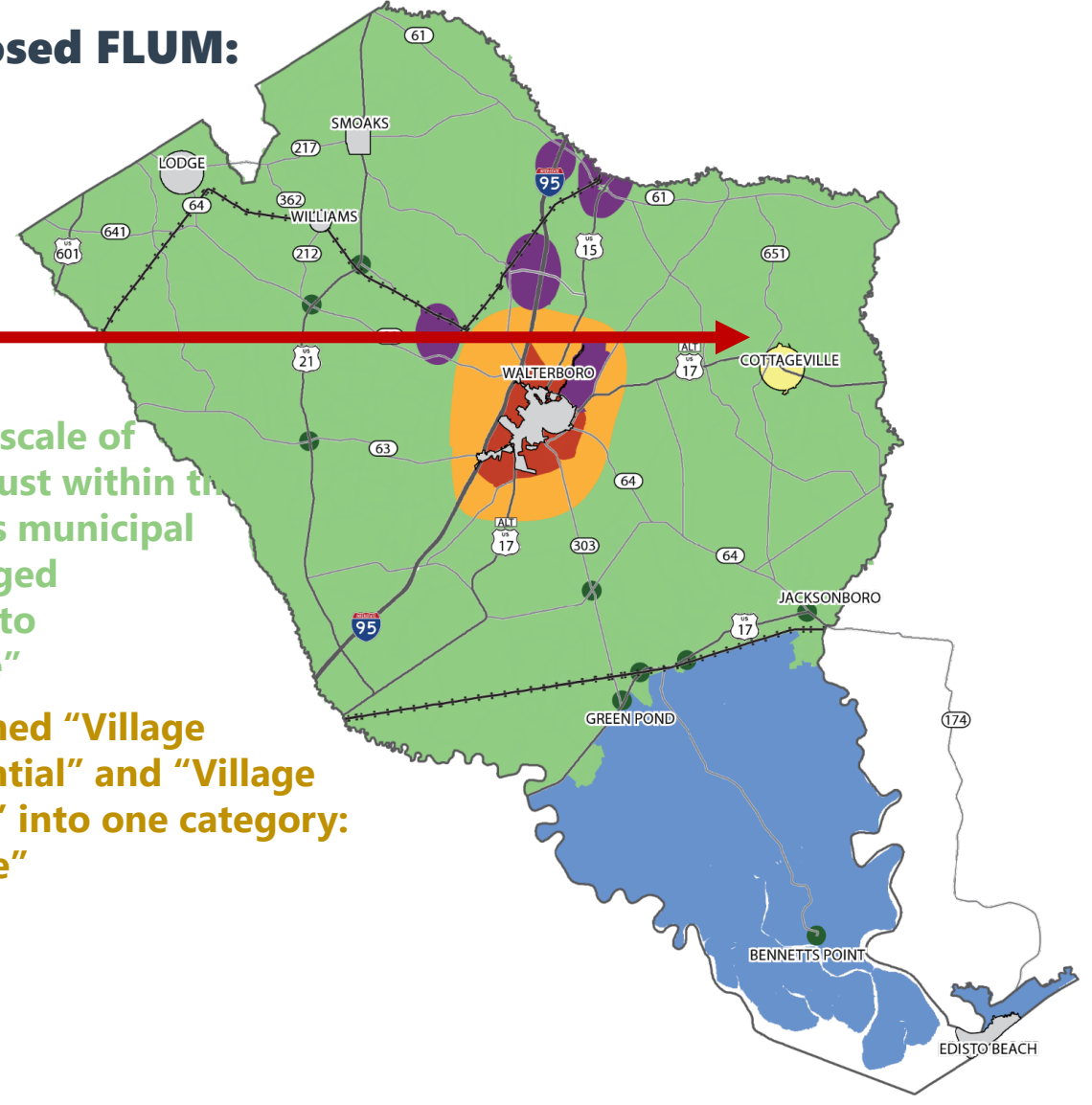
Added "Walterboro Growth Area" to recognize the City's planned annexation area in their Comprehensive Plan

PROPOSED FUTURE LAND USE MAP

Adopted FLUM:



Proposed FLUM:

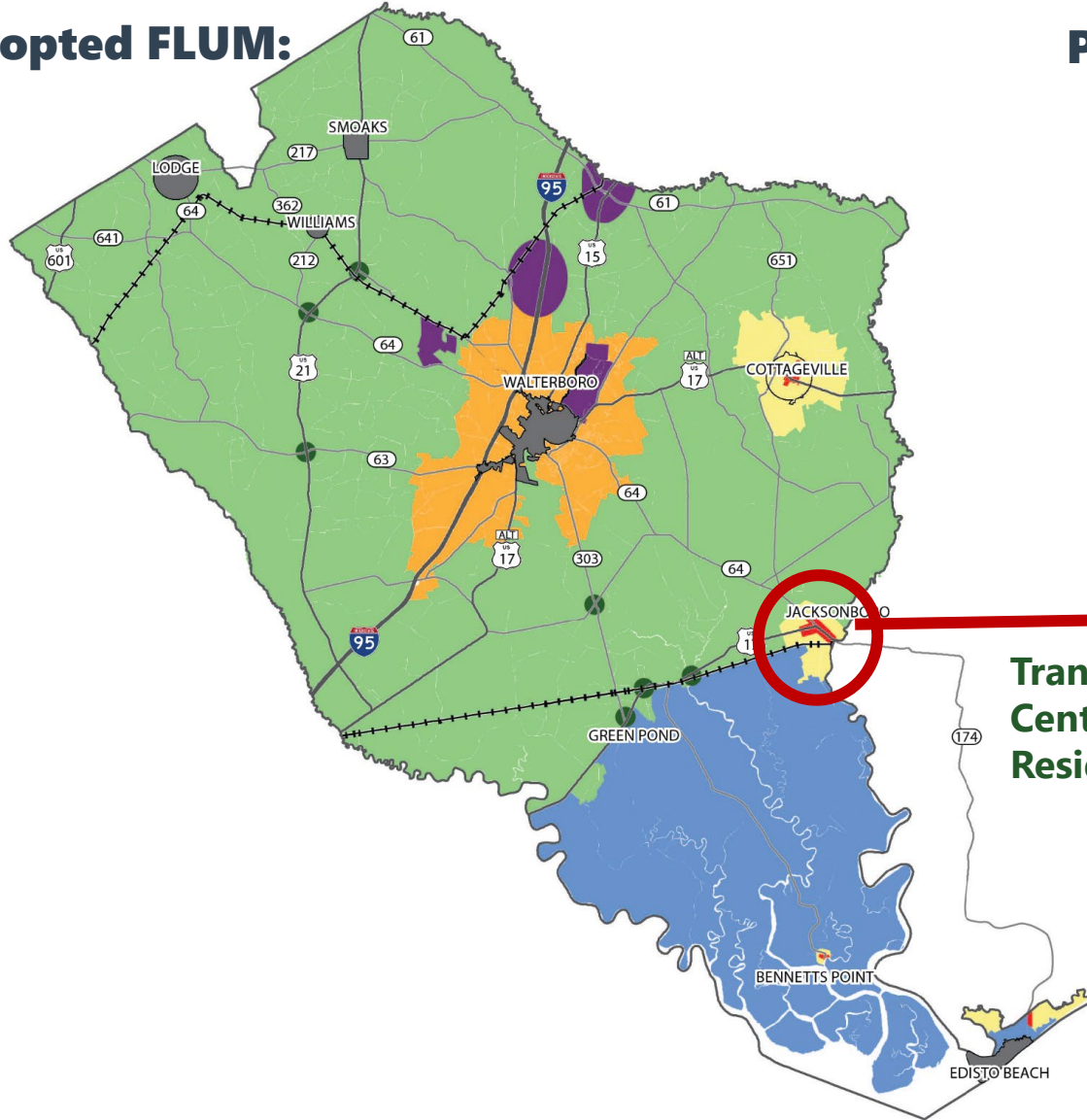


Reduced the scale of
"Village" to just within the
Cottageville's municipal
limits – changed
surrounding to
"Countryside"

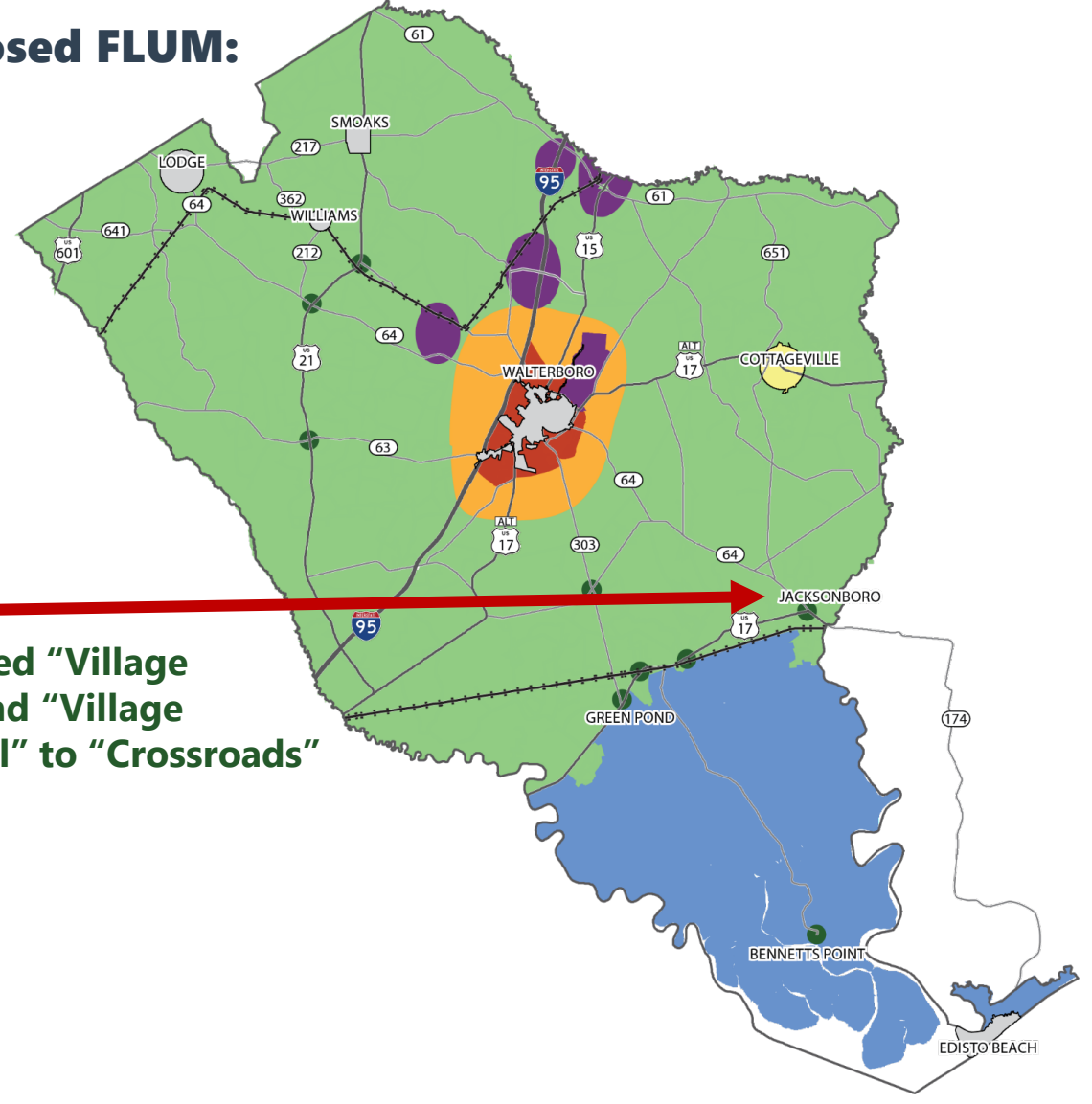
Combined "Village
Residential" and "Village
Center" into one category:
"Village"

PROPOSED FUTURE LAND USE MAP

Adopted FLUM:



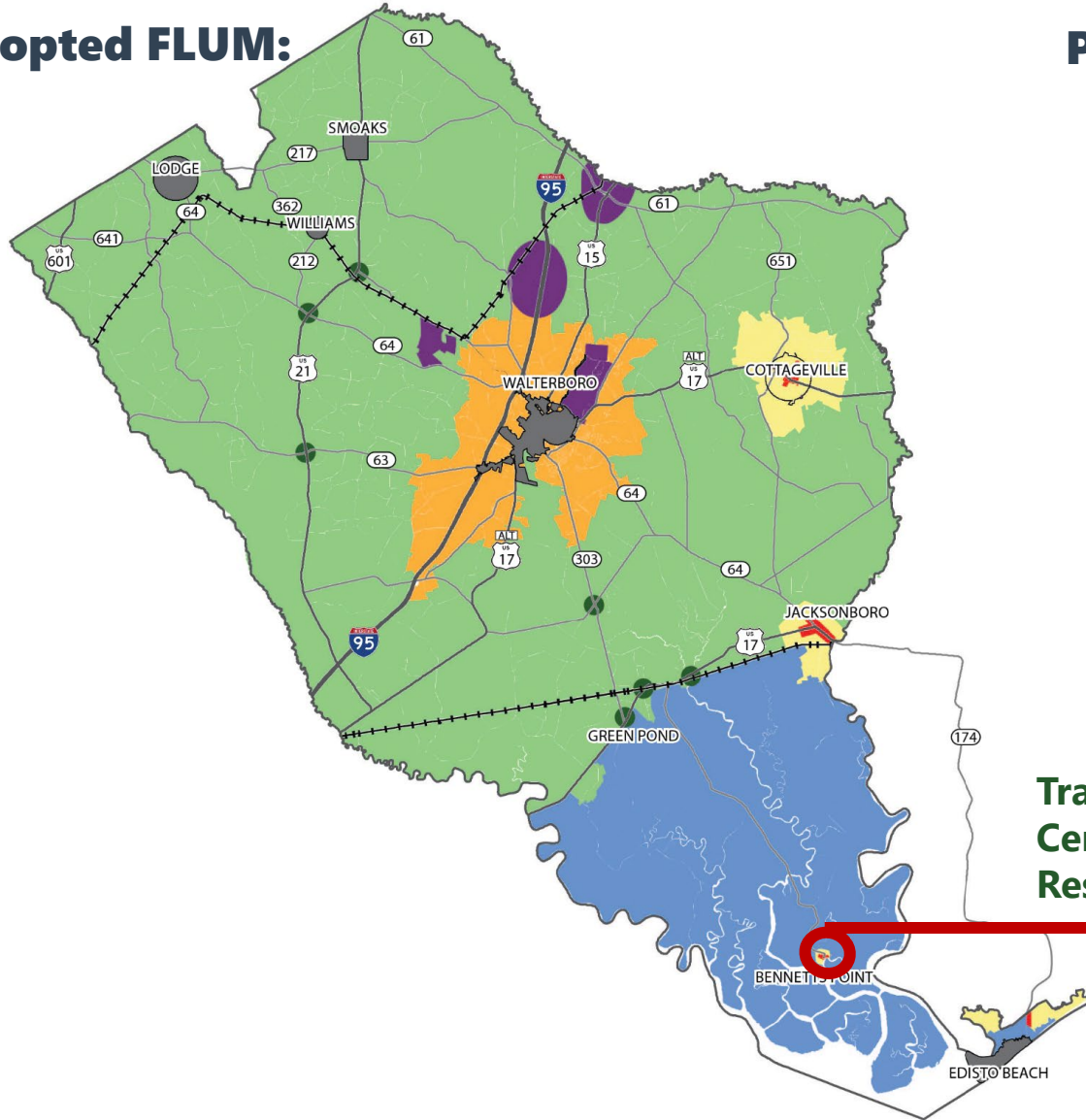
Proposed FLUM:



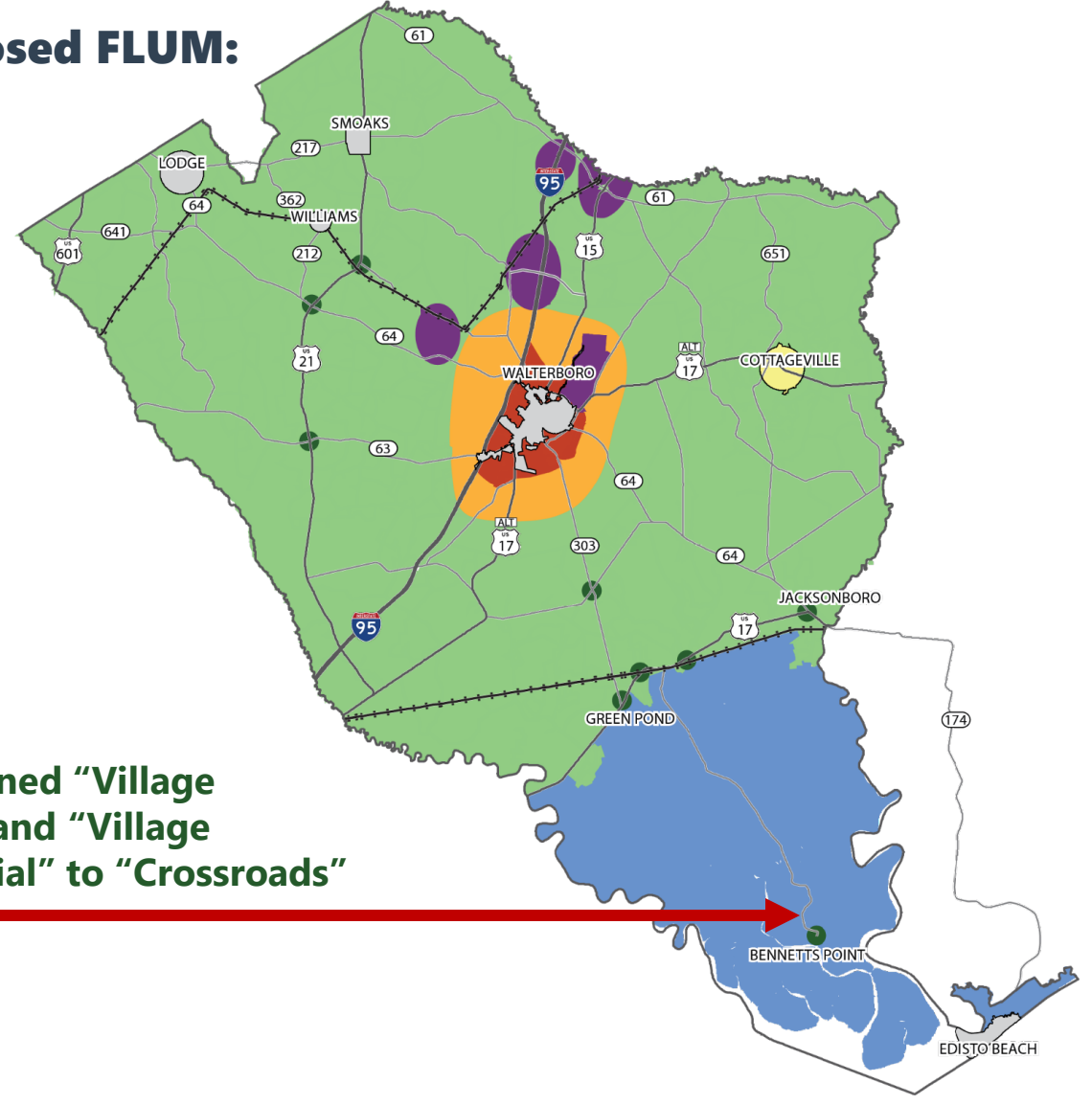
Transitioned "Village Center" and "Village Residential" to "Crossroads"

PROPOSED FUTURE LAND USE MAP

Adopted FLUM:



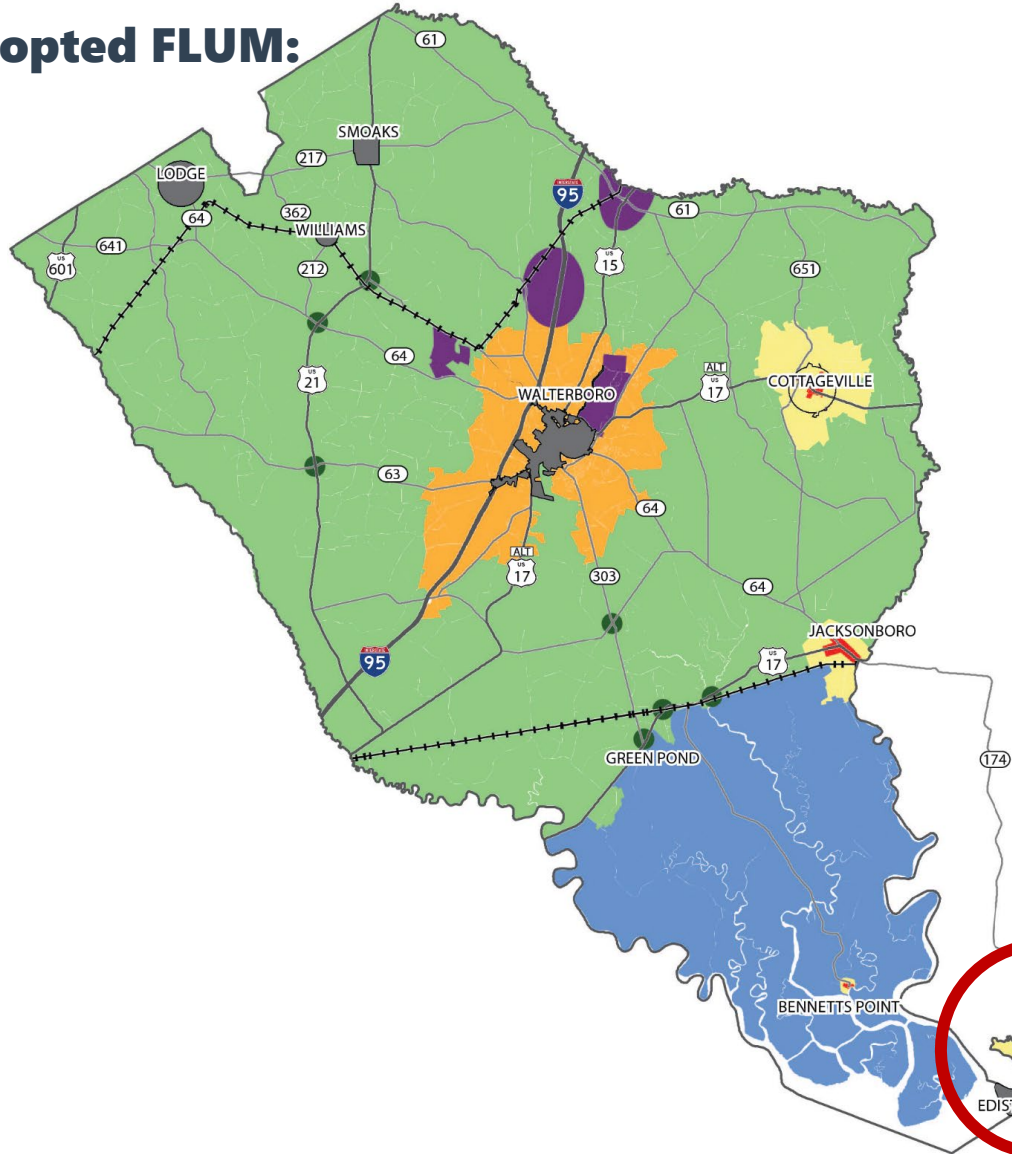
Proposed FLUM:



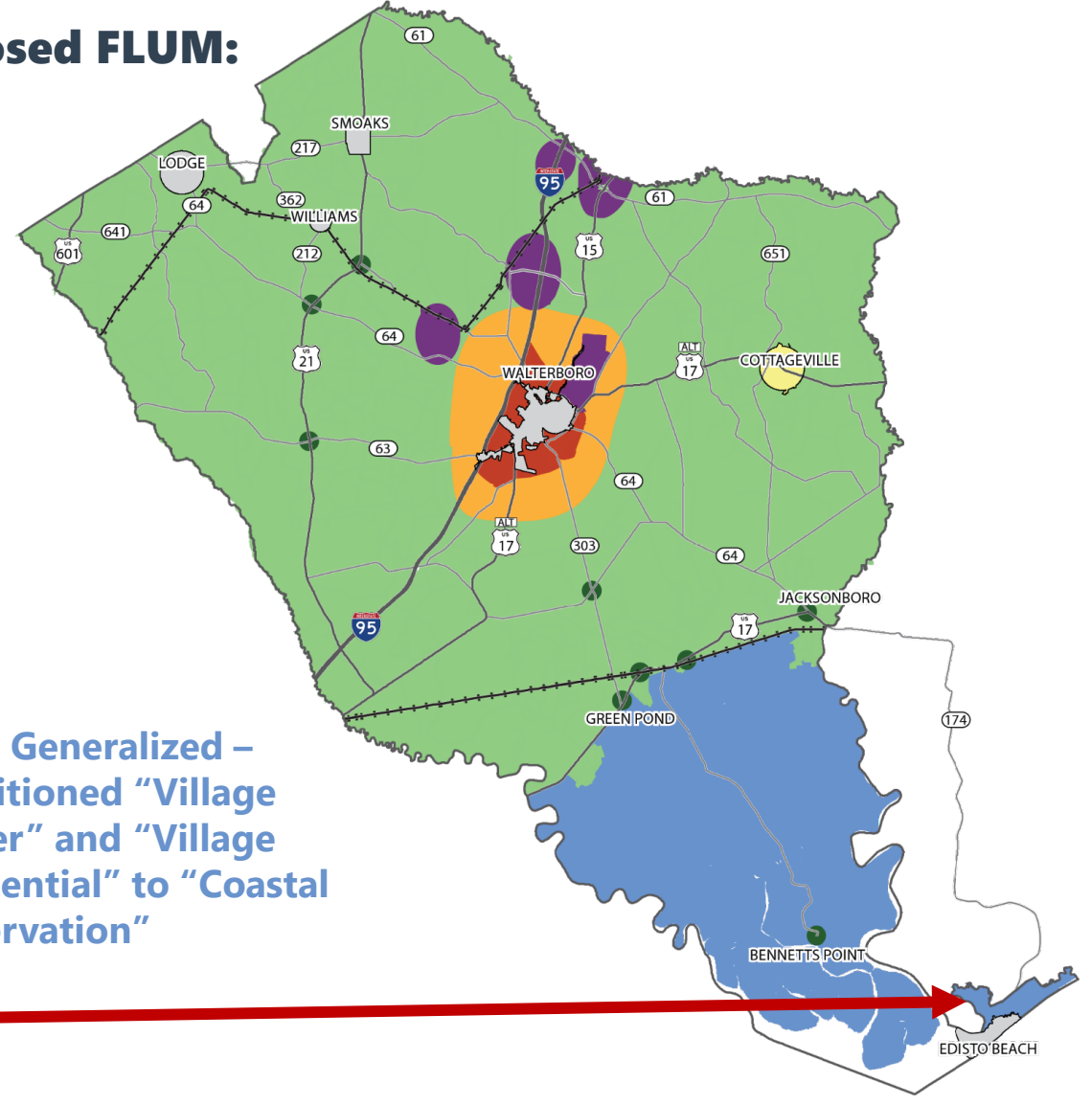
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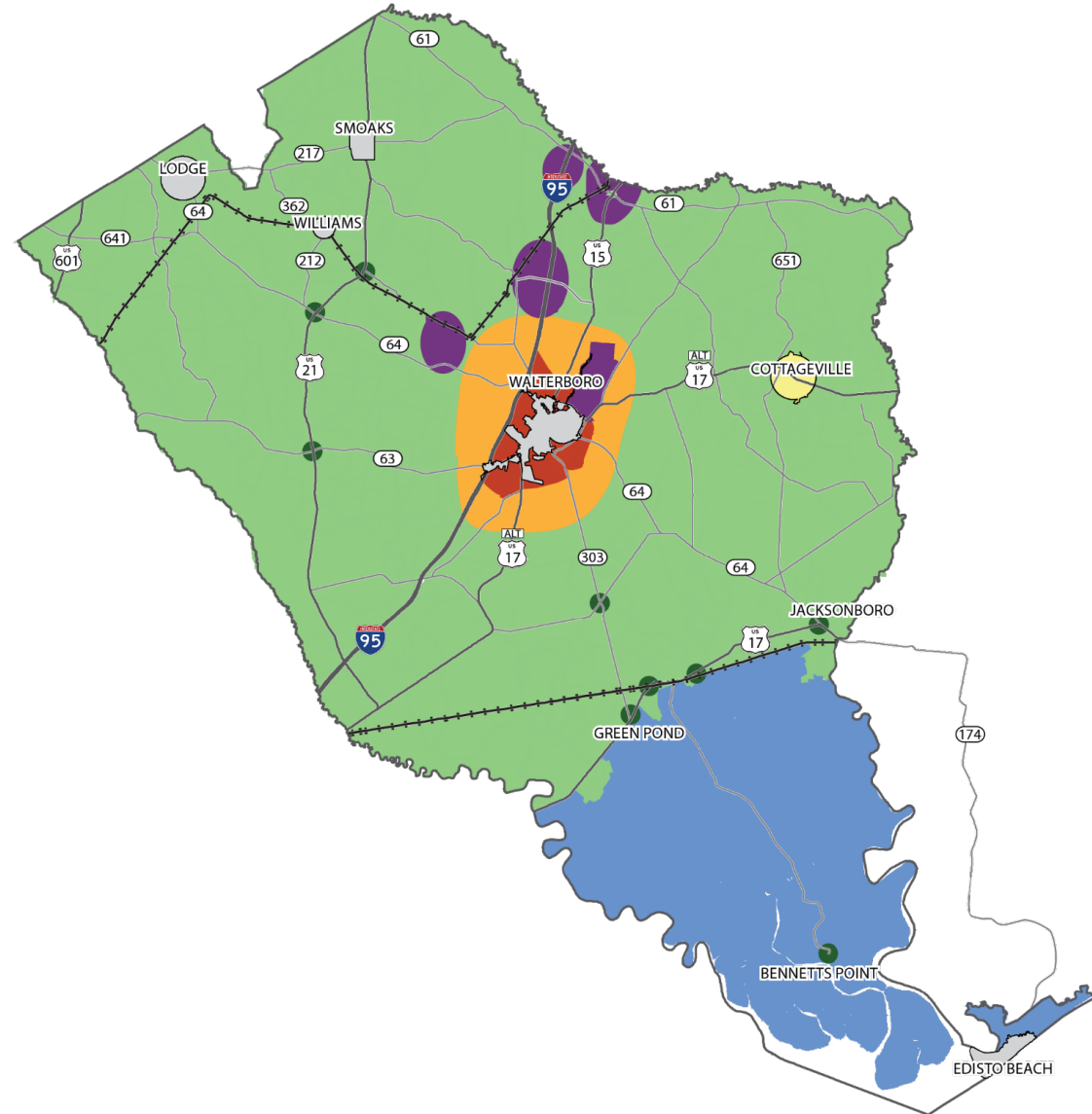
Proposed FLUM:



**More Generalized –
transitioned “Village
Center” and “Village
Residential” to “Coastal
Preservation”**

PROPOSED FUTURE LAND USE MAP

-  Coastal Preservation
-  Countryside
-  Crossroads
-  Village
-  Walterboro Growth Area
-  Coordinated Growth Area
-  Industrial
-  Municipalities with Own Zoning



PUBLIC INPUT MEETINGS

FORMAT

- **Public Meetings** (March / April)
 - 5 drop-in meetings throughout the County
 - Draft plan posted to project website



NEXT STEPS

- **Public Meetings (March / April)**
 - 5 drop-in meetings throughout the County
 - Draft plan posted to project website
 - County to advertise meetings
 - Send Announcements to Email Subscribers
- **Prepare Final Plan (April - June)**
 - Revise draft based on feedback
 - Present final draft to Planning Commission
 - Present final draft to Board of Commissioners