



COLLETON COUNTY

# Comprehensive Plan Update

**Planning Commission Meeting**

April 27, 2026

# AGENDA



**PUBLIC DROP-IN  
MEETINGS**



**DRAFT PLAN  
UPDATE CHANGES**



**NEXT STEPS**

# **PUBLIC DROP-IN MEETINGS**

# Participation

# 120+

Attendees

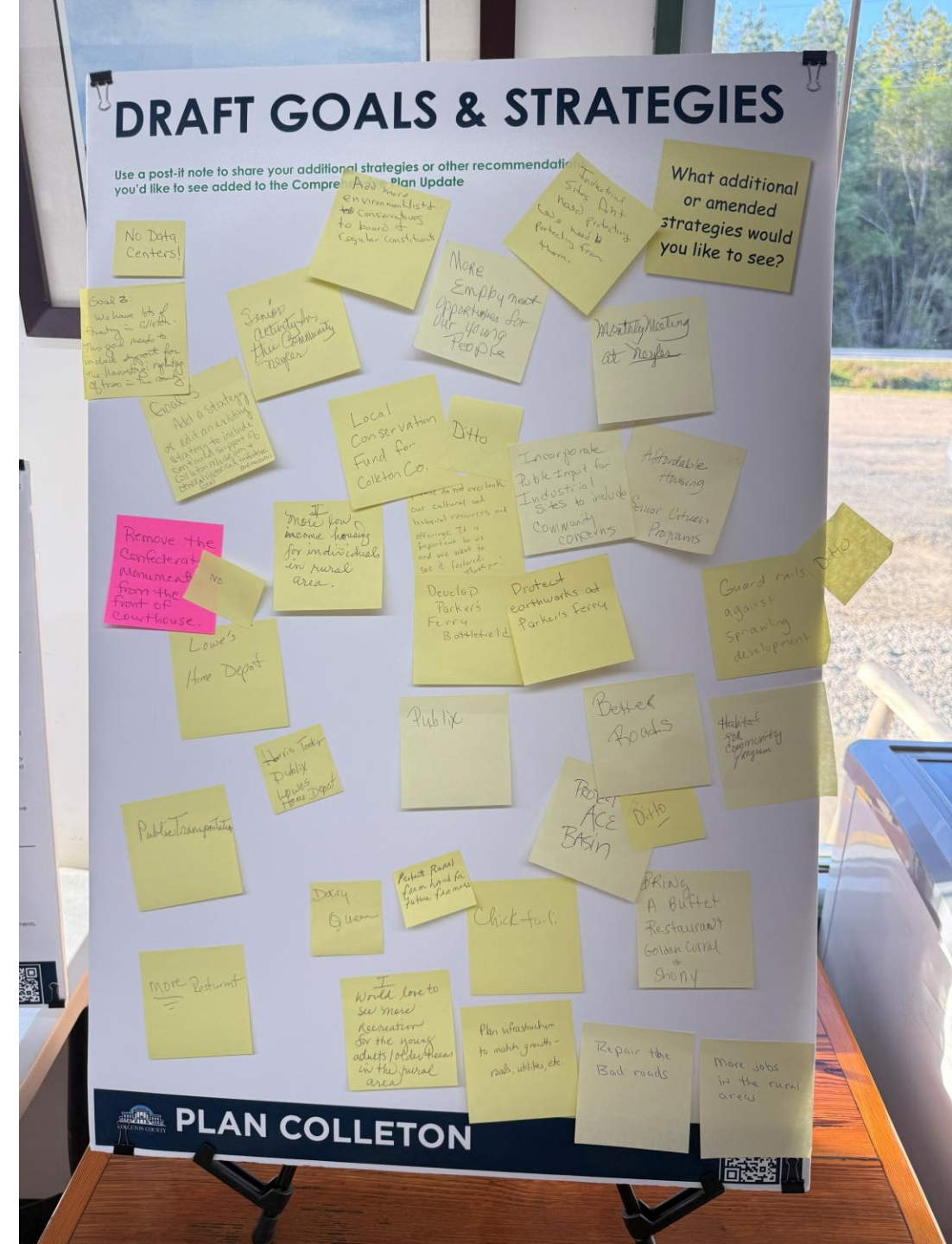
# 7

Meetings across  
the County



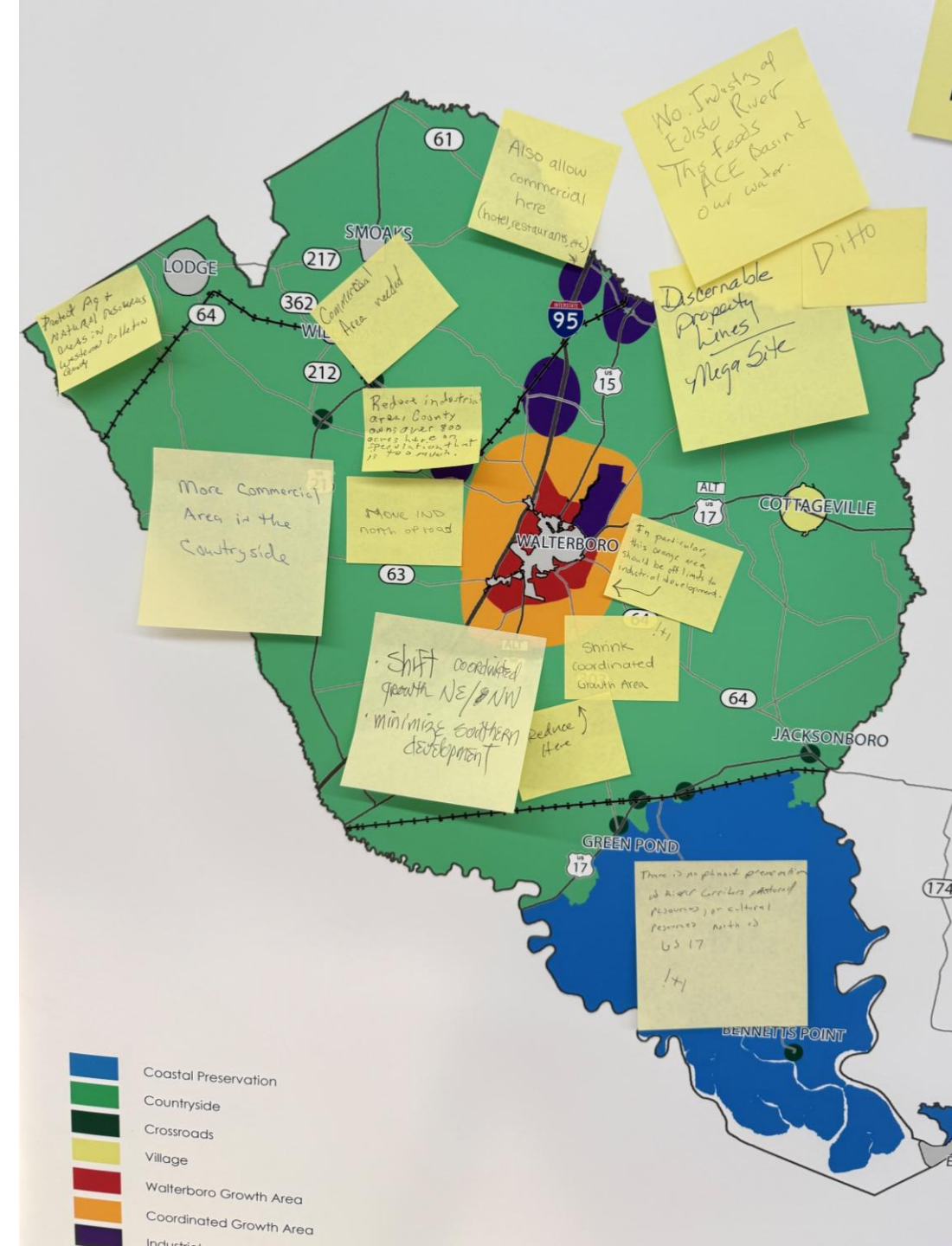
# Goals & Strategies – What We Heard

- Protect natural resources
- Plan infrastructure and improve roads
- Protect farmland and support forestry
- More recreation, more senior programs
- Support historical and cultural resources
- More retail and restaurants
- More jobs and affordable housing



# Future Land Use Map – What We Heard

- Protect agricultural land and natural resources
- Modify future industrial areas
  - Focus on Mega Site property only
  - Allow commercial growth along Interstate
  - Reduce industry around the Edisto River
- Shift Coordinated Growth Area
- Plan for the preservation of river corridors and natural resources north of US-17



**DRAFT PLAN  
UPDATE  
CHANGES**

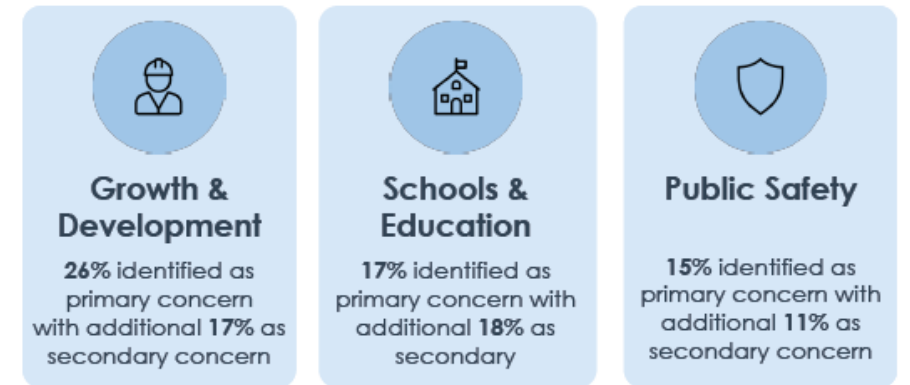
# PUBLIC MEETINGS AND SURVEY

- Information / images from public meetings and survey results were added to introduction of Plan

▼ FIGURE 1.1 IMAGES FROM PUBLIC DROP-IN MEETINGS



▼ FIGURE 1.2 CONCERNS IDENTIFIED IN COMMUNITY SURVEY



▼ FIGURE 1.3 LONG RANGE PLANNING PRIORITIES IDENTIFIED IN COMMUNITY SURVEY



# STRATEGY CHANGES



- **Goal 2, Strategy 3:** Added “wood products processing” to the list of example agribusiness infrastructure supports:
- Invest in value-added agriculture and agribusiness infrastructure, such as food processing, cold storage, *wood products processing*, and distribution facilities.

# STRATEGY CHANGES



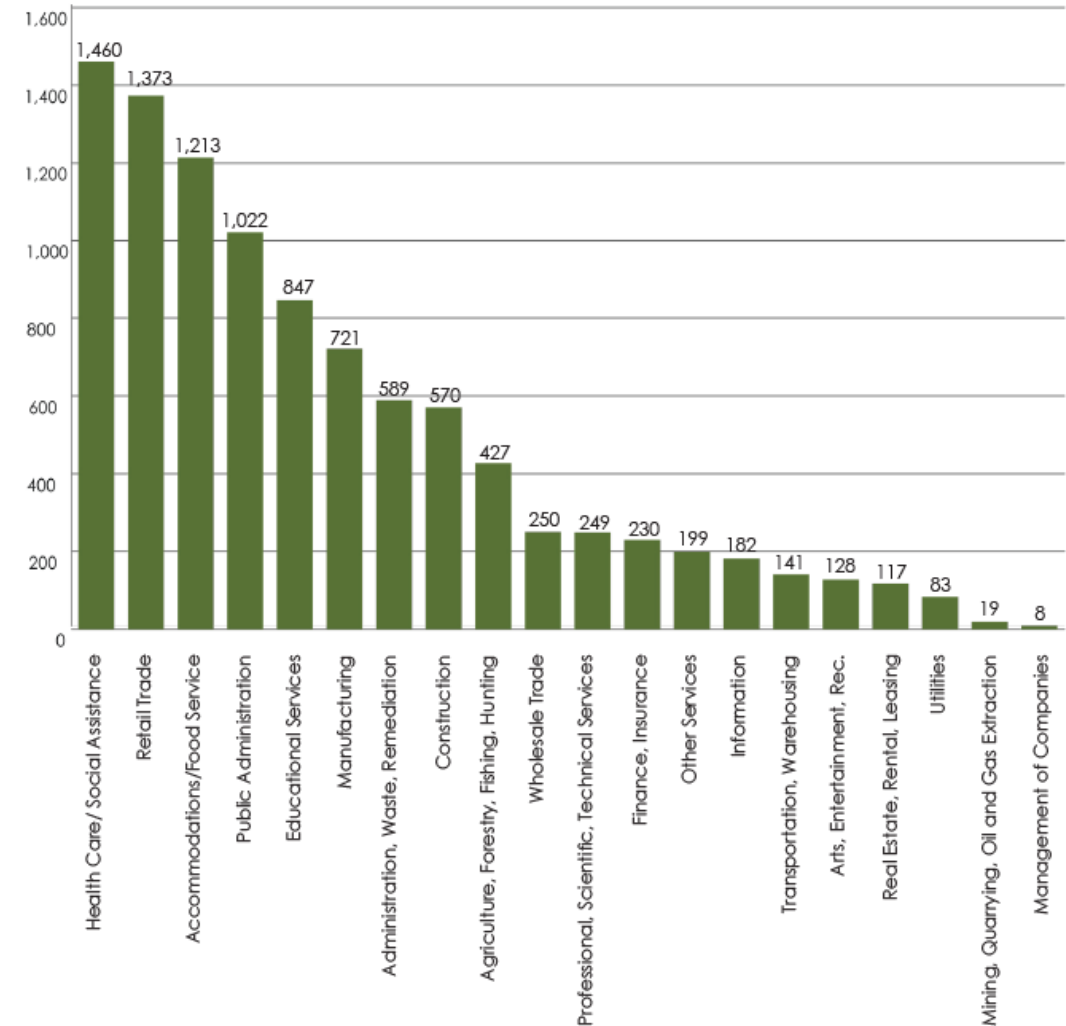
- **Goal 5:** Added a new strategy about supporting historic and cultural resources:
- Partner with the Colleton County Historical & Preservation Society, the Colleton Museum & Farmers Market, the South Carolina Artisans Center, the Colleton County Arts Council, the Colleton County Library, and other organizations to protect and market historic and cultural resources.

# ECONOMIC DEVELOPMENT

- Replaced Bureau of Labor Statistics data with U.S. Census Bureau data to more accurately reflect educational services employment in Colleton County
  - Errors in BLS data led to significant underreporting of this industry's employment numbers

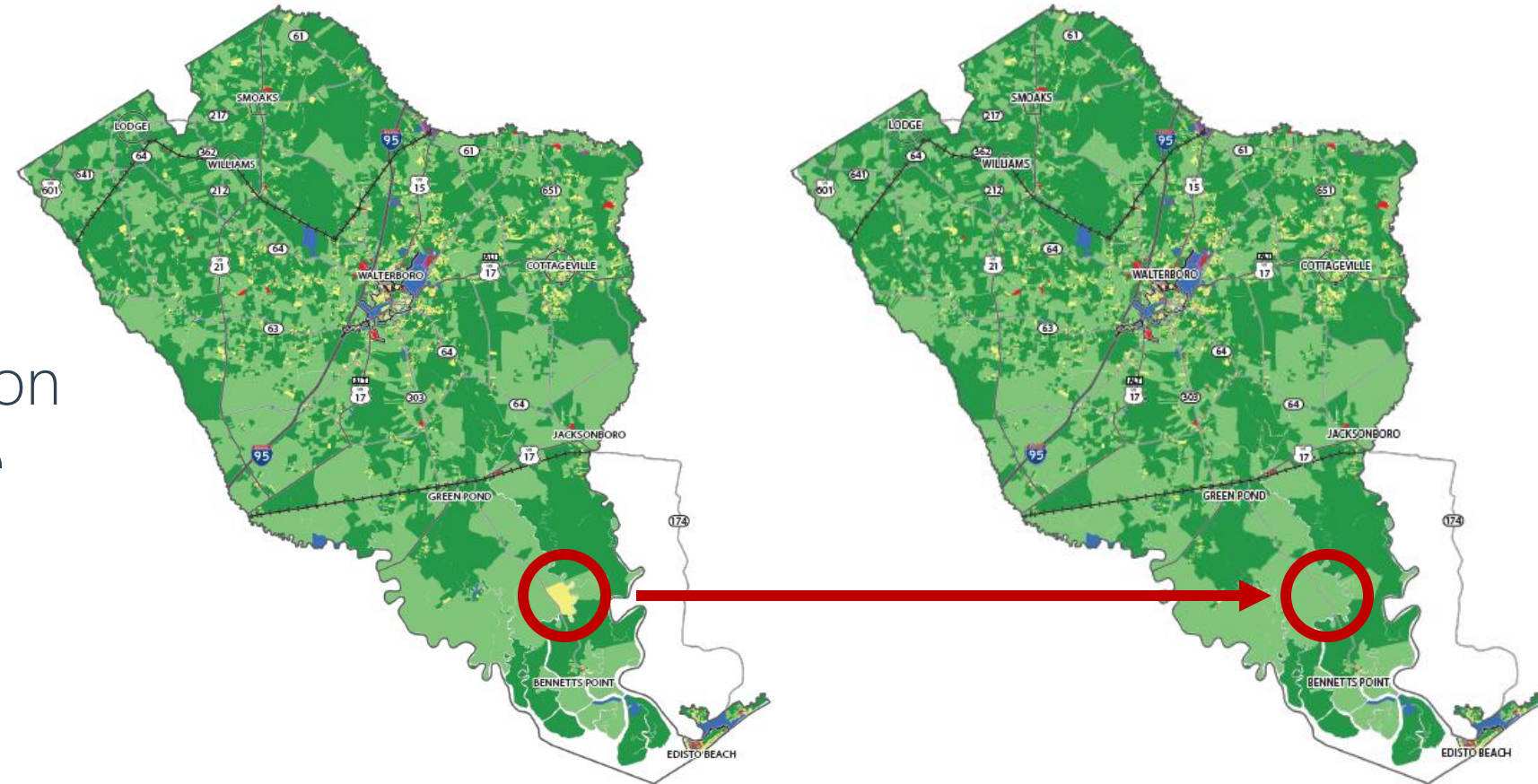
▼ FIGURE B.2 PRIVATE EMPLOYMENT BY INDUSTRY 2024

Source: US Census Bureau, Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics



# LAND USE

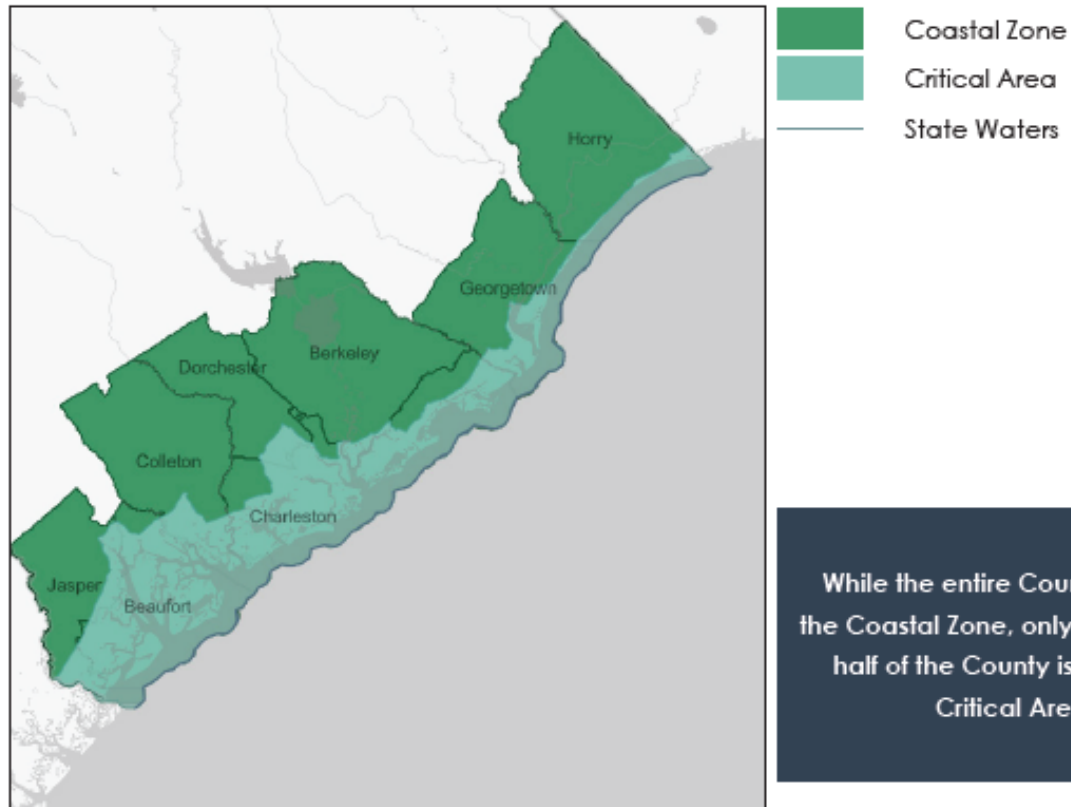
- Changed Airy Hall Plantation from “residential” to “agricultural” classification on the existing land use map



# LAND USE

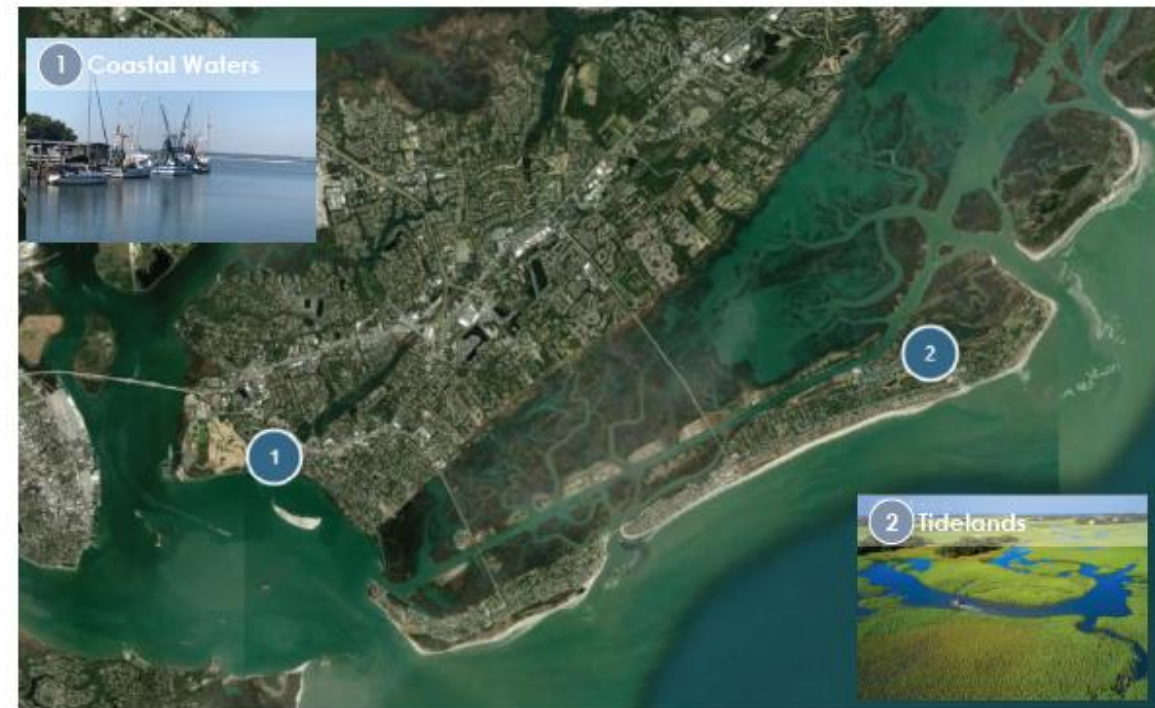
- Added information about the Coastal Zone Management Program and the Coastal Zone Consistency Certification Process

▼ SOUTH CAROLINA COASTAL ZONE AND CRITICAL AREA BOUNDARIES



While the entire County is within the Coastal Zone, only the southern half of the County is within the Critical Area.

▼ EXAMPLES OF CRITICAL AREAS IN COLLETON COUNTY



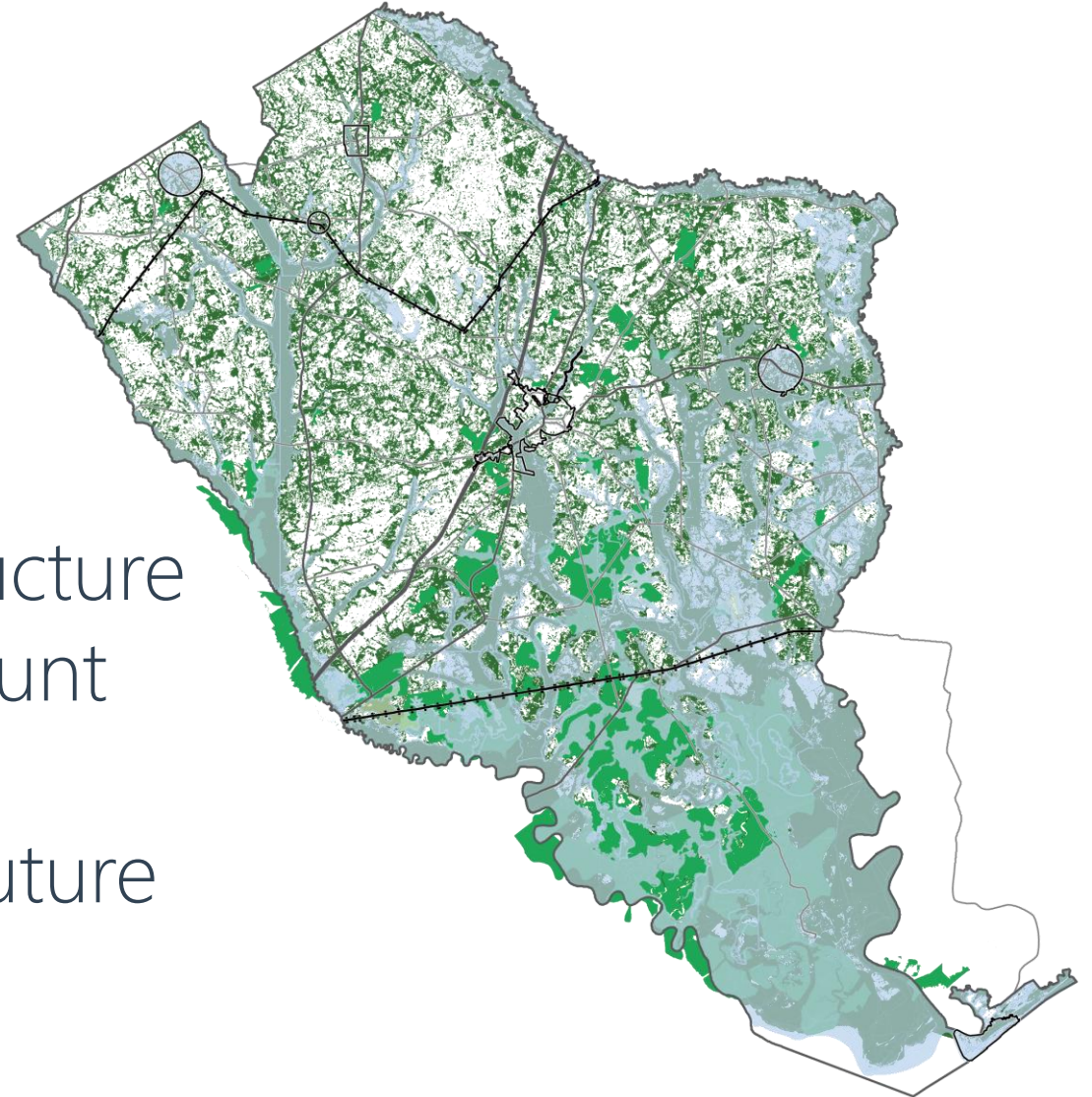
# FUTURE LAND USE MAP

- The Future Land Use Map illustrates the desired future land use throughout the County's jurisdiction
- It is used by the Planning Commission and Council when making zoning, development, and similar decisions
- The Future Land Use Map is NOT zoning or a regulatory tool
  - It does not effectively change the zoning of properties
  - It does not have legal authority over the use of properties, but is a guide for how things should be developed in the future

# A NOTE ABOUT THE FLUM

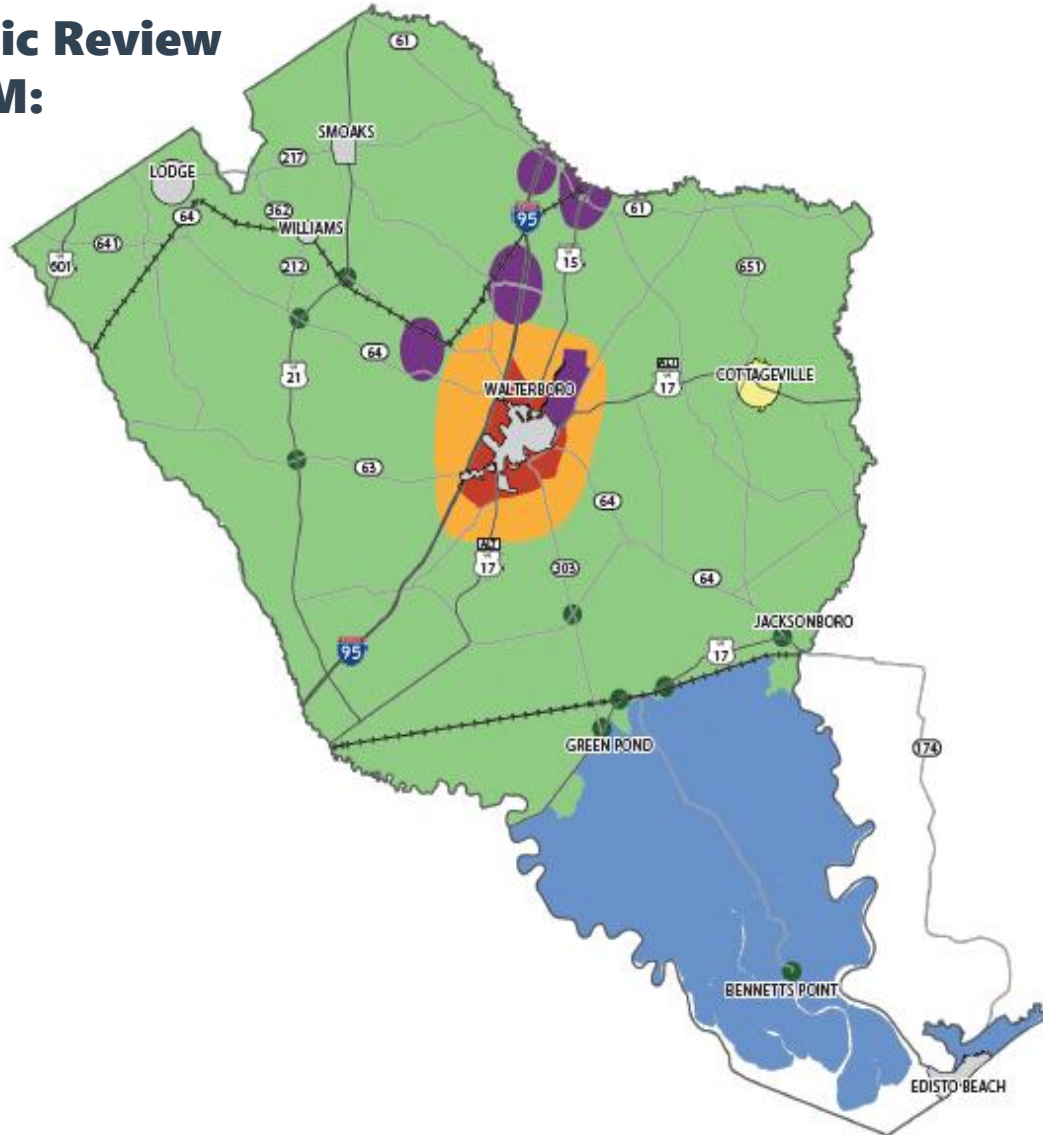


- Environmental factors and infrastructure availability / capacity limit the amount of land available for development, regardless of designation on the Future Land Use Map

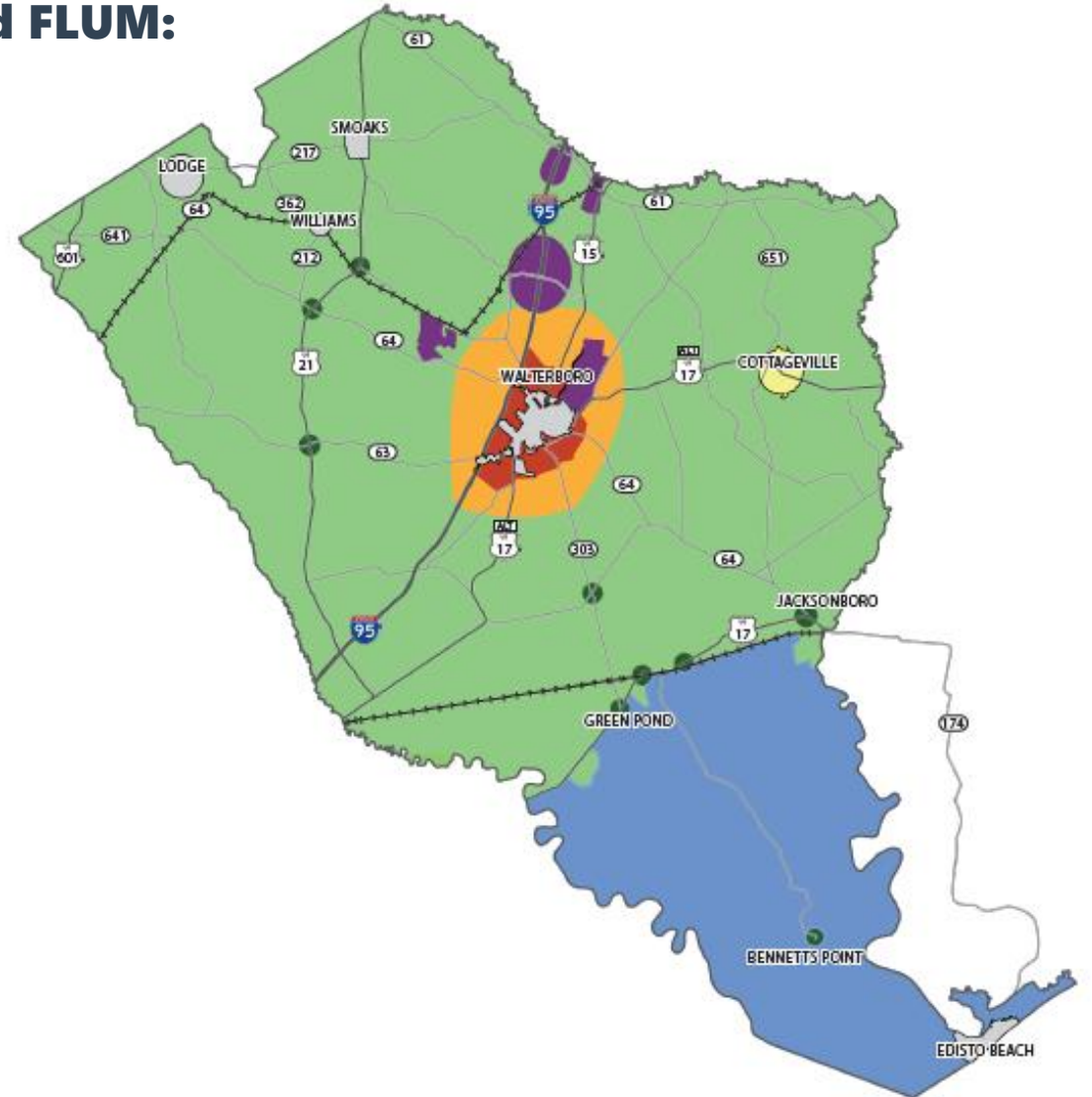


# FUTURE LAND USE MAP CHANGES









**Public Review  
FLUM:**

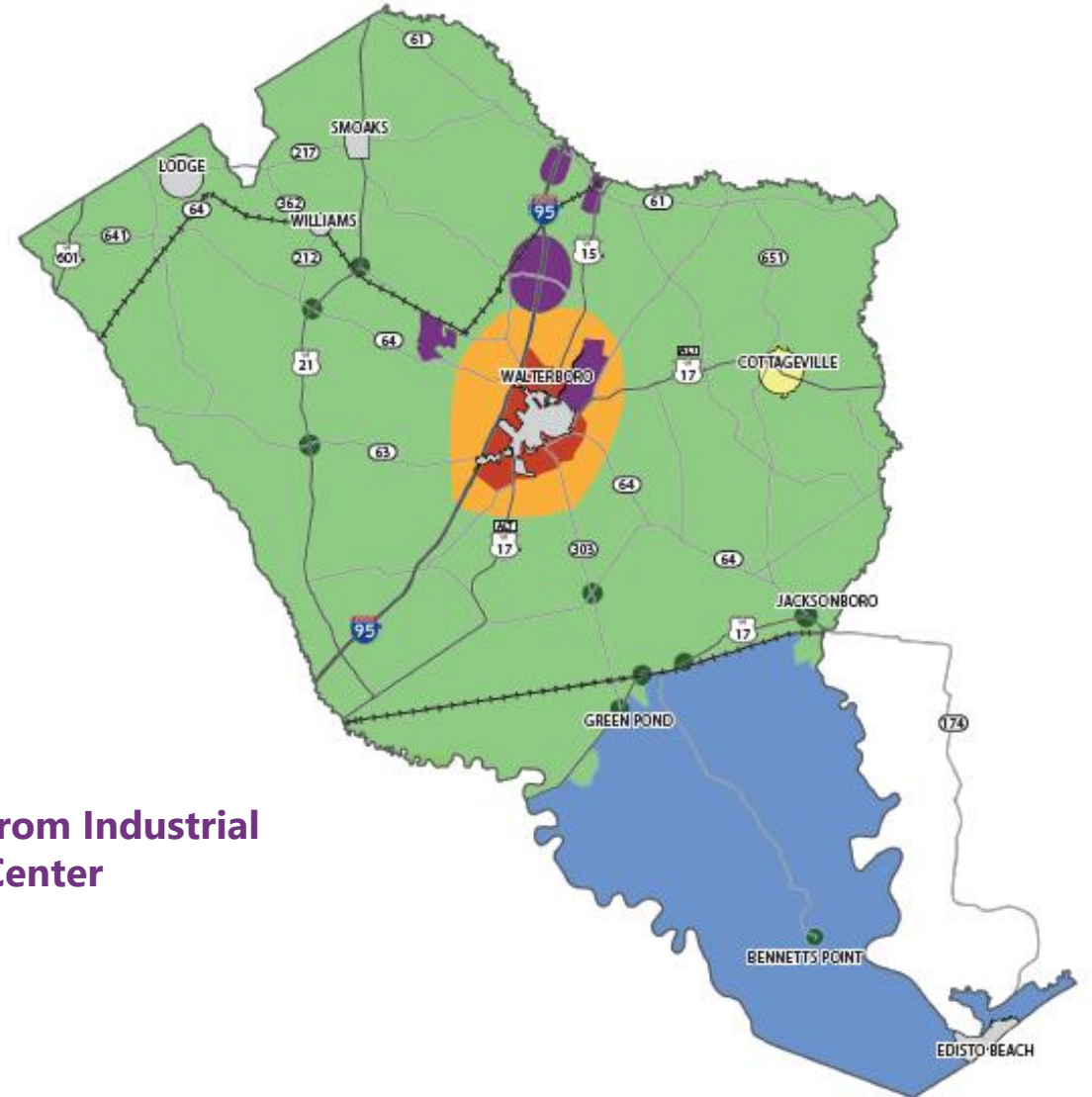


**Revised FLUM:**



# PROPOSED FUTURE LAND USE MAP

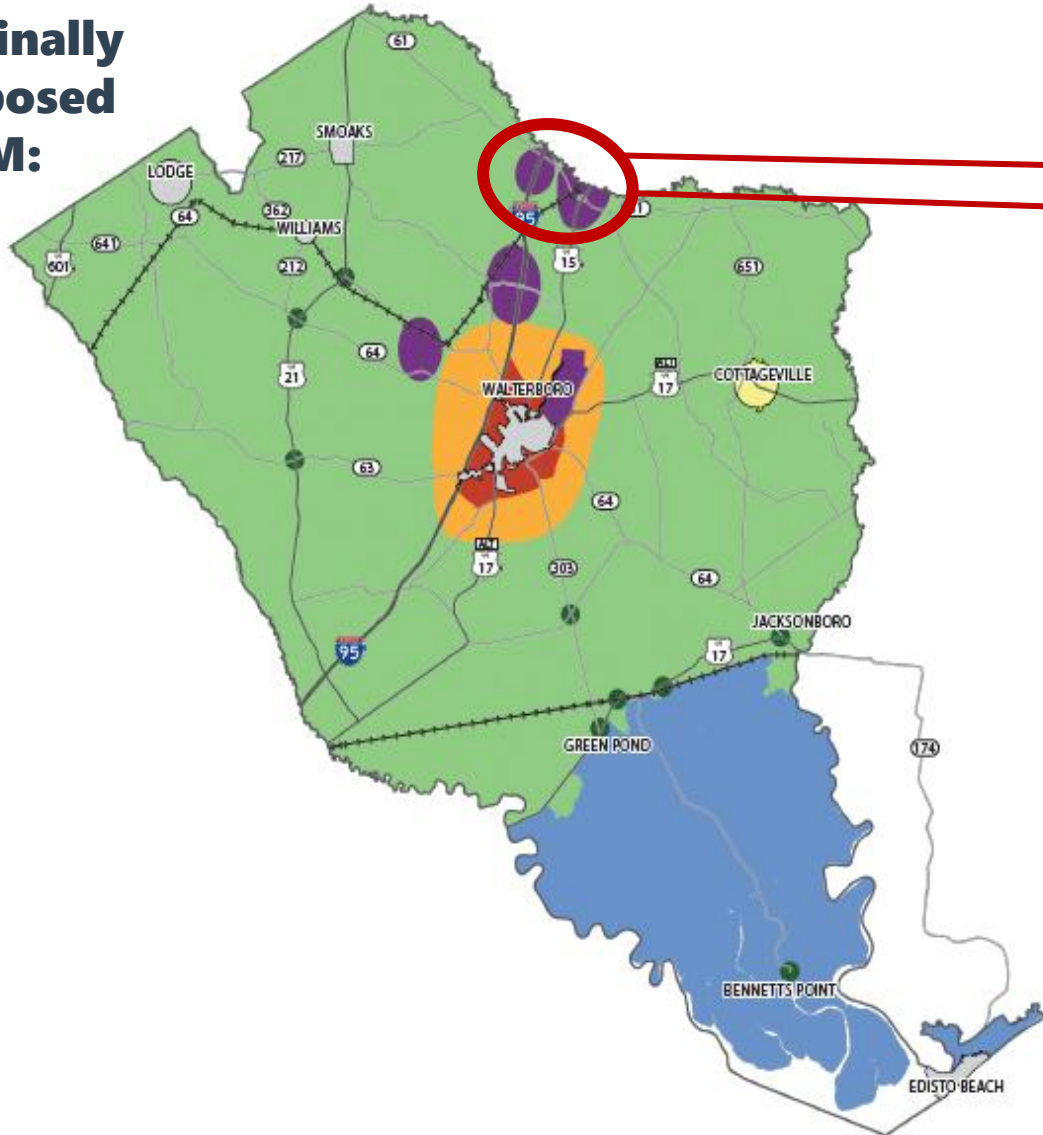
-  Coastal Preservation
-  Countryside
-  Crossroads
-  Village
-  Walterboro Growth Area
-  Coordinated Growth Area
-  Employment Center
-  Municipalities with Own Zoning



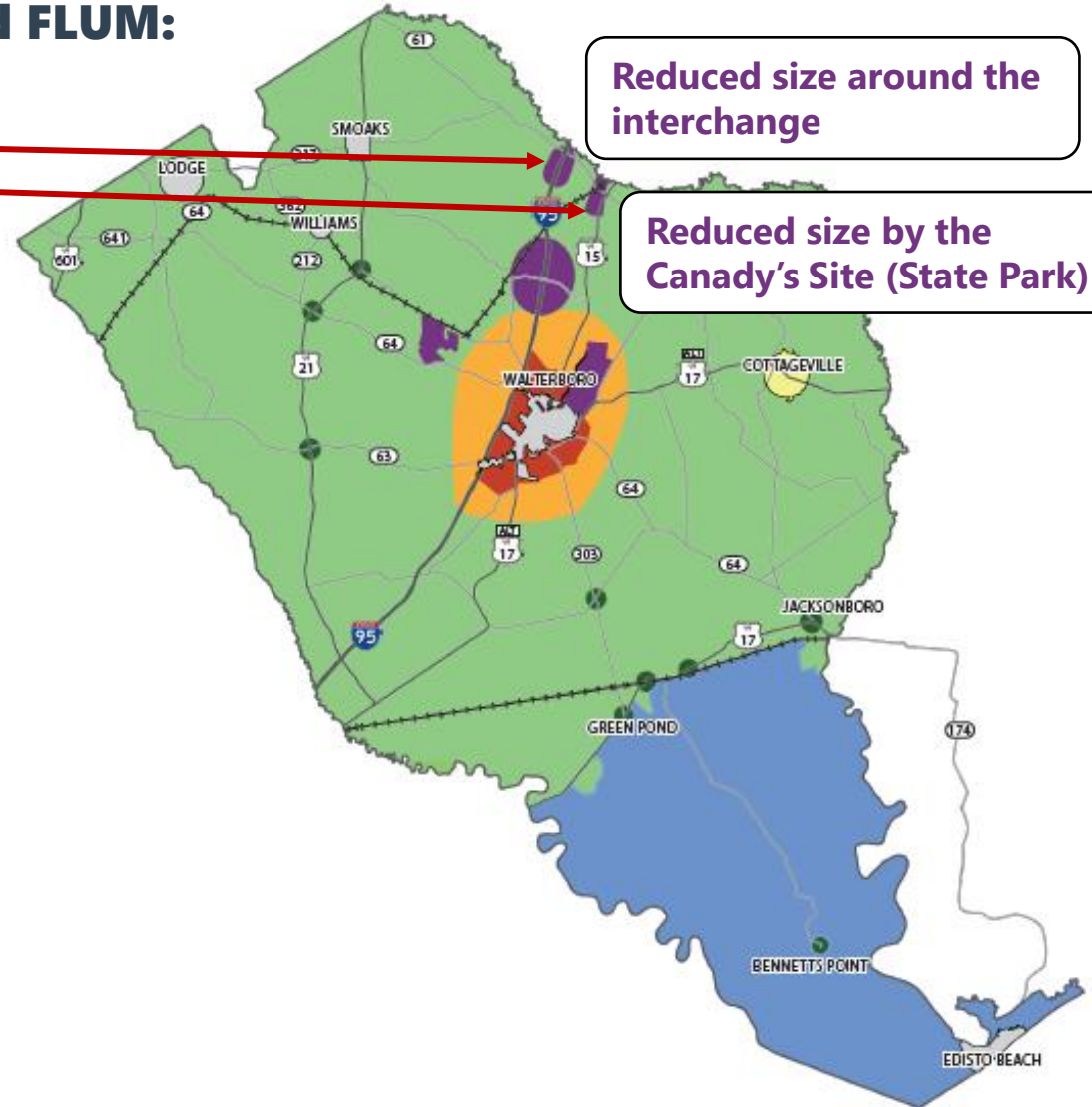
**Changed Name from Industrial to Employment Center**

# FUTURE LAND USE MAP CHANGES

**Originally Proposed FLUM:**



**Revised FLUM:**

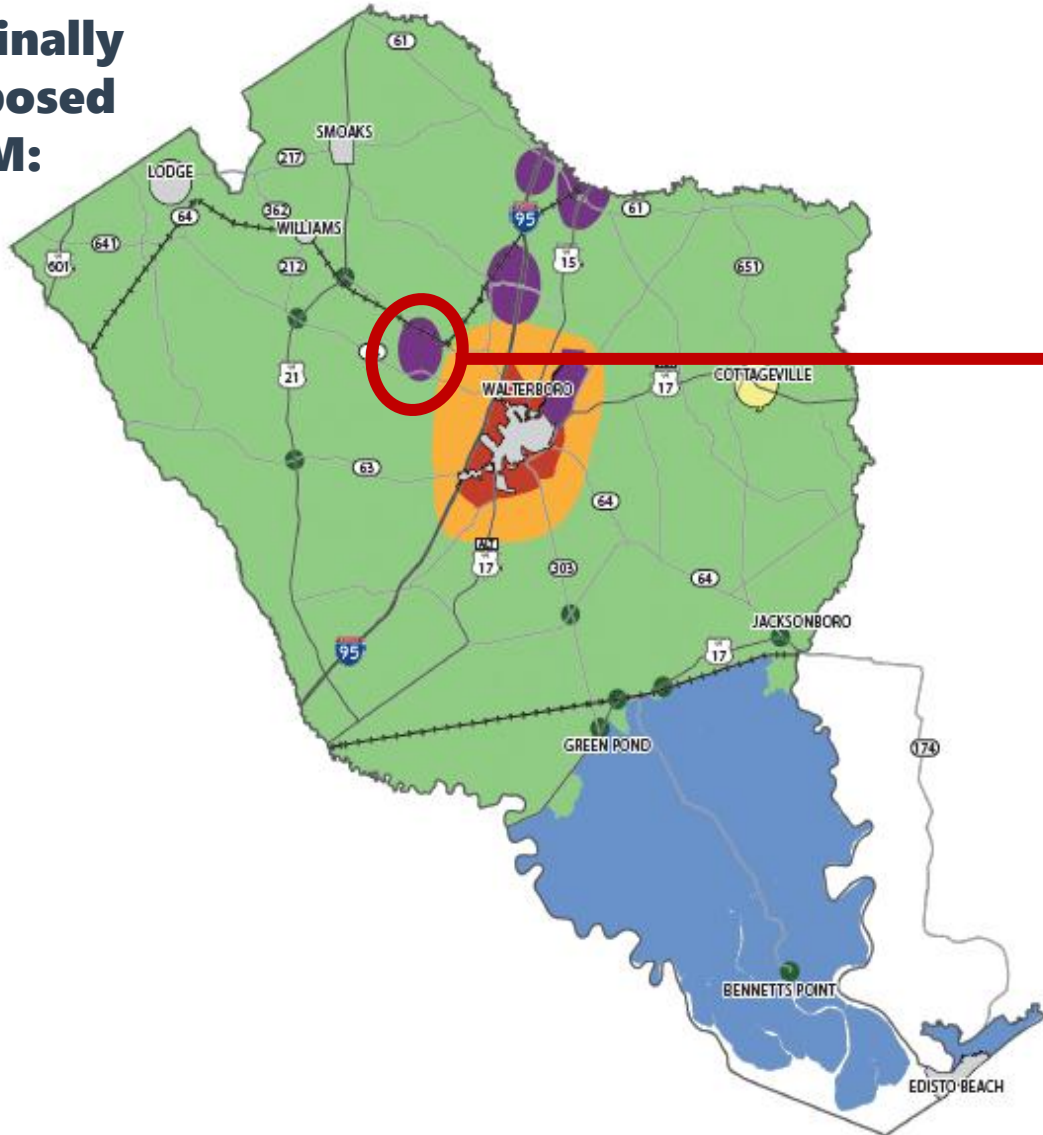


Reduced size around the interchange

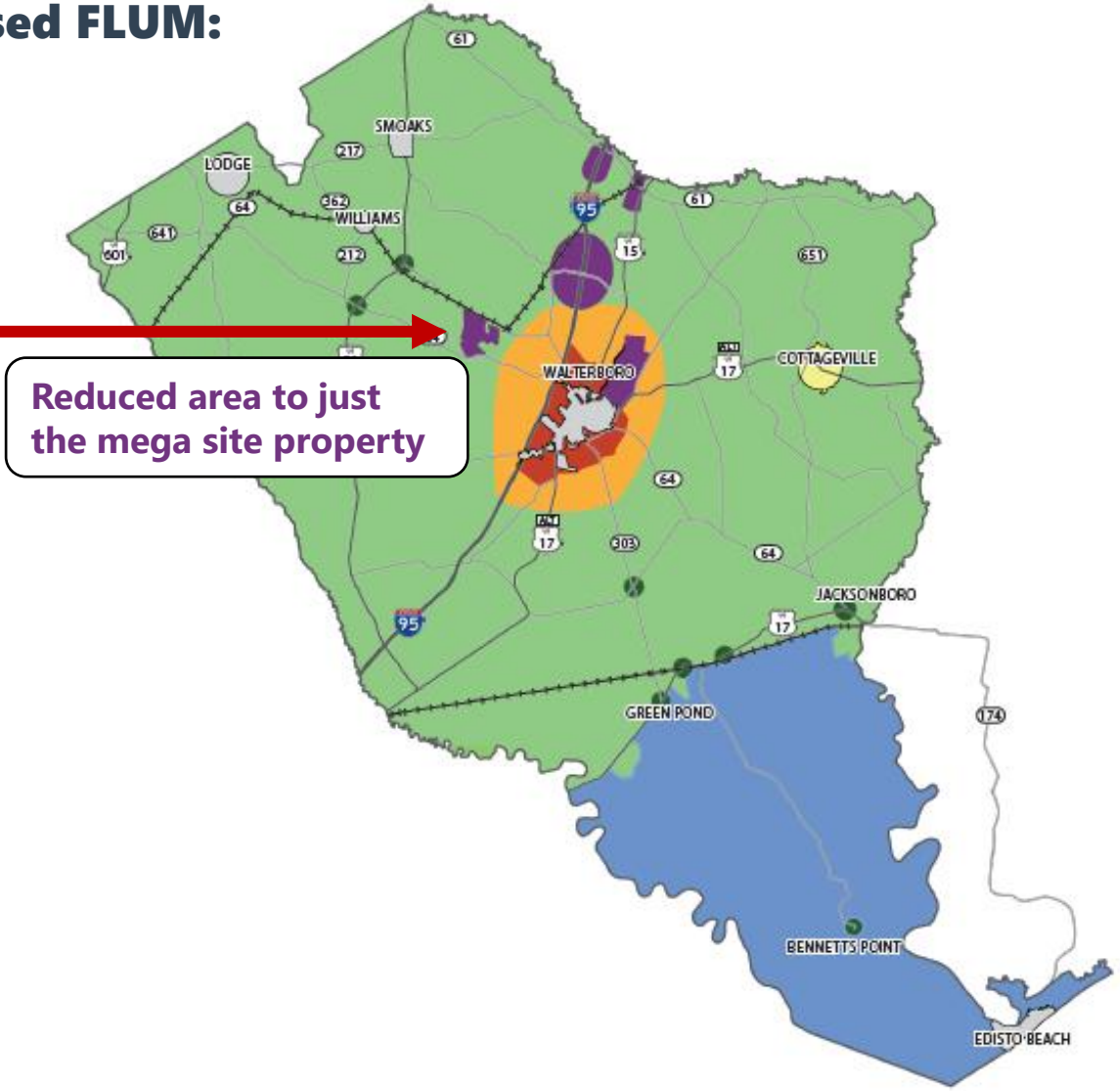
Reduced size by the Canady's Site (State Park)

# FUTURE LAND USE MAP CHANGES

**Originally Proposed FLUM:**



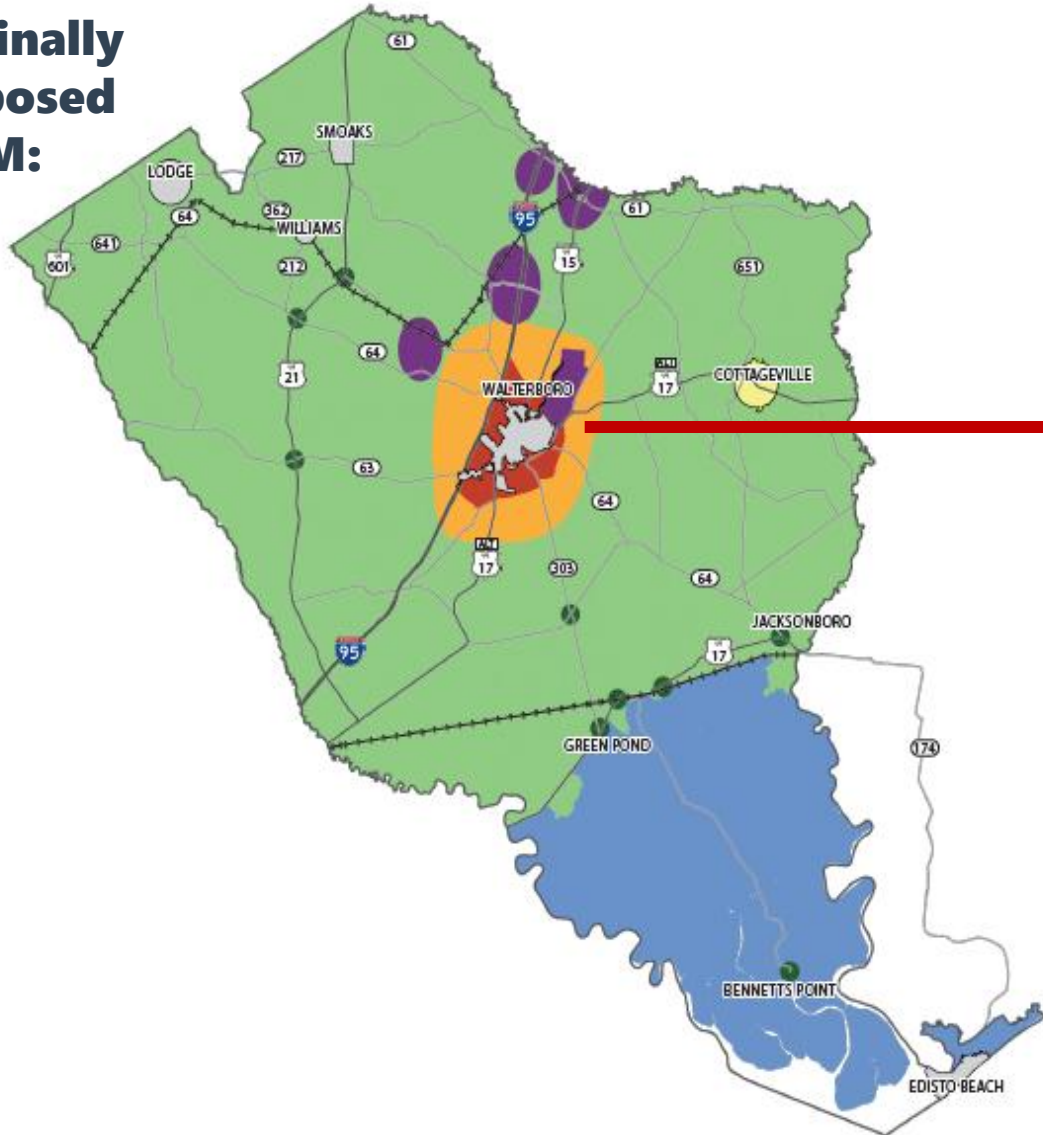
**Revised FLUM:**



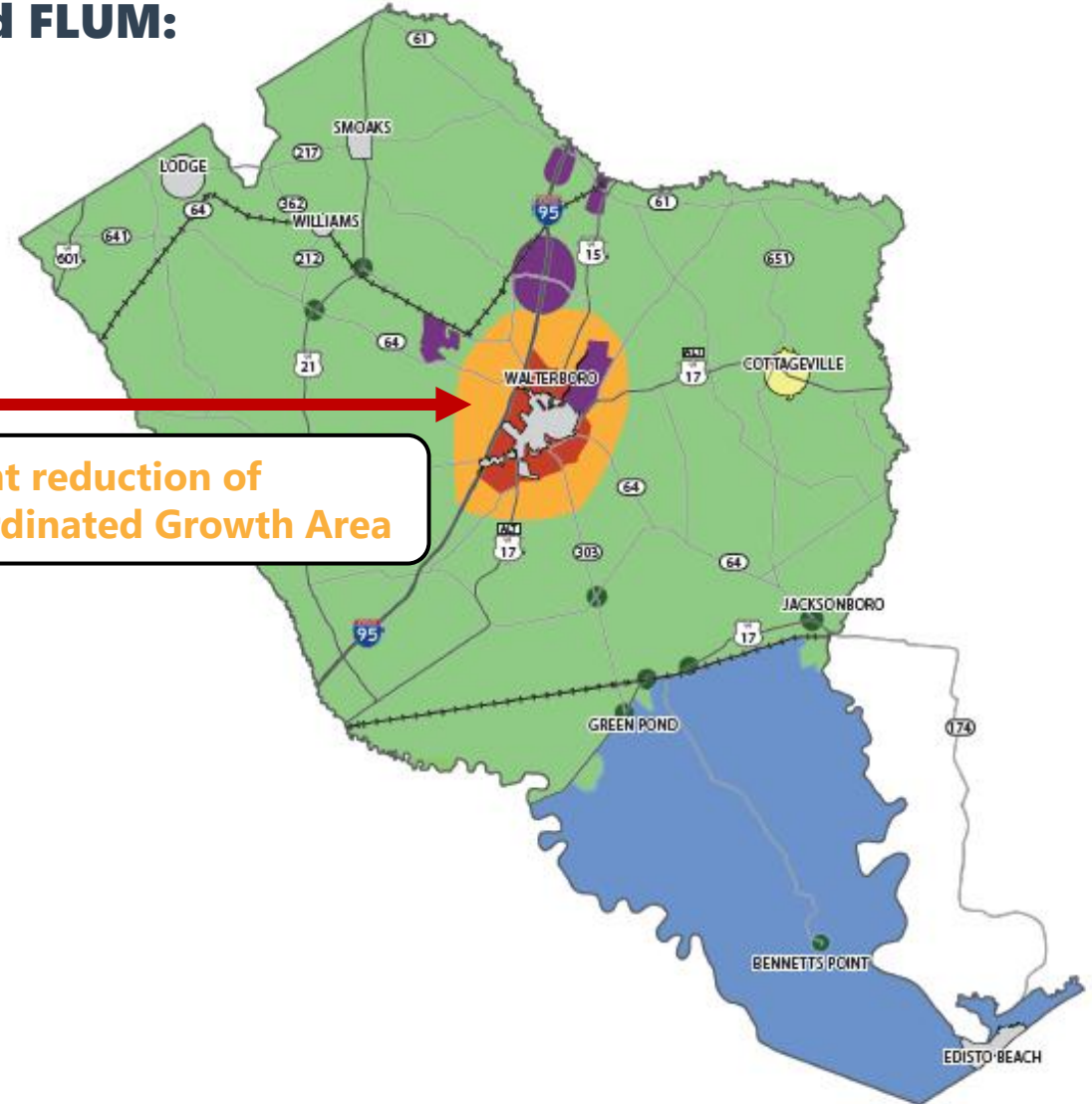
Reduced area to just the mega site property

# FUTURE LAND USE MAP CHANGES

**Originally Proposed FLUM:**



**Revised FLUM:**



Slight reduction of Coordinated Growth Area

# NEXT STEPS

- **Receive additional feedback from Staff, Planning Commission, and County Council**
- **Post the Draft Plan on the Project Website**
- **Planning Commission Consideration/Recommendation (May 25)**
- **Council First Reading (June 1)**
- **Council Second Reading and Public Hearing (July 6)**
- **Council Adoption (August 3)**