

Inventory of Existing Conditions

Article 3 of the South Carolina Local Government Comprehensive Planning Enabling Act is titled, "Local Planning – The Comprehensive Planning Process." The opening lines of the article state, "The local planning commission shall develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of those elements considered critical, necessary, and desirable to guide the development and redevelopment of its area of jurisdiction" (SCC §6-29-510.).

Prior to preparation of this *2008 Dorchester County Comprehensive Plan*, the Planning Commission's most recent update of its Comprehensive Plan occurred in 2004. Dorchester

County Council adopted the document February 22, 2005. The Planning Commission began the current update to its Comprehensive Plan, recorded by this document, in February 2007.

Early in 2007, the Planning Commission determined that the Existing Conditions for each of seven elements from its *Dorchester County Comprehensive Plan Update 2004* remained relevant and current to the needs and goals of Dorchester County. These Existing Conditions therefore comprise this Appendix and are hereby readopted. The Snapshots in each of the seven Foundations serve to update this Inventory of Existing Conditions.

POPULATION

Introduction:

The population element of this update provides an overview of Dorchester County’s residential population since the 1999 Comprehensive Plan was completed. The population analysis and projections provided are central to the policies and goals in this Plan. The remaining elements have been developed based upon current and expected population changes in the County. This information allows Dorchester County to prepare for the impacts of future growth on land use and community facilities and services. In addition, the County will be able to use this information to identify and solicit state and federal assistance programs to provide facilities and services for specific residential population groups living in Dorchester County.

2000 Population:

According to the 2000 Census, the population of Dorchester County continued to grow steadily in the 1990s with a total population in 2000 of 96,413 (Table 1.1). The population of Dorchester County increased 16% between 1990 and 2000. In comparison, the population of nearby Charleston County grew by 5%, while the number of residents in Berkeley County increased by 11% during the 1990s. The State of South Carolina had a population growth of 15% from 1990 to 2000.

Table 1.1 Population Growth for Dorchester County (1990-2000)			
	1990 Population	2000 Population	% Change
Dorchester County	83,060	96,413	16%

Source: U.S. Census 1990 & 2000

Population Projections:

For analysis in this document, the following population data was taken from the Health and Demographic Division of the South Carolina Office of Research and Statistics in October of 2004 (Table 1.2). It is estimated that there were 100,833 residents in the County in 2002 and that by 2015, there will be approximately 124,270 residents in Dorchester County; the population therefore is anticipated to grow 29% between 2000 and 2015.

Table 1.2 Projected Population for Dorchester County					
Year	2000 Population	2005 Pop. Projection	2010 Pop. Projection	2015 Pop. Projection	% Change
Total Population	96,413	106,580	115,460	124,270	29%

Source: S.C. Office of Research and Statistics, Health and Demographics Division. Based on Census 2000 SF1 population data.

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Household Characteristics:

Household characteristics are significant because these characteristics affect the amount and types of housing needed. The number of households in Dorchester County grew at a faster rate than the population in the 1990s. From 1990 to 2000, the Census reported that the number of households in Dorchester County increased from 28,136 to 34,709; this was a growth rate of 23% (Table 1.3).

Table 1.3 Number of Households (1990-2000)			
	1990	2000	% Change
Dorchester County	28,136	34,709	23%

Source: U.S. Census 1990 & 2000

In recent years, Dorchester County has also shown an increase in household size (Table 1.4). In 1990, the average household size in Dorchester County was 2.9 but by 2000 that number had increased to 3.72 persons per household; this was an average household growth rate of 28%. This is likely due to the competitive school districts and affordability of housing.

Table 1.4 Selected Household Characteristics for Dorchester County in 2000					
	# Households	Avg. HH Size	# Married with Children	Single HH	Single HH with Children
Dorchester County	34,709	3.72	9,873	5,073	3,255

Source: U.S. Census 2000

Age and Gender Distribution:

In 2000, the Census reported that the average age of Dorchester County residents was 34.7 years. Females comprised 51.1% of the population while males were 48.9% of the population. Of the total population of 96,413 residents counted in the 2000 Census, 6.7% were under the age of five while a total of 28.9% were under the age of 18. In 1990, there were 1,527 residents over the age 65 in the County but by 2000, there were 2,254 - an increase of 46.6%.

Racial Characteristics:

The racial composition of Dorchester County has changed over the last five years. Between 1995 and 2000, the population of white individuals increased by 2%, black residents increased by 15%, and members of other races decreased by 24% (Table 1.5).

Table 1.5 Racial Composition of Dorchester County (1995-2000)									
	White 1995	White 2000	% Change	Black 1995	Black 2000	% Change	Other 1995	Other 2000	% Change
Dorchester County	67,144	68,579	2%	20,865	24,016	15%	930	709	-24%

Source: 2000 U.S. Census & 1995 Dorchester County Special Census

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Educational Attainment:

Educational attainment has continually increased in Dorchester County since 1970. One factor in this may be the increasing urbanization. The percentage of residents in Dorchester County over age twenty-five earning at least a high school diploma increased between 1990 and 2000 (Table 1.6). The number of residents with a high school diploma grew by 13% in the 1990s, while those with an associate degree increased by 43% during this same time period.

Table 1.6 Educational Attainment for Dorchester County (1990-2000)						
	1990	2000		1990	2000	
	High School Graduate	High School Graduate	% Change	Associate Degree	Associate Degree	% Change
Dorchester County	16,049	18,069	13%	3,384	4,853	43%

Source: U.S. Census 1990 & 2000

By 2000, the number of residents in Dorchester County with a college degree had grown by 53% while the number of residents with graduate or professional degrees increased by 50% (Table 1.7).

Table 1.7 Educational Attainment for Dorchester County (1990-2000)						
	1990	2000		1990	2000	
	College Graduate	College Graduate	% Change	Graduate or Professional Degree	Graduate or Professional Degree	% Change
Dorchester County	5,617	8,615	53%	2,971	4,450	50%

Source: U.S. Census 1990 & 2000

In summary, the population of the County increased 16% from 1990 to 2000 while the number of educated adults increased at a higher rate (13% more residents earned high school diplomas while 43% more earned an associate degree). The growth in the number of residents with graduate or professional degrees indicated that more educated residents are moving into the area and that those with long-term residency are continuing their education past high school.

Income:

As noted in Table 1.8, from 1989 to 1999, Dorchester County's average per person income increased 32% from \$14,314 to \$18,840 (income was adjusted for inflation using the Consumer Price Index calculation of 1.344). The average household income in Dorchester County in 2000 was \$43,316. In comparison, the average household income for the State of South Carolina in 1999 was \$37,082. It is important to note that the U.S. Census Bureau questionnaire asks for the income of the year prior to the regular ten-year Census. For example, the 2000 Census provided 1999 income data.

Table 1.8 Per Capita/Per Person Income (1989-99)			
	1989	1999	% Change
Dorchester County	\$14,314	\$18,840	32%

Source: U.S. Census 1989 & 1999

HOUSING

Introduction:

The housing element provides a comparative analysis of the inventory, use, and condition of housing in Dorchester County based on Census data from 1990 and 2000. The housing analysis and projections of the Comprehensive Plan Update enables Dorchester County to determine how many additional housing units are needed for the population growth projected in Chapter 1. New construction building permit applications were utilized to update general housing trends since the 2000 Census was conducted.

Housing Inventory:

From 1990 to 2000, the Census data indicated that the total number of housing units in Dorchester County increased from 30,632 to 37,237 homes - an increase of 22% (Table 2.1).

Table 2.1 Total Housing Units (1990-2000)			
County	1990	2000	% Change
Dorchester County	30,632	37,237	22%

Source: U.S. Census 1990 & 2000

Housing Diversity:

Diversity in the types of housing units available for occupancy insures that persons of various income levels have the opportunity to live in Dorchester County. From 1990 to 2000, the total number of mobile homes/manufactured homes in Dorchester County increased by 41% (Table 2.2). Manufactured houses are more affordable than site-built homes, likely accounting for the increase.

Table 2.2 Dorchester County Mobile Homes (1990-2000)			
County	1990 Mobile Homes	2000 Mobile Homes	% Change
Dorchester County	4,982	7,039	41%

Source: U.S. Census 1990 & 2000

Housing Occupancy:

The Census tracks the use and occupancy of housing units within each county. From 1990 to 2000, the number of housing units in Dorchester County occupied by owners increased by 272%, while the number of renter occupied units grew by 142% (Table 2.3).

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Table 2.3 Owner- and Renter-Occupied Units (1990-2000)						
	1990		2000			
	Owner Occupied Units	Renter Occupied Units	Owner Occupied Units	Renter Occupied Units	% Change 1990-00 Owner	% Change 1990-00 Renter
Dorchester County	20,034	8,179	74,485	19,832	272%	142%

Source: 1990 and 2000 U.S. Census

Housing Values:

Between 1990 and 2000, the Census reported that the median house value in Dorchester County increased by 25% (Table 2.4). The majority of this increase can be attributed to inflation and the value of the dollar. From 1990 to 2000, the median household rent increased 33% from a cost of \$335 to \$444 a month.

Table 2.4 Cost of Housing (1990-2000)						
	1990 Owner Median Value	2000 Owner Median Value	% Change	1990 Renter Median Rent	2000 Renter Median Rent	% Change
Dorchester County	\$73,500	\$92,200	25%	\$335	\$444	33%

Source: U.S. Census 1990 and 2000

Building Activity:

The Berkeley-Charleston-Dorchester Council of Governments analyzes building permit activity in the region on a quarterly basis. Table 2.5 depicts the number of building permits issued in Dorchester County for single-family and multi-family housing units (apartments, duplexes). From 2000 to 2003, the number of new single-family homes in the County (excluding manufactured homes) increased by 4%. From 2000 to 2003, 192 multi-family units were built.

Table 2.5 Number of Building Permits for Single-Family and Multi-Family Housing Units (2000-2003)										
	2000 SF	2001 SF	2002 SF	2003 SF	% Change	2000 MF	2001 MF	2002 MF	2003 MF	% Change
Dorchester County	339	342	342	353	4%	0	24	168	0	0%

Source: BCDCOG 2000-2003

ECONOMICS

Introduction:

The 2004 update to the economic element provides an overview of economic trends in Dorchester County since the 1999 Comprehensive Plan was completed. The population element indicates that many of the incorporated areas in the County are experiencing rapid population increases. As these areas develop, the available labor force will increase and employment opportunities will be in greater demand.

Another strong economic indicator of change for Dorchester County and the region is the rapidly rising real estate prices in the region. Housing prices have risen nearly 14% in the last year while wages have remained stagnant. With the majority of the region's large employers located in Charleston County, workers are finding it difficult to find affordable housing in Charleston County. In order to purchase a home, therefore, they are choosing to buy homes in the relatively affordable Dorchester County. As noted in *The Post & Courier* on October 24, 2004 "To find truly affordable housing, buyers can expect to burn a lot of gas and spend a lot more time on the road."

County Financial Status:

Overview

In South Carolina, counties, cities and school districts impose ad valorem (property) taxes on real and personal property. Each class of property is assessed at a ratio unique to that type of property. The assessment ratio is applied to the market value of the property to determine the assessed value of the property. Each county and municipality then applies its millage rate to the assessed value to determine the tax due. The millage rate is equivalent to the tax per \$1,000 of assessed value. In 2003, Dorchester County's millage rate was 0.0748 with each mill valued at \$263,000 (Table 3.1).

Table 3.1 Dorchester County Financial Information (Fiscal Years 2000-2004)					
Fiscal Year*	FY 00-01	FY 01-02	FY 02-03	FY 03-04	% Change
Value of 1 mill	\$241,420	\$247,753	\$256,405	\$273,133	13%
County Operating Millage	44.7	55.8	53.3	53.3	19%
County Debt Millage	4.9	4.7	5	5	2%
County Capital Millage	7	7.2	6.2	6.4	-9%

* Notices mailed in September, using previous year's tax rates with collection period ending June 30.
 Source: Dorchester County Auditor, 2004

General Budget

In 2003, the general fund budget for Dorchester County was \$23,964,671, while the per capita/person share of the budget was \$249 (Table 3.2).

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Table 3.2 Dorchester County Budget (FY 2004)	
General Fund Budget:	\$25,914,684
Per Capita/Per Person General Fund Budget:	\$269

Source: Municipal Association of SC, 2004

Assessed Property Values

In FY 2000-01, the assessed value of all real property in Dorchester County was approximately \$241 million and by FY 2003-04, the assessed value of the property in the County was nearly \$273 million – a 13% increase in four years (Table 3.3). The value of real estate Dorchester County has likely risen due a combination of award winning school districts and the relative affordability of housing as compared to the rest of the region.

Table 3.3 Dorchester County Financial Information (Fiscal Years 2000-04)					
Fiscal Year*	FY 00-01	FY 01-02	FY 02-03	FY 03-04	% Change
Assessed Property Values	\$241,420,000	\$247,753,000	\$256,405,000	\$273,133,000	13%

Source: Dorchester County Auditor, 2004

Personal Property Tax

Personal property tax is collected annually on cars, trucks, motorcycles, recreational vehicles, boats and airplanes. South Carolina's sales and use tax rate is five percent, but voters may approve local sales taxes in addition to the five percent; Dorchester County adds a local tax of one percent. Local taxes are used for property tax relief, construction or repair of roads, bridges and schools, or other projects. Prescription drugs, insulin, dental prosthetics and hearing aids are exempt from the sales tax.

A five percent use tax is applied to purchases made out-of-state including internet, catalog and television shopping network purchases by South Carolina residents who have shipped or who bring back to South Carolina tangible goods for "use or storage." A use tax credit is given if the sales tax is paid to the state in which the purchase is made and the buyer has a sales receipt showing the tax was paid. The use tax can be reported on South Carolina's income tax return. Every state that has a sales tax also imposes the use tax. Gasoline and diesel fuel purchased in South Carolina is taxed by the state at a rate of 16 cents a gallon.

Accommodations Tax

The rental of transient accommodations is subject to a 2% accommodations tax in addition to the 5% sales tax. The rental of rooms or spaces at hotels, campgrounds, boarding houses, mobile home parks, etc., require a retail license and the collection of an accommodations tax. Rentals of the same room to the same person for at least 90 continuous days are not subject to the tax. Additional guest charges such as movie rentals, room service, and valet services, are also subject to the 5% sales tax. In Fiscal

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Year 2003-04, Dorchester County collected \$145,000 in accommodations taxes; this was 21% increase from the taxes collected in Fiscal Year 2000-2001 (Table 3.4).

Table 3.4 Dorchester County Accommodations Tax Collections (Fiscal Years 2000-04)				
FY 00-01	FY 01-02	FY 02-03	FY 03-04	% Change
\$119,703	\$124,879	\$121,770	\$145,054	21%

Source: SC Department of Revenue, 2004

In Fiscal Year 2003-04, the net taxable sales for the County were nearly \$1.2 billion; this was a 7% increase from Fiscal Year 2000-01 (Table 3.5).

Table 3.5 Dorchester County Net Taxable Sales (Fiscal Years 2000-03)				
FY 00-01	FY 01-02	FY 02-03	FY 03-04	% Change
\$1,131,198,444	\$1,150,098,912	\$1,136,976,854.56	\$1,207,612,280	7%

Source: SC Department of Revenue, 2004

Income:

Per Capita Income

Per capita income is an average income computed for every individual in a particular population group. It represents the average personal income which includes income received by or on behalf of residents of an area from all sources. In addition to individual residents, non-profit institutions, private trust funds, and private health and welfare funds are classed as “persons.” Although most of the income is in monetary form, there are important non-monetary inclusions, estimated net rental value to owner-occupants of their homes, the value of services furnished without payment by financial intermediaries, and the value of food consumed on farms.

The Census obtains data on per capita income in the year prior to the national Census every ten years. In 1989, Dorchester County had a per capita income of \$10,942, but by 1999, the per capita income was \$16,879.

Poverty

Poverty statistics can provide valuable information regarding the economic status of an area. Poverty statistics are based on a definition originated by the Social Security Administration and Federal interagency committees. Poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. These thresholds are based on 48 separate criteria including family size, number of children, and age of householder. In 2000, the Census reported

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9,108 persons in the County living below the poverty level; this was nearly 10% of the total population. From 1990 to 2000, the percentage of persons below the poverty level in Dorchester County increased by 11% (Table 3.6).

Table 3.6 Persons Below Poverty Status (1990-2000)			
	1990	2000	% Change
Dorchester County	8,228	9,108	11%

Source: US Census 1990 and 2000

Employment:

Unemployment Rates

Unemployment data measures only those individuals looking for employment and ignores those persons who have chosen not to work. Annual unemployment rates for Dorchester County rose from 2.8 % in 1990 to 4.4 % in 2003 (Table 3.7); this was a 57% increase in unemployment and may be a result of declining manufacturing throughout the state and region. Overall, however, unemployment rates in Dorchester County since 1990 have been less than both the state and national averages.

Table 3.7 Dorchester County Unemployment Rate (2000-03)					
	2000	2001	2002	2003	% Change
Dorchester County	2.8%	3.7%	3.7%	4.4%	57%

Source: US Bureau of Labor and Statistics, 2004

Employment by Industry

Recent changes in the region's economic base are reflected in employment figures by industry. According to the Census, there was an increase of 7,893 jobs in the County between 1990 and 2000. Table 3.8 indicates the number of the labor force employed by various industries in 2000. This table indicates that the majority of persons in Dorchester County's labor force were employed in manufacturing, retail trade, construction and education and health services.

Table 3.8 Dorchester County Population by Occupation (2000)			
Industry	Male	Female	Total
<i>Total</i>	23,169	20,912	44,081
Agriculture, forestry, fishing and hunting, and mining:	326	95	421
Agriculture, forestry, fishing and hunting	320	81	401
Mining	6	14	20
Construction	3,633	471	4,104

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Table 3.8 Dorchester County Population by Occupation (2000)			
Industry	Male	Female	Total
Manufacturing*	4,754	1,908	6,662
Wholesale trade	1,107	590	1,697
Retail trade	2,601	2,889	5,490
Transportation and warehousing, and utilities:	2,054	525	2,579
Transportation and warehousing	1,659	437	2,096
Utilities	395	88	483
Information	365	302	667
Finance, insurance, real estate and rental and leasing:	606	1,609	2,215
Finance and insurance	340	1,060	1,400
Real estate and rental and leasing	266	549	815
Professional, scientific, management, administrative, and waste management services:	1,721	1,641	3,362
Professional, scientific, and technical services	977	929	1,906
Management of companies and enterprises	7	26	33
Administrative and support and waste management services	737	686	1,423
Educational, health and social services:	1,868	6,934	8,802
Educational services	877	2,804	3,681
Health care and social assistance	991	4,130	5,121
Arts, entertainment, recreation, accommodation and food services:	1,244	1,634	2,878
Arts, entertainment, and recreation**	256	227	483
Accommodation and food services	988	1,407	2,395
Other services (except public administration)	1,009	995	2,004
Public administration	1,881	1,319	3,200

Source: US Census 1990 and 2000

*The US Census Bureau defines the Manufacturing sector as those establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified in Sector 23, Construction.

Establishments in the Manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and materials-handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.

**The Arts, Entertainment, and Recreation sector of the Census include a wide range of establishments that operate facilities or provide services to meet varied cultural, entertainment, and recreational interests of their patrons. This sector comprises: (1) establishments that are involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that preserve and exhibit objects and sites of historical, cultural, or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, and leisure time interests.

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Largest Employers

The Charleston Metro Chamber of Commerce reported that, in 2003, the two largest employers in the tri-county region were the U.S. Navy and the Medical University of South Carolina (Table 3.9). Most of the larger employers are located in Charleston County. The Robert Bosch Corporation, however, is located in Dorchester County.

Table 3.9 Tri-County Top 10 Regional Employers (2003)	
Employer	Employees
U.S. Navy	12,543
Medical University South Carolina	8,200
Charleston Air Force Base	5,000
Charleston County School District	5,000
Roper St. Francis Healthcare	4,000
Berkeley County School District	3,457
Piggly Wiggly Carolina Co. Inc.	2,447
Charleston County	2,243
HCA Carolinas Division HQ & Medical Centers	2,082
Robert Bosch Corporation	2,062

Source: Charleston Metro Chamber of Commerce, 2003

Other large employers in Dorchester County include Dorchester District Two Schools, Bi-Lo, Wal-Mart, the Town of Summerville and Dorchester County.

County of Workplace

As noted in Table 3.10, over 40% (19,480) of the 44,081 residents of Dorchester County worked in the Charleston County in 2000. There were 16, 572 residents who both lived and worked in Dorchester County. As noted earlier, this is due to the rising cost of housing in Charleston County.

Table 3.10 County of Workplace (2000)		
County of Residence	County of Workplace	Population Commuting
Dorchester	Dorchester	16,572
Dorchester	Charleston	19,480
Dorchester	Berkeley	5,779
Dorchester	Orangeburg	733
Dorchester	Other	1,517
Total		44,081

Source: US Census 2000

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Summary:

While the unemployment rate has increased in the County over the last four years, it is still low when compared to the state and nation. The largest industries in the region are educational, health and social services, manufacturing and retail trade. The largest employers in the region are the U.S. Navy, MUSC and the Charleston Air force Base. The largest employers in Dorchester County are the Robert Bosch Corporation and the District Two School District. In 2000, more Dorchester County residents worked in Charleston County than in Dorchester County.

The tri-county region, as noted in a study completed by the Washington, D.C.-based Center for Housing Policy, was singled out as one of the metro areas in the Southeast where elementary school teachers, police officers, licensed practical nurses, retail sales representatives and janitors could not buy a median-priced home based on their respective median wages (Source: Post and Courier, October 24, 2004). This has a direct impact on the economy of the region as residents are forced to live further from their work increasing transportation costs and decreasing quality of life.

CULTURAL RESOURCES

Introduction:

The comprehensive plan update for the cultural resources element provides an overview of the resources that county residents use for recreational, educational, and spiritual purposes. This element also looks at the historical and natural resources that, along with scenic resources, open spaces and agricultural lands, give Dorchester County its unique character. The analysis provides an assessment of the historic buildings and structures, archaeological sites, unique natural or scenic resources, educational, religious, and social institutions that provide cultural benefits to the community.

National Registry Listings:

Districts, buildings, structures, sites and objects of local, state or national importance, that meet specified criteria, may be nominated for listing in the National Registry of Historic Places. The National Registry is the nation’s official list of historic, architectural, and archaeological resources worthy of preservation. Properties listed on the National Register are eligible for preservation tax credits and preservation grants. These properties receive some protection from the adverse impacts of federal projects or those requiring a South Carolina Office of Ocean and Coastal Resources certification or permit. Listing on the National Register does not, however, prevent the demolition of an historic property or require conformance with design guidelines when it is rehabilitated, except when the project involves the use of federal funds, an OCRM permit or certification, federal tax credits, or a state-funded preservation grant.

Table 4.1 lists the properties, sites, objects, or districts in Dorchester County that are currently listed on the National Register of Historic Places. There have been no new additions since the 1999 Comprehensive Plan was completed. Two of the most interesting sites located in Dorchester County include the Colonial Dorchester State Historic Site and Fort Dorchester located in the Ashley River Historic District.

Table 4.1 Dorchester County Sites on the National Register of Historic Places		
Name	Approximate Date of Construction	Area
Appleby's Methodist Church	ca. 1845	St. George
Appleby's Methodist Church Cemetery	ca. 1867	St. George
Carroll Place; Kroger House	ca. 1820	St. George
Kroger Graves	1837	St. George
Cypress Campground Tabernacle	1800	Dorchester County West
Cypress Campground, Tents	unknown	Dorchester County West
Cypress Methodist Church Cemetery	ca. 1800	Dorchester County West
Indian Field Tabernacle	1848	St. George
Indian Field Camp, Tents	unknown	St. George

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Table 4.1 Dorchester County Sites on the National Register of Historic Places		
Name	Approximate Date of Construction	Area
Middleton Place House	1755	Dorchester County West
Middleton Place, Landscape	1741	Dorchester County West
Middleton Spring House	1700's	Dorchester County West
Middleton Place, Tomb	1787	Dorchester County West
Middleton Place Rice Mill	1700's	Dorchester County West
Middleton Place Barnyard	1937	Dorchester County West
Middleton Place Tenant House	ca. 1875	Dorchester County West
Newington Plantation	ca. 1750	Central Summerville
Fort Dorchester	ca. 1757	Dorchester Road Corridor
St. George's Dorchester Church	1751	Dorchester Road Corridor
St. George's Parish Cemetery	ca. 1772	Dorchester Road Corridor
Old Dorchester Wharf	ca. 1740	Dorchester Road Corridor
White Meeting House Cemetery	1700's	Dorchester County West

Source: South Carolina Department of Archives and History

Colonial Dorchester State Historic Site

Colonial Dorchester preserves and interprets the archaeological site of a village founded in 1697. For nearly one hundred years Dorchester prospered as an inland trade center. Several generations of South Carolinians, free and slave, lived and worked in the homes and shops that lined Dorchester's streets. Evidence of the affluence of the village can still be seen today. A fort built during the French and Indian War stands guard over the Ashley River and is the best-preserved example of Tabby fort construction in the nation. The brick bell tower of St. George's Anglican Church looms over the graveyard in what was once the center of the village. Beneath the surface lie remains of the village in an archaeological record that spans much of South Carolina's early history. Today archaeologists are examining that rich record and historians are delving into documents that put color into the picture of life in colonial South Carolina. Colonial Dorchester is listed on the National Register of Historic Places.

Fort Dorchester Historic Site

Fort Dorchester historic site is located on the on Ashley River in Dorchester County approximately twenty-six miles from Charleston. Tabby ruins mark the site of Dorchester town, established in 1697 and named after Dorchester, Massachusetts. The town lasted for nearly fifty years and all materials from the town, except the fort, were removed.

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Archaeological Resources:

Archaeological sites are also valuable in providing information about the County's heritage. In order to protect resources which may exist in identified archaeological sites, the exact locations of these sites are generally restricted from public knowledge. The Dorchester County Historical Resources Survey indicated that there were nine sites located in the Ashley River Historic District, plus Newington Plantation is considered to be of archaeological significance.

Historic/Conservation Easements:

In addition to the above types of preservation tools, private property owners, organizations, or governments can voluntarily preserve historic properties by placing them under a conservation easement. Each easement agreement specifies how the property owner pledges to preserve specified historic features of the property and usually to obtain the easement holder's written consent before making alterations. Although the easement gives the holder a part interest in the property, the owner keeps the major share and can use, sell, or bequeath the property at will. Several local, regional and statewide organizations accept conservation easements.

Since the 1999 Comprehensive Plan was completed, Dorchester County has continued its efforts to preserve and manage land resources and educate the public on the importance of resource conservation.

Other Types of Historic/Conservation Districts:

There are various other types of historic and/or conservation districts which can be designated within a jurisdiction to protect historic properties, landscapes, and/or roadways from impacts of development, which may diminish their integrity.

Historic and cultural conservation districts can be established to protect a large area of land that contains a number of properties which are closely associated with one or more persons, events, activities or institutions, that have made a significant contribution to local, regional, or national history.

Historic roadways or corridor districts can be established to encompass parcels of land contiguous to a major street or highway that played an important role in local, regional, or national history or that leads to a significant site of local, regional, or national historical importance.

In 1994, the Ashley River Historic District was added to the National Register of Historic Places. This historic section extends along the Ashley River from just east of SC-165 to the Seaboard Coast Line Railroad Bridge in Charleston. Among the architectural styles of note in the District are the Georgian or Italianate style homes. Historic sites along the Historic District include fortifications, gardens, natural features, and village sites.

NATURAL RESOURCES

Introduction:

Dorchester County is 575 square mile area with a population of 96,413 according to the 2001-2002 South Carolina Statistical Abstract. The population density is 168 persons per square mile of land area.

Dorchester County and its municipalities all have Comprehensive Plans which promote preservation of the natural resources. Most incorporated areas have tree ordinance's to promote natural shade in its development plans as well as commercial parking lots. Promoting natural shade reduces the need for air conditioning in homes and for vehicles. The County Zoning and Land Development Ordinance encourages that development be directed to areas that already have sewer and water. This restricts the development of utility services to areas of minimal growth and clusters people within a smaller geographical area making mass transportation more cost efficient and convenient.

In the five years since the 1999 Comprehensive Plan was completed, there have been a number of notable changes in the natural resources in Dorchester County. In 2004, for example, Dorchester County entered into a regional compact to maintain acceptable air quality standards. The County has also added additional protected properties with conservation easements. There have also been several species added to the list of endangered or threatened species.

Air Quality:

As of April 2004, Dorchester County was in attainment with all air quality standards in the federal Clean Air Act and its amendments. The three counties of the region, however, agreed to enter into a statewide partnership to proactively address air quality issues before they become a problem. In South Carolina, forty-five of the forty-six counties are participating in an Early Action Plan, in partnership with the South Carolina Department of Health and Environmental Control (SCDHEC) Bureau of Air Quality. The Early Action Plan determines what actions must be taken at the state and local level to ensure compliance with recently adopted federal regulations regarding ozone emissions. Berkeley, Charleston, and Dorchester counties have no mandated requirements, but have been developing plans for voluntary activities and actions, to maintain current conditions and prepare them for any future problems, which may emerge. In March 2004, final versions of each county's Early Action Plan were sent to DHEC to be incorporated into a statewide plan.

Challenges:

Dorchester County will be faced with challenges regarding the implementation of emissions reduction strategies. Education and behavior modification will be one of the major challenges facing the Tri County area. Dorchester County through the development of the Dorchester County Ozone Steering Committee and the efforts of the Ozone Action Coordinator, hopes to educate local citizens on the air quality standards and the implications of not meeting the standards. Once education efforts begin, the county anticipates behavior modifications will be made by local citizens. It will be through the joint efforts of local government, private citizens, business, and industry that Dorchester County will be able to assist the state in meeting and maintaining the 8-hour ozone standard.

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Maintenance of Air Quality:

Local measures must be implemented no later than April 2005. However, as previously mentioned, Dorchester County will continue to address strategies that will assist in long-term maintenance of the 8-hour ozone standard. DHEC will continue to provide the air quality monitoring necessary to determine attainment of the 8-hour ozone standard. Yearly, at the end of each ozone season, Dorchester County will review and evaluate the effectiveness of the strategies adopted. If necessary, additional emission reduction strategies may be adopted. Once the standard is reached in December 2007, and non-attainment designations are replaced with attainment designations, Dorchester County will continue to evaluate the effectiveness of the strategies adopted and adjust emission reduction strategies where needed. Maintenance of the standard will depend upon the success of emission reduction strategies implemented by Dorchester County and surrounding counties as well as federal and state initiatives.

Protected Lands:

The rapid residential development of South Carolina over the last two decades at times appears to be gaining an unstoppable momentum. But another trend has helped to block the urban sprawl that has transformed the landscape across much of the region. Conservation easements - agreements to bar future development on tracts of land - are accelerating across the state, particularly in coastal areas.

In 2003, Carl Pierce donated a 293-acre conservation easement on Gable Farms in Dorchester County. Historically managed with ecologically compatible timber harvests and prescribed burns, the longleaf pine forest on the property supports three colonies of the federally endangered red-cockaded woodpecker and is listed in the U.S. Fish and Wildlife Service's Safe Harbor Program.

In September 2004, the Lowcountry Open Land Trust purchased a 68-acre tract off Bacon's Bridge Road in Dorchester County. The property is located in the threatened Ashley River Historic District. The acquisition ensured that the valuable property would not ever be developed. The Land Trust has helped preserve thousands of acres along the Ashley River, including marsh and forestland, primarily through conservation easements. In this instance, its board voted unanimously to purchase the property to preclude any possibility of its development. In addition, Charleston Commissioners of Public Works offered Dorchester County the use of 25 acres adjacent to the 68-acre site for \$1 a year.

Endangered Species:

Other changes in the natural resources of County since 1999 were the addition of number of threatened or endangered species as designated by the federal government. By 2004, the South Carolina Department of Natural Resources concluded that the County was the home to several more threatened or endangered species, including the swallow-tailed kite, the gopher tortoise, the southern hognose snake, the springs clearweek, and the Canada moonseed.

COMMUNITY FACILITIES

Introduction:

The update of the community facilities element addresses those buildings, land, and services that are provided to the public and have changed substantially since the 1999 Comprehensive Plan was completed. Community facilities not only include buildings and services, but also include infrastructure such as roads, water and sewer systems, and parks. These facilities and services are intended to protect the health and safety, and contribute to the overall welfare of Dorchester County citizens.

As real estate prices rise in surrounding counties and more residents move to Dorchester County, Dorchester County can expect increasing difficulty in keeping up with both educational facilities and infrastructure.

Educational Facilities:

As the population of Dorchester County increases, so does the demand for diverse educational opportunities. In the population element of this plan, it was demonstrated that the proportion of school-aged children in the population has decreased since 2000. Due to a recent influx of residents, however, it is anticipated that the number of school-aged children will increase.

Public School Overview

The County is divided into two school districts: District Two and District Four. The Dorchester County School Districts pride themselves on being dynamic and progressive in their approach to providing educational opportunities. Both districts place an emphasis on quality facilities, effective leadership, staff development and accountability, and a focus on new technologies and instructional methodologies.

District Two Schools

Dorchester County School District Two covers the southern suburban end of the County. With 17,675 students enrolled in the 2003-04 school year, the district is the ninth largest in the state. With over 2,136 certified teachers and support personnel, District Two is the second largest employer in Dorchester County. In 2003, the first graders had a teacher-pupil ratio of 18:1, while second and third graders had a 20:1 ratio and those in 6-12 grades had a ratio of 25:1. In 2003, the District had nine elementary schools, five middle schools, two high schools, one alternative program (grades 6-12), and one adult/community education program (pre-kindergarten – adult). Approximately 30% of the students in the District qualify for free lunch. In 2003, nearly 65% of high school graduates enrolled in post-secondary education programs (four-year college or university, two-year junior college or two-year technical programs). The average SAT score for 2002-2003 was 1046 while the state average was 989 and the national average was 1026. The percentage of registered students who dropped out during the 2002-2003 school year for grades 9-12 was 3.5%

Table 6.1 indicates that the enrollment for the District increased by 6% between the 2000-01 school year and the 2003-04 school year.

Appendix: Inventory of Existing Conditions

Table 6.1 Dorchester County School District Two Enrollment (2000-04)					
District 2 Schools	2000-01	2001-02	2002-03	2003-04	% Change
Alston Junior High	728	700	846	836	15%
Beech Hill Elementary	965	957	820	795	-18%
Dubose Middle	930	933	922	943	1%
Flowertown Elementary	899	943	910	949	5%
Fort Dorchester Elementary	0	0	726	798	
Ft. Dorchester High	1,828	1,922	1,984	2,139	17%
Gregg Middle	1,134	1,067	1,084	1,185	4%
Knightsville Elementary	943	995	950	948	0%
Newington Elementary	906	859	852	823	-9%
Oakbrook Elementary	845	851	754	819	-3%
Oakbrook Middle	1,020	1,046	982	924	-9%
Rollings Middle	496	592	627	626	26%
Spann School	832	825	745	756	-9%
Summerville Elementary	895	950	799	839	-6%
Summerville High	3,036	3,071	3,084	3,254	7%
Gregg Middle School	1,134	1,066	1,083	1,184	4%
Windsor Hill Elementary	930	957	856	812	-13%
Total	17,522	17,732	18,024	17,675	6%

Source: Dorchester Two School District 2004

District Four Schools

Dorchester County School District Four covers the upper, more rural areas of the County. District Four serves approximately 2,300 students in four schools including: one high school (Woodland High located in Dorchester, SC), one middle school (St. George Middle School in St. George), and two elementary schools (Williams Memorial, St. George, and Harleyville-Ridgeville in Dorchester). Woodland High School was one of ten schools in the state that was awarded a \$10,000 financial incentive from the General Assembly for improving SAT scores.

The average teacher-student ratio in the District in 2003 was 20:1. In 2003, nearly 44% of the teachers had an advanced degree and 87% of the teachers were returning from the previous year. In 2003, the average SAT score was 866. As noted in Table 6.2, the number of students in the District has declined. This may be due to the population moving closer to urban areas in the region.

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District 4 Schools	2000-01	2001-02	2002-03	2003-04	% Change
Harleyville-Ridgeville Elementary	503	483	447	429	-15%
St. George Middle	626	607	602	623	0%
Williams Memorial Elementary	664	660	602	607	-9%
Woodland High	653	675	689	705	8%
Total	2,446	2,425	2,340	2,364	-3%

Source: Dorchester Four School District 2004

Private Schools

Private school enrollment across South Carolina and in Dorchester County is increasing. This increase can be seen in both the number of students and proportion of the student population enrolled in private schools (Table 6.3). Most of these schools are affiliated with religious institutions. The private school in the County is Eagle Military Academy which opened in 2000 with eight students and had grown to 75 students in the 2004 school year.

Dorchester County Schools	2000-01	2001-02	2002-03
Bethany Child Development Center	28	18	15
Cathedral Academy	289	251	211
Cummins Christian Child Development	0	0	0
Dorchester Academy	460	448	467
Eagle Military Academy	0	0	8
Harvest Baptist School	217	236	197
Lee Academy	0	0	0
New Alpha Christian Academy	131	148	160
New Hope Treatment Center	52	52	52
Oaks Christian School	61	86	11
Pinewood Prep School	495	552	116
Ridge Baptist Academy	0	33	592
St. Luke's Children's Center	15	15	53
Summerville Apostolic Academy	8	5	13
Summerville Catholic School	340	327	3
W.C. Christian Academy	0	4	299
Total	2,096	2,175	2,189

Source: SC Department of Education 2004

Dorchester County Career School

Open since 1974, the Dorchester County Career School offers career and technology training to district high school students in the following career clusters: Architecture and Construction (building trades/construction, drafting, electricity, and masonry); Business Management and Administration (desktop publishing and computer technology); Health Science; Human Services (fashion/clothing

Appendix: Inventory of Existing Conditions

design, cosmetology, culinary arts, and nail technology); Information Technology (computer electronics); Manufacturing (welding) and Transportation, Distribution and Logistics (automotive collision repair and automotive technology). Nearly all programs are two-year competency-based programs. The school provides a guidance counselor, career counselor, and a special needs coordinator to assist in the total development of all students. Students have the opportunity to receive cooperative education training and earn credits through area technical colleges.

Utilities:

Water Service

Water and sewer service is provided in Dorchester County from a variety of sources. Each system seems to have enough capacity to handle growth over the next five years. In some areas, the quality of this water requires advanced treatment, such as reverse osmosis systems, which can increase operating costs. Water supply systems in the Summerville area are interconnected for emergency purposes. Summerville CPW has cross connections with the Dorchester County Water Authority and plans in place for an emergency connection to the Charleston Water System.

Dorchester County Public Works Department is currently in the process of putting the sewer line data into a geographic information system format so that the information can more easily be put into a map format.

Sewer Service

Sewer, or wastewater, service is provided in the County by Summerville CPW, Dorchester County Public Works, and the Towns of St. George and Harleyville. The Town of Ridgeville operates under a contract with Dorchester County. Table 6.4 illustrates the treatment facility, capacity, and average daily flow for each of these agencies.

Electric and Natural Gas

The major providers of electricity and natural gas in the County are South Carolina Electric and Gas, Berkeley Electric Co-op, and Edisto Electric. These services are widely available throughout most of the County for residential and industrial uses. Because of the frequent changes in fees and service areas, each company should be contacted to learn the latest rates, amount of capacity, and area served.

County Government Facilities/Properties:

County Offices

In the fall of 2004, County officials were still considering if it would be more cost effective to spend \$7 million renovating the county courthouse in St. George or just tear it down and build a new one. Most county councilmen agreed that starting from scratch would be less expensive and a better option than trying to expand a crowded, 40-year-old building with costly problems that include lead-based paint and asbestos. These and other problems would increase the total cost for renovation to more than \$7 million, and it still would leave the county with no room for expansion and inadequate parking. That compares to the roughly \$6 million price tag for building a new courthouse complex.

Appendix: Inventory of Existing Conditions

Renovation also would include the expense of moving county employees into temporary quarters and then back into the building when it is finished. Over the years, the possibility of moving the courthouse from St. George - a town of roughly 2,100 residents in the sparsely populated northern part of the county - to Summerville, which is home to about 32,000 people and thousands more just outside the town in southern Dorchester County. State law, however, requires that county courthouses be at least eight or nine miles away from the county border, so Summerville would not qualify.

As of October 2004, council members agreed to check into buying 80 acres just outside the St. George town limits on U.S. Highway 78 as a possible site for a new courthouse complex that could include other county buildings. The parcel is near Conoflow ITT Industries on Academy Road, almost across the highway from the state Transportation Department buildings. The parcel has been assessed at \$213,000.

Libraries

Library resources are an important part of the needs and desires of the citizens. The Dorchester County Library system consists of two individual facilities. The location of the headquarters is on North Parler Avenue in St. George with a branch facility on Old Trolley Road in Summerville. The bookmobile operates out of St. George and serves the other communities of the County. There have not been any libraries added to the District since the 1999 Comprehensive Plan was completed.

Recreation:

As noted in the 1999 Comprehensive Plan, the issue of recreation need is currently under much discussion in a variety of forums in Dorchester County. Organized facilities in the County are limited in size, scope, and distribution. Past plans have identified a need for at least nineteen new recreational facilities. This estimate included six large facilities including both active and passive areas. This need was based upon state standards relating population to facility needs. Much of the public need for recreational facilities and programs are being met by the private sector. Some county residents even use facilities in other counties. Even with this available, significant needs remain to be filled. Dorchester County does, however, have a number of recreation resources as noted in the following:

Old Dorchester State Historic Site. This historic park is the site of a colonial village founded in 1697 by a group representing the Congregational Church of Dorchester, Massachusetts. Attractions at this 325-acre park today include the site of the tabby fort, on-going archaeological excavations of the village, the tower of St. George's Parish Church, and a small outdoor kiosk explaining the history of Dorchester and the upper Ashley River area. The park is listed on the National Register of Historic Places.

Givhans Ferry State Park. Located in Colleton and Dorchester Counties on the banks of the Edisto River, this state park features hiking trails, vacation cabins, and a camping area.

Francis Beidler Forest. The Francis Beidler Forest in Four Holes Swamp contains the largest remaining virgin stand of tupelo gum and bald cypress trees in the world. In the heart of the sanctuary, ancient groves of cypress trees stretch skyward, towering over clear pools and meandering black water. The center and sanctuary at Francis Beidler Forest is owned and operated by the National Audubon Society.

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Transportation:

Transportation systems are essential to business, industry, and the motoring public. In addition to their economic value, they are a dominant factor influencing rates of growth and the distribution of that growth within the County. Transportation systems within Dorchester County include highways, mass transit, rail, and airports. All of these types of transportation are interrelated and need to be considered in total when assessing the needs of the transportation system for any particular area.

The transportation network in Dorchester County is important for all aspects of the population. The County's location within the region is complimented by a highway transportation network consisting of two interstate highway systems (Interstate 26 and Interstate 95) and four US highways (US 15, US 78, US 178, and US 17A). In addition, state highways include SC 27, SC 61, SC 453, SC 173, and SC 165.

As the population of Dorchester County continues to rise and new industries continue to locate in new areas of the County, establishment and maintenance of an efficient system of transportation routes becomes critical. The Berkeley-Charleston-Dorchester Council of Governments is currently conducting a federally mandated long-range transportation study. This study will review population, housing, travel patterns and other data to determine how to best address the transportation needs over the next thirty years. The study will be completed in early 2005.

Public Transit

The Rural Transportation Management Authority (RTMA – later renamed Tri-County Link) was formed to provide rural areas of Dorchester County, along with Charleston and Berkeley Counties, with a fixed-route bus system. This system is funded through state grants. Due to budget cuts, the Charleston Area Regional Transportation Authority no longer serves Dorchester County.

Roads/Major Projects

Table 6.4 details the projects that the South Carolina Department of Transportation has scheduled for construction. Status is noted as of July 2004.

Location	Miles	Project	2004 Status	Scheduled Completion
Trolley Rd.	5	Widen existing 2 lane roadway to 5 lanes with curb & gutter from SC 165 to Traveler's Boulevard. Includes relocation of Stallville Loop from Bacons Bridge Road.	Completed	Completed
I-95/I-26 Interchange	0	The purpose of this project is to provide access adjacent to I-95 and I-26. Begins SC210 on I-26, ends on US 178 on I-95	No Activity	2006
Ashley Phosphate Rd.	4.6	Widen existing Ashley Phosphate Road (S-75/S-62) from Dorchester Road SC-642 to Tedder Street from 5 lanes to 7.	Project on Schedule	2005
Ladson Rd.	5	Widen existing 2 lane roadway to 5 lanes with curb & gutter and replace bridge over Eagle Creek, from US 78 to Dorchester Road.	Project Behind Schedule- Contractor fired in 9/04	2005
Berlin Myers Parkway	3.2	Construct new location multilane roadway from SC 165 to Fisner Road. This is the last phase of the Berlin Myers Parkway, that when completed, will extend from Fisner Road, on the southeast side of Summerville, to US 17A near I-26.	No Activity	2006
US 78/52	3	Widen US 78 from 2 to 5 lanes from I-26 to US 52. Widen US 52 from 4 to 6 lanes from Otranto Blvd to Goose Creek. Includes new interchange at US 78 & US 52.	Completed	Completed
US-78 @ Road S-22 Near Summerville	0	Town of Summerville Intersection Improvements	Preliminary Engineering	2006

LAND USE

Introduction:

The updated element of the Comprehensive Plan pulls together the information found in the previous six elements of the comprehensive plan to address development characteristics of the land in Dorchester County. The land use element is an important element for directing future public and private development in the community. This is the element of the Plan that provides the vision for the County, giving an overall picture of the community now and in the future. The purpose of this section of the Plan is to present a current, or existing, picture of the County regarding land uses. The land use element of the Plan is the last to be completed because it ties together all of the other elements using the existing land use information, supplemented by the information provided by the other elements: population, housing, economic, cultural resources, natural resources, and community facilities. The following pages provide general definitions and descriptions of the land use categories, in addition to various ways development of these uses can be designed to minimize their impact on the existing landscape of the county.

Information in this element has been prepared with assistance from the Dorchester County Planning Department and Dorchester County GIS staff.

Growth Trends:

While the major transportation facilities such as the rail lines, highways, and interstates have provided opportunities for growth, the recent urbanization/suburbanization of the lower portions of the County have been influenced by the proximity to the Charleston Metropolitan Area. The County's towns and villages outside the influence of the metropolitan area have grown at a much slower rate. Features of the County's natural environment, such as rivers, swamps, and wetlands make up another major factor that has shaped the growth patterns and uses to which residents have put the land.

In 2000, the County ranked fifteenth out of forty-six counties in population growth. The population growth impacts the land uses not only due to the increase in residential development, but also service and retail development to serve the needs of new residents.

Land Use Categories:

Dorchester County is located in the lower coastal plain region of South Carolina. Dorchester is the tenth largest county in the state covering 574.79 square miles of land. Dorchester County encompasses approximately 357,022 acres of land area. The County is mostly rural with urban concentrations in the lower section.

The land use categories described below are those most prevalent in Dorchester County today. Although a mix of uses may exist within smaller areas or communities, or even within a single structure, for the purposes of this plan, the primary or principal use of an area is generally identified and considered.

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Commercial/Office

Commercial land is used for the provision and purchase of goods and services. Commercial land uses include shopping centers of varying sizes, highway “strip” commercial development, regional malls, and individual commercial operations. Office land is used for general office work. Office land uses consist of medical or professional offices, general offices, corporate offices or satellites, corporate back-office operations, and other office uses. Commercial/office development is primarily located within urbanized areas in the County, along major highways, at rural crossroads, and in the center of towns. Commercial/office uses currently occupy only a small portion of total land area in the County.

Farm/Forest

Farm/forest land is used for the production, keeping, or maintenance of plants and animals. Farm, or agricultural, uses included activities such as cultivation and harvesting of crops, keeping, breeding and sale of animals, horticultural practices such as production of trees and fruits, nurseries and greenhouses, soil conservation or forestry management, and production of forestry products. Forestry uses are establishments primarily engaged in the operation of timber tracts, tree farms, forest nurseries, gathering of forest products, or performance of forest services. Farm uses are located throughout the County; however, they primarily concentrate in the upper half of the County. The bulk of the County’s forestry land is located in the lower west part of the County with Westvaco owning a significant portion of this forestry land. Much of the land owned by Westvaco has either been sold or is under consideration for sale.

Industrial

Industrial land is used for manufacturing and other industrial facilities. Industrial uses include those activities that convert raw materials into a finished product, including construction, manufacturing, transportation, communication, utilities, and wholesale trade. Industrial uses are found throughout the County, however, most of these uses are primarily located around the Harleyville area and along US 78 in the Summerville area.

Public/Institutional and Religious

Public/institutional land uses are nonprofit or public uses, such as libraries, public or private schools, hospitals, or government owned or operated buildings, structures, or land used for public purposes. Religious uses, or churches and related houses of worship, are typically classified as institutional, however, they are classified separately on the existing land use map. Public/institutional and religious uses are found throughout the County, with most of these uses concentrating in and around towns and population centers. Both of these uses occupy a relatively small portion of the County's land area.

Recreational

Recreational land uses are those developed for leisure-time activities, usually of a formal nature, including active and passive recreational activities. Active recreational uses are those requiring equipment or taking place at prescribed places, sites or fields, such as swimming, tennis, or court games. Passive recreational uses are relatively inactive and require little development of structures, such as walking trails, gazebos, and picnic areas. Also, recreational uses include commercial operations, personal, private, or public recreational facilities. Recreational uses are located throughout the County and are typically easily accessed from residential uses and occasionally office uses. Areas of the County with a significant amount of recreational land include the land occupied by the Francis Beidler Forest on the Berkeley County border in the upper part of the County and various properties

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in the Summerville area in the lower part of the County. Recreational uses comprise approximately 1 percent of the County's land area.

Residential

Residential land is used for living purposes. For this plan, residential land area is categorized as either single-family residential, multifamily residential, mobile home, or rural home site. Single-family residential uses are those residential uses primarily consisting of single lot, one family stick-built housing and most subdivisions. Multifamily residential uses are those residential uses that maintain more than one housing unit per structure. This includes duplexes, triplexes, townhouses, and apartments. Mobile home uses consist of single mobile homes and mobile homes in mobile home subdivisions and mobile home parks. Rural home-site uses are defined as a single-family residence on a large tract of land that also used for open space, vacant, or agricultural purposes. Residential uses are located throughout the County. Regarding residential use categories, only rural home-site uses, in rural areas, and multifamily uses, primarily in the Summerville area and some towns, are located in definable areas of the County.

Vacant Land

Vacant land is considered land that is undeveloped and unused, but not restricted from future development.

Sensitive Areas for Development:

In the development of a comprehensive plan, consideration is typically given to a community's environmental resources. There is a need to preserve and protect the County's significant natural resources, to develop a future land use map/plan that balances the productive uses of land and natural resources in order to achieve socially and environmentally sustainable economic growth. Thus, the land use element also focuses on preserving and protecting the County's valuable natural resources from development pressures. Preservation and protection of wetlands and critical wildlife habitat areas, and limiting development in undeveloped or agriculturally/forestry used areas that are underlain with prime farmland soils are important land-use-related issues.

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