



PUBLIC SERVICES & FACILITIES



ECONOMIC DEVELOPMENT



HOUSING

Chester County

**Comprehensive
Plan 2020-2030**

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CHAPTER 1 INTRODUCTION

The **Chester County Comprehensive Plan 2020-2030** is organized into three sections that collectively encompass the intent and requirements prescribed by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

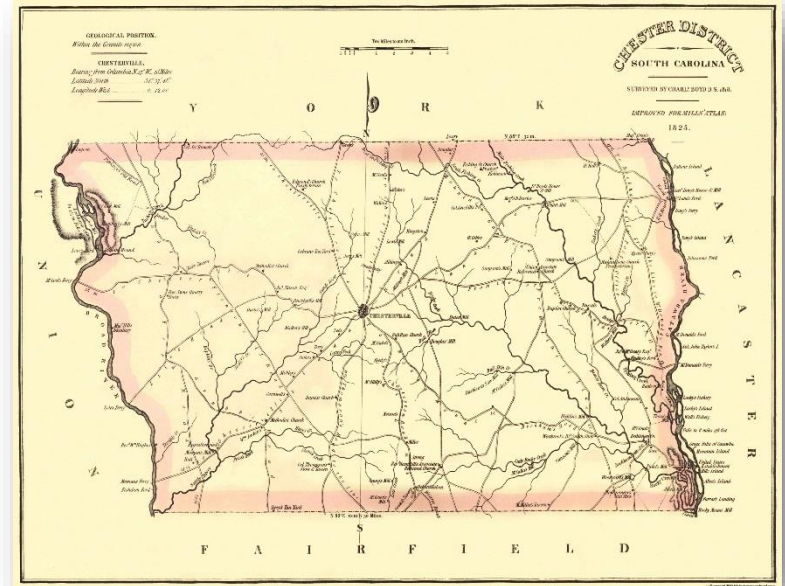
- Existing Conditions: the thorough documentation of historical trends and data provides a snapshot of Chester County which provides background and context for the other two sections.
- Public Engagement: the permanent record of efforts to engage the community so that this plan reflects local values.
- Strategic Action Plan: a focused plan of action for improving, protecting, and enhancing the livability of Chester County.



This format is a departure from the conventional practice of having individual elements that cover particular topics such as Population, Housing, or Transportation. This plan's organization is intended to facilitate an action-oriented approach centered on three key themes—Housing, Economic Development, and Public Facilities & Services—with specific policies, projects, or services that can be started as soon as partners and resources are identified. Likewise, the number of action items, and timeframes for implementation have been adjusted to encourage completion so that new opportunities and items can be added in future years.

CHAPTER 2 EXISTING CONDITIONS

The following description of Chester County's Existing Conditions provides a context for the plan's recommendations. This collection of data and analysis is a tool to educate community residents on the current status and needs of the county. A sound information base establishes a foundation to measure the extent of resources that are necessary to address the needs of the county. The information presented in this document was drawn from a variety of sources including community stakeholders and county representatives as well as data sources such as ESRI and US Census Bureau.



County Historical Context



Chester County, South Carolina, had its beginning in 1750 when the Scots-Irish from Pennsylvania and Virginia settled on Rocky Creek and Fishing Creek. The area that is Chester County today was originally part of Craven County, one of the three original counties established by the Lords Proprietor of the English colony of Carolina in 1682. In 1785, the state was divided into 37 judicial districts and Chester County came into existence.

Chester was one of seven counties created in 1785 from the old Camden Judicial District. Situated in the rolling hills of South Carolina's eastern Piedmont, Chester County is bound on the east by the Catawba River and on the west by the Broad River. The County is unique because its borders have never been altered, and its distinct rectangular shape is unique among South Carolina counties.



Chester County Courthouse
Photo Credit: U.S. National Register of Historic Places



Chester County Transportation Museum
Photo Credit: Joseph C. Henson Photography



Catholic-Presbyterian Church:
Photo Credit: South Carolina Department of Archives and History.



Landsford Canal State Park
Photo Credit: Trover

CHAPTER 3 DEMOGRAPHICS

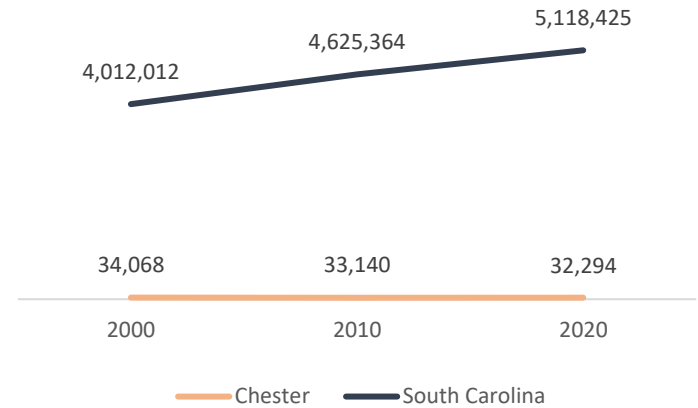
POPULATION

- Chester County's population peaked during the 2000 Census at 34,068 people. In 2010 Chester County's population decreased by 2.7% to 33,140. By 2020, the estimated population decreased again slightly by 2.6% to 32,294 people. However, with the Knight's Bridge, Walker's Mill, and other housing development construction underway, Chester County is expecting to experience sustained growth in the next planning period.
- While Chester County decreased in population by 5.21% since 2000, statewide, South Carolina experienced a 27.6% increase in population, growing by 1,106,413 people between 2000 and 2020.
- Chester County municipalities have also experienced a slight decline in population over the 2000 and 2010 Censuses. Thus, the declining population is indicative of both incorporated and unincorporated areas of the County. However, with projected new growth in the city of Chester, the exit 65 area and the Great Falls Area, motivated by nature-based tourism, the new residents moving into the area should reverse this towards a positive trend.
- Between 2000 and 2019, the City of Chester's population declined by 13.6%, Great Falls by 9.8%, Lowrys by 6.8%, and Richburg by 21.7%. Fort Lawn increased its population by 3.0%. It is important to note that with small population sets, even the smallest change in population may show an exaggerated positive or negative impact.

DIVERSITY

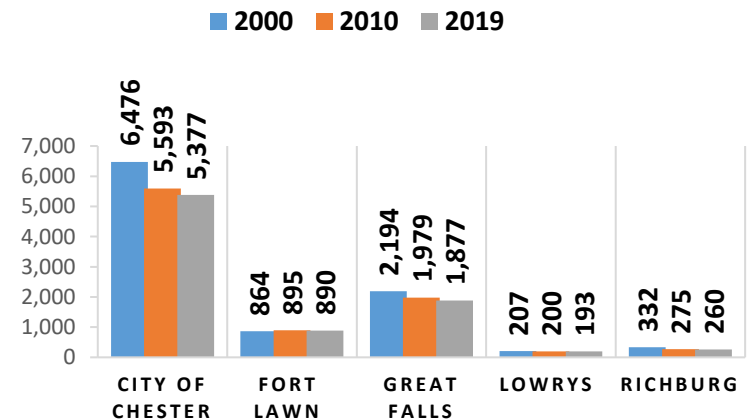
- Chester County's population is primarily comprised of two racial groups, white and black. The 2020 Census, racial demographics indicate that 58.1% of the population identify as white alone, 35.1% identify as black, 4.5% identify as being of mixed race, and 1.5% of the population was identified as being of another race,

POPULATION 2000-2020



Source: US Census Bureau and American Community Survey

MUNICIPAL POPULATION CHANGE, 2000-2019



Source: US Census Bureau and American Community Survey

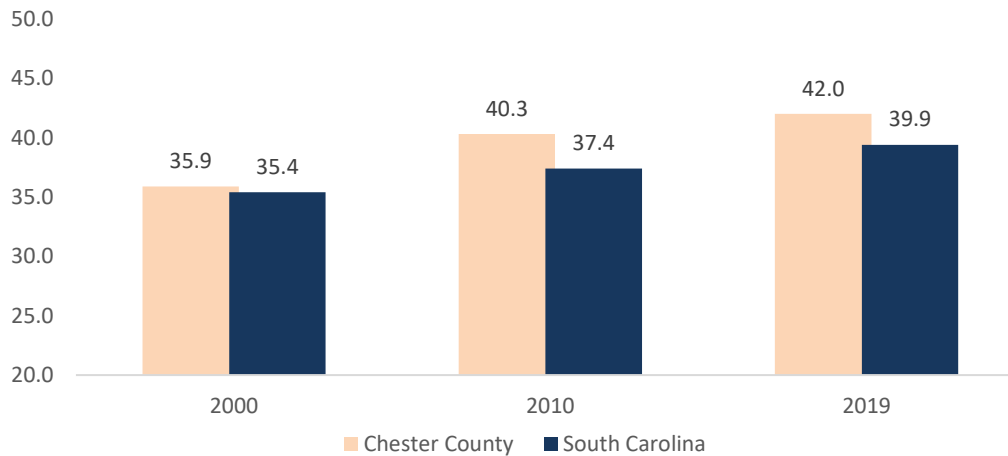
Note: At the time of publishing limited release of 2020 census

AGE

- In 2000, Chester County primarily had the same age cohorts as the state. The largest discrepancy in age statistics was the 5-19 (1.3% higher) and 20-64 age cohorts (2.0% lower).
- In 2019, Chester's age ages 20-64 cohorts continued to mirror South Carolina's by increased by 3.6%; individuals 65 years of age and older increased by 4.2%.

Note: At the time of publishing limited release of 2020 census data had occurred.

Median Age, 2000-2019



Source: US Census 2000, 2010, and 2019

AGE COHORTS		
2000		
Age	Chester County	South Carolina
< 5	6.7%	6.6%
5-19	23.0%	21.7%
20-64	57.6%	59.6%
65+	12.7%	12.1%
2010		
Age	Chester County	South Carolina
<5	5.7%	6.6%
5-19	21.2%	20.3%
20-64	53.0%	59.9%
65+	14.0%	13.2%
2019		
Age	Chester County	South Carolina
<5	5.6%	5.8%
5-19	19.6%	19.1%
20-64	56.6%	57.9%
65+	18.2%	17.2%
Source: US Census 2000, 2010, and 2019 American Community Survey		

- Chester County's median age increased from 35.9 in 2000 to 42 in 2019.
- In 2000, 9.7% of Fort Lawn's individuals were under 5 years of age, the highest of all county municipalities. Fort Lawn also had the highest percentage of individuals ages 20-64 at 60.4%.
- By 2019, Lowrys had the most individuals above age 65 at 21.5%.
- In 2010, Chester had the highest percentage of individuals ages 20-64 at 64.2%.
- Fort Lawn saw the largest increase of senior citizens with the total amount rising by 10.9% during the decennial census period.
- In 2019, Great Falls had the highest percentage of individuals under 5 years old with 12.8%.
- Lowrys experienced the largest increase in median age between 2000 and 2019 at 24%.

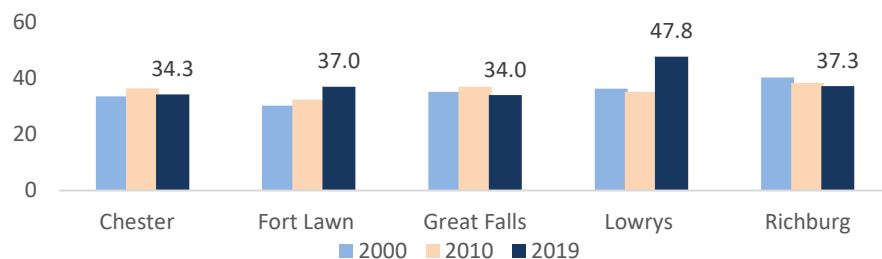
MUNICIPAL AGE COHORTS					
2000					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	7.6%	9.7%	7.8%	8.7%	4.8%
5-19	24.7%	23.0%	22.9%	19.8%	22.8%
20-64	55.6%	60.4%	52.2%	57.9%	56.1%
65+	12.1%	6.9%	17.2%	14.0%	16.3%
2010					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	5.3%	7.4%	7.4%	3.3%	11.4%
5-19	17.4%	27.4%	28.5%	32.3%	21.6%
20-64	64.2%	59.0%	50.5%	53.1%	51.7%
65+	13.1%	6.2%	13.5%	11.0%	15.3%
2019					
	Chester	Fort Lawn	Great Falls	Lowrys	Richburg
< 5	7.2%	9.3%	12.8%	1.6%	7.3%
5-19	18.2%	15.9%	19.0%	12.9%	21.0%
20-64	59.6%	57.9%	54.8%	64.0%	54.9%
65+	14.9%	17.0%	13.4%	21.5%	16.8%

Source: US Census 2000, 2010, and 2019 American Community Survey

Source: US Census 2000, 2010, and 2019 American Community Survey

Note: At the time of publishing limited release of 2020 census data had occurred.

Municipal Median Age, 2000-2019



Source: US Census 2000, 2010, and 2019 American Community Survey

HOUSEHOLDS

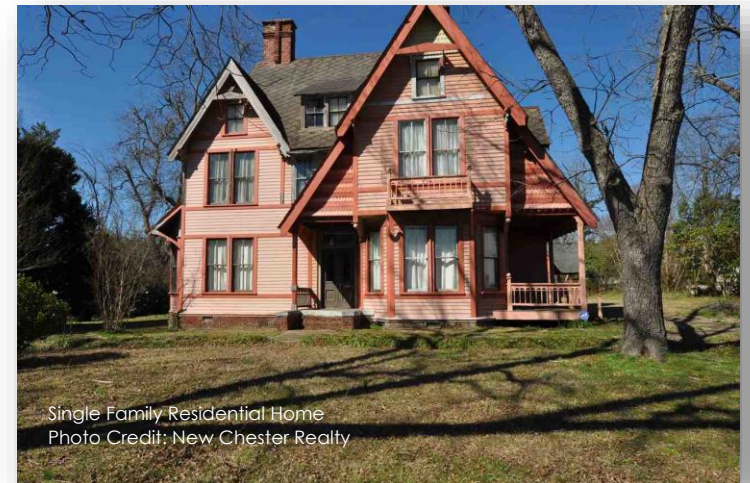
- In 2019, there were 12,653 households in Chester County, a 1.76% decrease from the 12,880 households in Chester County during the 2000 decennial Census.
- In 2000, 78.4% of Chester County housing was owner-occupied. By 2019, this had dropped to 76.1%, but it was still much higher than the national homeownership rate of 64.0%.

In 2000, the average Chester County household size was 2.62 persons, while in 2019, Chester County's household size fell by 4.52%, to 2.5.

- The municipalities of Chester and Lowrys experienced the largest decrease in families at 23.7% and 18.6% respectively between 2010 and 2019.
- Fort Lawn and Richburg experienced an increase in number of households and families between 2000 and 2019.
- In 2019, 47.6% of Chester County's housing was owner-occupied
- Overall, Chester County has experienced a 1.76% increase, and South Carolina has experienced a 25.3% increase in total households during the same period between 2000 and 2019.
- With new projected growth in the City of Chester, Richburg and Great Falls, the County should see positive growth in total households as new Census data is released.

Note: At the time of publishing limited release of 2020 census data had occurred.

A **household** is defined as an occupied housing unit that includes all persons who occupy that unit. Occupants do not have to be related to form a household.



INCOME

Chester County
Income at a Glance
(2019)

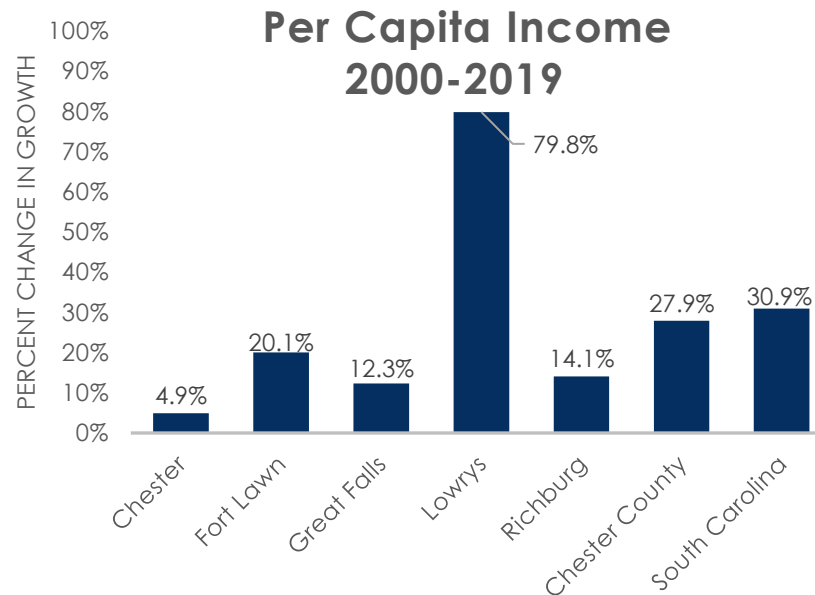
\$42,442
Median
Household
Income

\$54,235
Average
Household
Income

\$22,234
Per Capita
Income

17.7%
Families
Below
Poverty
Line

- In 2019, the median household income for Chester County was \$42,442. The state average was \$53,199.
- Between 2000 and 2019, Chester County's median household income increased by 30.9% while the state's household income increased by only 11.4%.
- In 2019, the average household income for Chester County was \$54,235. The state average household income was \$78,188.
- Chester County's median family income increased by 29.1% during the planning period.



Source: US Census 2000, 2010, 2019 American Community Survey

Note: At the time of publishing limited release of 2020 census data had occurred.

Per capita income measures the average income earned per person in a given area (city, region, country, etc.) in a specified year.

Household Income measures total gross income of all occupants of a housing unit.

Family Income measures total gross income of all occupants related by family within a housing unit.



Confederate Chester Gun
Photo Credit: Chester County Historical Society

HOUSING

14,601
Housing
Units
(2020)

11,250
Owner
Occupied

2,543
Renter
Occupied

\$661
Median
Gross Rent

Source: US Census 2000, 2010, and
2019 American Community Survey

- In 2020, there were 14,601 housing units in Chester County, an increase of 227 units from 2000 to 2020. Though an increase in units has occurred, the population fell during this same period. This can be explained by the drop in average household size.
- 85.0% of Chester County's units were occupied in 2010. In 2020, this increased slightly to 88.5%.
- In 2019, Chester County's owner-occupied housing unit rate was 76.1%, which was higher than South Carolina's 69.4% rate. This is, however, down from a 78.4% rate in 2000, which represents a 2.9% decline.



Source: Chester County

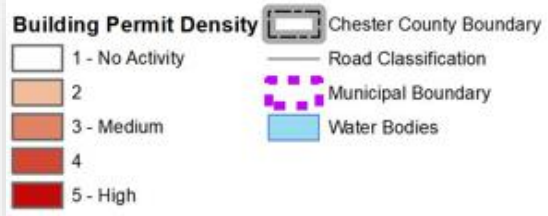
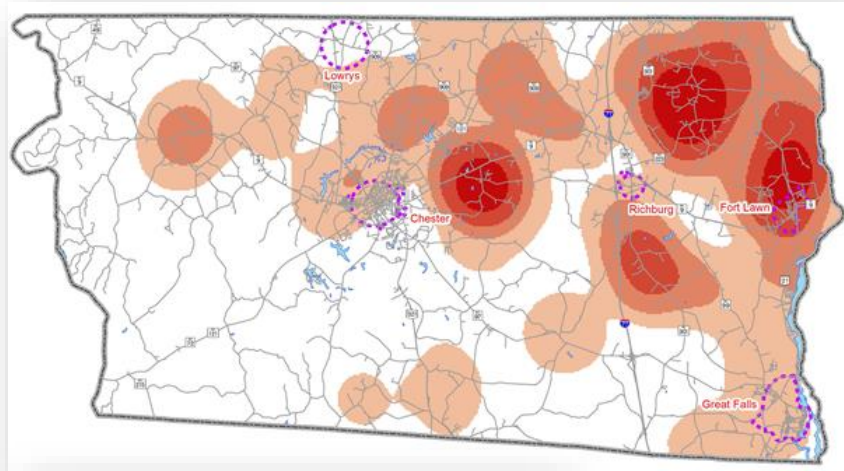
Note: At the time of publishing limited release of 2020 census data had occurred.

- In 2019, 72.4% of all housing units in Chester County were single-unit, which is better than the state's 66.3% rate. However, 20.4% are mobile homes versus the state's 16.2%. [<https://censusreporter.org/profiles/05000US45023-chester-county-sc/>]
- Chester County's median household value in 2019 was \$95,600. The state's median household value was \$162,300. This discrepancy is due in part to the age of housing structures in Chester County. As of 2019, 65.5% of the housing structures were built pre-2010 compared to the state's 49.3%. [<https://censusreporter.org/profiles/05000US45023-chester-county-sc/>]
- In 2019, Chester County's median gross rent was 18.7% of the median household income of \$42,442 (Monthly gross median rent X 12 Months and then divided by median household income). Statewide, the median gross rent is 20.2% of the median household income.
- For housing units with a mortgage in Chester County, 27.6% of income goes to housing costs (Median monthly owner costs X 12, divided by median gross income). The statewide costs totaled approximately 28.1%.

BUILDING PERMITS

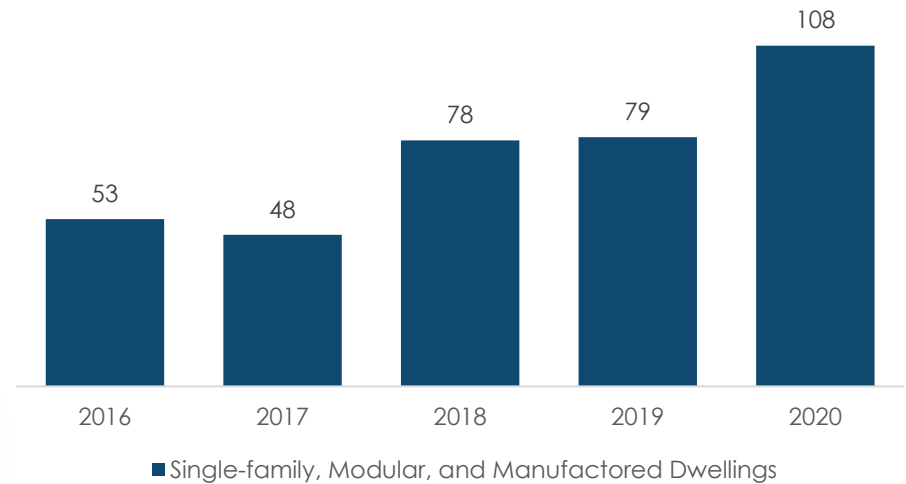
Building permit data was supplied by Chester County building and planning officials. The numbers shown reflect the current and historical records since 2016. Over the past five years, a pattern has emerged that reflects a more than a 100% increase in the number of single-family permits between 2016 and 2020. This information is intended to function as an assessment tool to analyze growth patterns and community needs.

CHESTER COUNTY NEW SINGLE-FAMILY DWELLINGS 2020



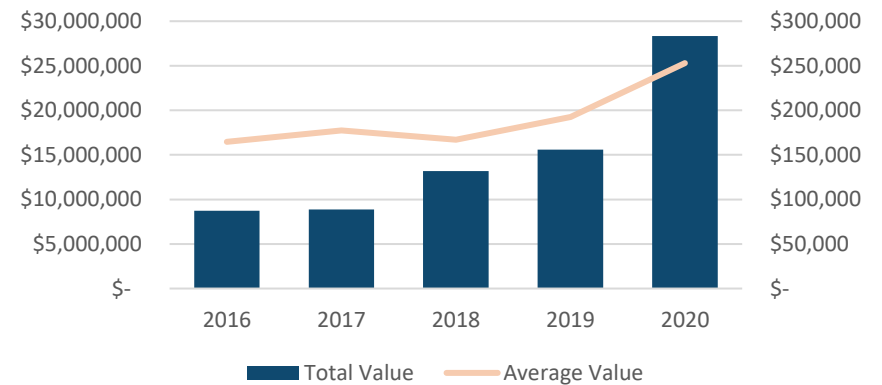
Source: Chester County/CRCOG

Chester County Single-family Residential Permits 2016-2020



Source: Chester County/CRCOG

Value of Single-family permits 2016-2020 in Chester County



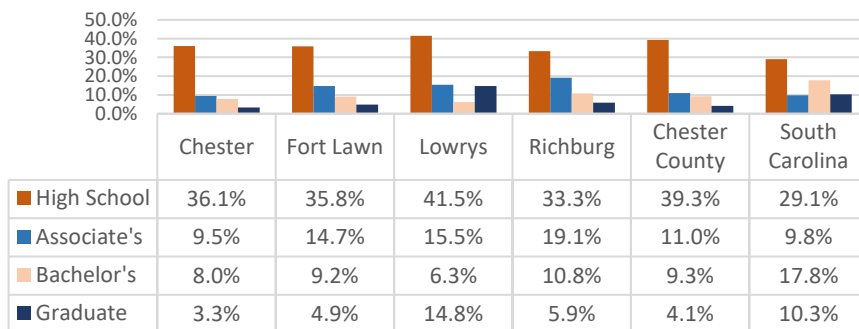
Source: Chester County/CRCOG

CHAPTER 4 EDUCATION

- In 2019, for 39.3% of Chester County's population 25 years of age or older the highest educational attainment level was a high school diploma or GED; the statewide rate was 29.1%. Approximately 82.1%, of the same age group, has high school/GED equivalency or greater, statewide the percentage is slightly higher at 87.5%
- 11% of Chester County and 9.8% of South Carolina received an associate's degree as the highest level of education.
- 9.3% of Chester County attained the equivalency of bachelor's degree, while the state average was 17.8%.
- 4.1% of Chester County received a graduate degree, while 10.3% of the state received the same level of education

- Of the localities in Chester County, Great Falls had the highest percentage of individuals with educational attainment equivalent to a high school diploma or GED at 43%. Richburg had the highest percentage of individuals with an associate's degree at 10.8%.
- Approximately 36.1% of the City of Chester's population attained a high school diploma or GED, while 9.5% of the population attained an associate's degree.
- Although Lowry's had the lowest percentage of individuals with a bachelor's degree at 6.3%, it had the highest number of individuals among the municipalities with a graduate degree at 14.8%.

Highest Educational Attainment 2019 25 years of age and older



Source: US Census 2000, 2010, 2019 American Community Survey



Chester Senior High School
Photo Credit: Chester County

- The Chester County School District has approximately 5,110 students with more than 779 full- and part-time employees.
- In 2019, 464 teachers worked in the 11 schools that make up the district.
- From the fiscal year FY 2012-2013 school year to FY 2019-2020, overall enrollment decreased by 6.15%.
- To maintain, renovate, or fund new facility construction, Chester County School District has completed a district-wide Facility Needs Assessment to identify improvements for facilities to support the district's educational goals and student outcomes.



Lewisville Middle School
Photo Credit: Chester County

Chester County Public Schools

PRE-KINDERGARTEN – 5th Grade

- GREAT FALLS ELEMENTARY SCHOOL
- LEWISVILLE ELEMENTARY SCHOOL
- CHESTER PARK CENTER OF LITERACY/SCHOOL OF INQUIRY/SCHOOL OF THE ARTS

MIDDLE SCHOOLS

- GREAT FALLS MIDDLE SCHOOL
- LEWISVILLE MIDDLE SCHOOL
- CHESTER MIDDLE SCHOOL

HIGH SCHOOLS

- GREAT FALLS HIGH SCHOOL
- LEWISVILLE HIGH SCHOOL
- CHESTER HIGH SCHOOL

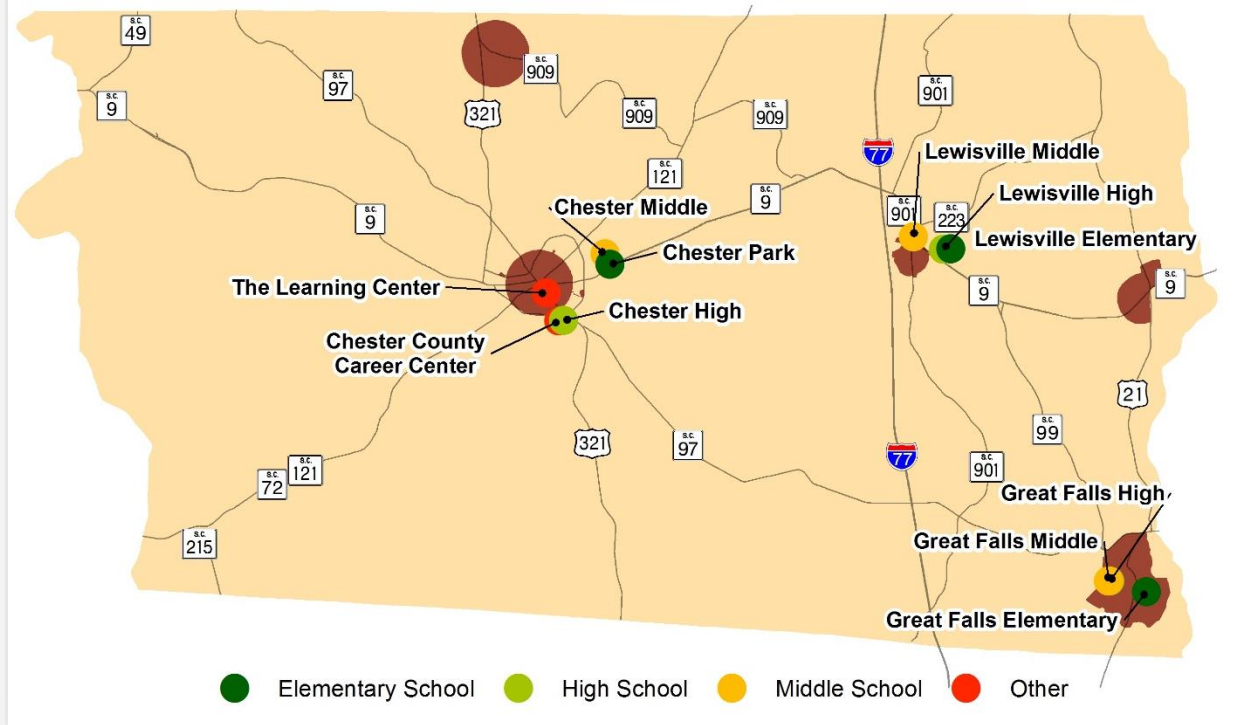
OTHER SCHOOLS

- THE LEARNING CENTER
- CHESTER CAREER CENTER

HIGHER EDUCATION

- YORK TECHNICAL COLLEGE: CHESTER CENTER

Public Schools Map



York Technical College offers both credit and non-credit courses at its satellite campus in Chester. Additionally, students are offered the majority of services provided at its primary campus.

CHAPTER 5 ECONOMIC CONDITIONS

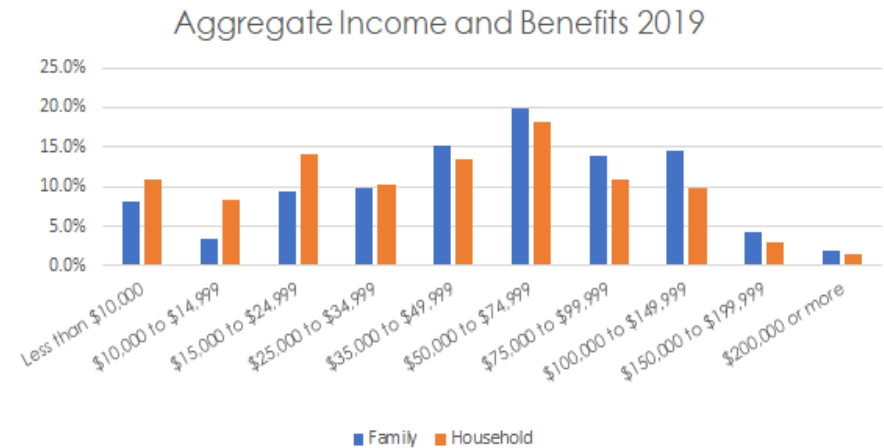
Occupation

- In 2019, Chester County had 13,196 civilian employed individuals in the work force of 16 years of age and over.
- Approximately 99.9% of the county labor force were in civilian jobs; the remaining 0.1% were employed by the armed forces.
- 45.9% of Chester's population ages 16 and older are not in the labor force. Statewide, the average is 39.5%
- A significant portion of Chester County's labor force, by industry, consists of manufacturing (23.5%), educational services, and health care and social assistance (19.1%) and retail trade (11.5%). This data is illustrated in the tree map graph on the following page.

Note: At the time of publishing limited release of 2020 census data had occurred.

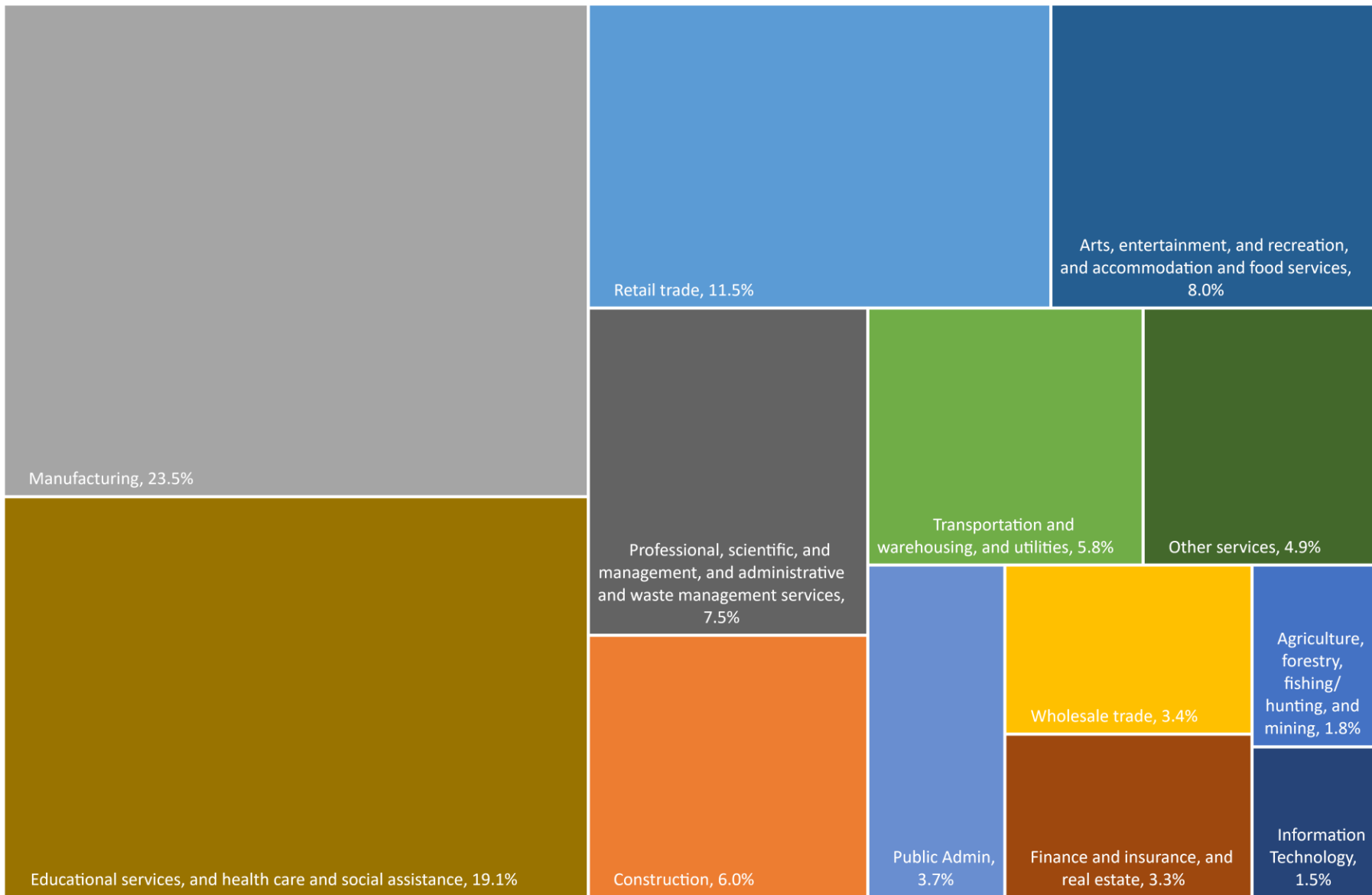
Income and Benefits

- In 2019, 28,722 individuals employed in Chester County had some form of health insurance. Of this number, 59% had private health insurance; 42.5% had public insurance.
- The mean social security income was \$17,969, while the mean retirement income was \$18,623.



Source: US Census 2000, 2010, and 2019 American Community Survey

Tree Map of Employment Percentage by Industry, 2019



Source: 2019 American Community Survey

CHAPTER 6 COMMUNITY ASSETS AND FACILITIES



Chester County Historical Society Museum
Photo Credit: SC Great Outdoors



Spider Lilies – Lansford Canal State
Park
Photo Credit - CRCOG



Chester State Park
Photo Credit: Discover South Carolina

Chester County Library System

The Chester County Library is a county-wide free public library system governed by a seven-member Board of Trustees. The system includes the following libraries: Chester County Library, Great Falls Community Library, Lewisville Community Library, and a multi-stop bookmobile.

- **GREAT FALLS:** In 1927, Great Falls Community Library was opened by adult education advocate Wil Lou Gray.
- **LEWISVILLE:** Lewisville Community Library opened in 1997 in response to rapid growth in the Richburg/Lewisville area. This library is often visited by travelers on Interstate 77 and is well used by local individuals.

Chester County Historic Society Museum

The Chester Historic Society Museum and Archives is housed in the 1914 Chester County Jail. It contains a large collection of Catawba pottery, Native American projectile points, long rifles, handguns, and more.

Chester State Park

The 523-acre Chester State Park is located just southwest of the City of Chester. Since opening in the 1930s, it has been a haven for hiking, picnicking, boating, and fishing for the surrounding communities in the Piedmont Region of South Carolina. It features a beautiful 160-acre park lake with canoe and paddle boats available for rent, 25 campsites, 2 disc golf courses, and a 472-foot bridge perfect for fishing and observing wildlife.

Landsford Canal State Park

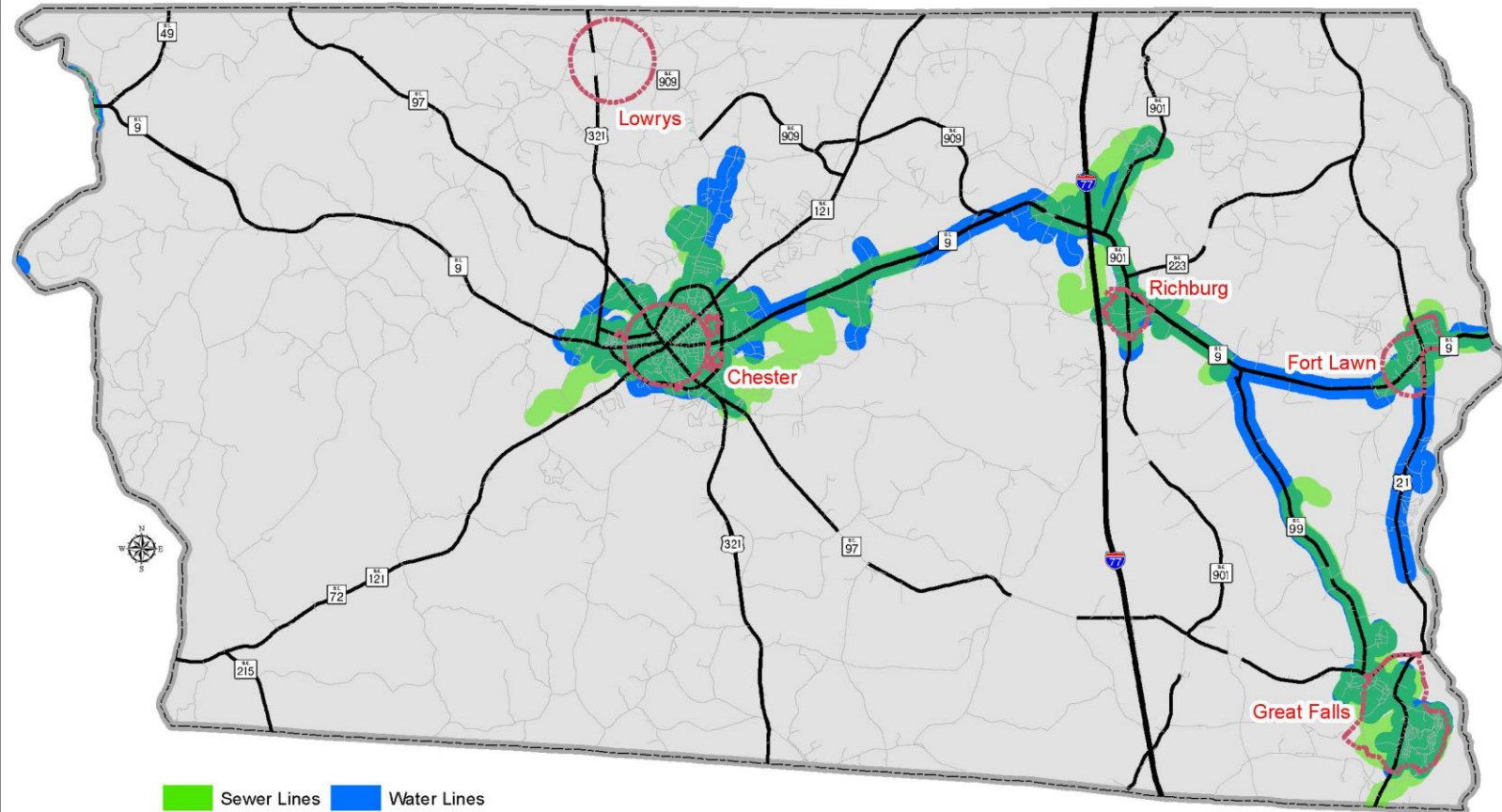
Granted to Thomas Land in 1754, the 448-acres Landsford Canal State Park stretches across northeast Chester County and is full of cultural and natural history. It runs parallel to the Catawba River and contains Native American artifacts dating back over 10,000 years. It has a 1.5-mile trail along the remains of the historic canal. This park attracts thousands of visitors annually in the spring to see the world's largest population of Rocky Shoals Spider Lilies.

CHAPTER 7 INFRASTRUCTURE

WATER AND SEWER UTILITIES

- The Chester Metropolitan District (CMD) was created in 1959, by Act No. 379 as amended, as a Special Purpose District and is governed by a commission.
- The CMD serves residents along SC Highway 9, SC Route 99 and, the US-21 Corridor as well as the municipalities of Chester, Fort Lawn, Great Falls, and Richburg.
- The CMD originally relied on its location in Fort Lawn to supply the county but expanded after it acquired water systems from the City of Chester and Town of Great Falls.
- In 2001, CMD received a substantial grant, which allowed for the replacement of nearly the entire water system in the Town of Great Falls and the construction of the 750,000-gallon Richburg Water Tank.
- The CMD currently produces an average of 4.2 million gallons of drinking water per day from its water treatment plant on the Catawba River.
- The District owns and operates seven storage tanks that serve over 6,500 customers throughout the county.
- Chester County Wastewater Recovery (CWR) is also a special purpose district created by Legislative Act No. 480 of 1964 and as amended by Act No. 1186 and other amendments thereto.
- Without this sewer service, industrial operations in the Chester County area would be greatly hindered.
- CWR is governed by a five-member commission known as the CWR Commission.
- With a combined capacity of four million gallons, wastewater treatment facilities in Rocky Creek, Sandy River, and Lando/Manetta make up CWR.
- CWR serves over 4,400 residential and commercial customers, 13 of which are Industrial.
- There are eight certified wastewater treatment operators at CWR.
- Great Falls Waste Water District established in 1976 through a state legislative has capacity to treat 1.4 Million Gallons of wastewater per day, treats approximately 700,000 gallons per day, leaving significant capacity for future growth.

Public Water and Sewer



Source: Chester County/CRCOG

CHAPTER 8 PUBLIC SAFETY

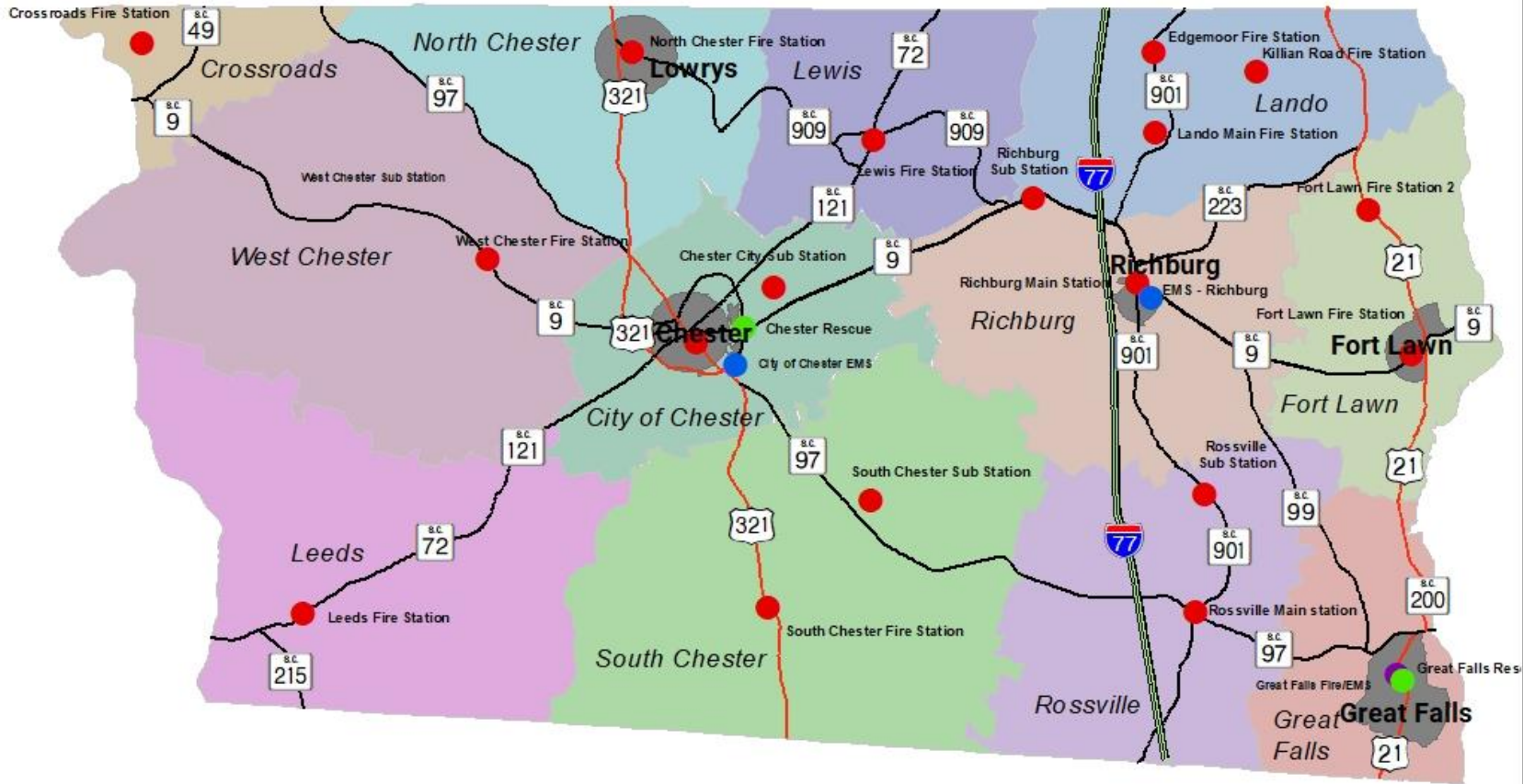
FIRE AND EMERGENCY MEDICAL SERVICES (EMS)

- Chester County has 12 fire districts that are serviced by a total of 20 stations.
 - City/Special Purpose Districts
 - City of Chester (2)
 - Fort Lawn – (2)
 - Lando (3)
 - Lewis – (1)
 - Richburg – (2)
 - Chester County Fire Commission
 - Great Falls – (1)
 - Leeds – (1)
 - North Chester – (1)
 - Rossville – (2)
 - South Chester – (2)
 - West Chester – (2)
 - Cross Roads – (1)
- The City of Chester, Town of Richburg and the Town of Great Falls have an EMS station that services the county as well.
- Guidelines are set for County Fire Service and rural departments by the Chester County Rural Fire Commission.
- The Chester County Emergency Services Training Center is located on McCandless Road. The facility includes a three-story class A burn tower and hazmat and rescue props.
- Chester County has 25 full-time and part-time firefighters, and 279 volunteer firefighters.
- The fire department emergency vehicles include 52 pumpers, 3 ladder trucks, 15 tankers, 7 service trucks, 12 brush trucks, and 1 aircraft crash truck.
- Between FY 2013 and 2020, Fire Department emergency calls increased by an average of 4.5% annually and 39.7% overall. EMS calls increased on average 10.6% annually and 120% overall.
- Chester County pays for the maintenance and repairs of all vehicles. However, each department is responsible for purchasing new vehicles.



Chester County Fire Engine
Photo Credit: KME Group

Fire District and Emergency Services Map



Emergency Services Facilities ● EMS ● Fire ● Fire/EMS ● Rescue

Source: Chester County/CRCOG



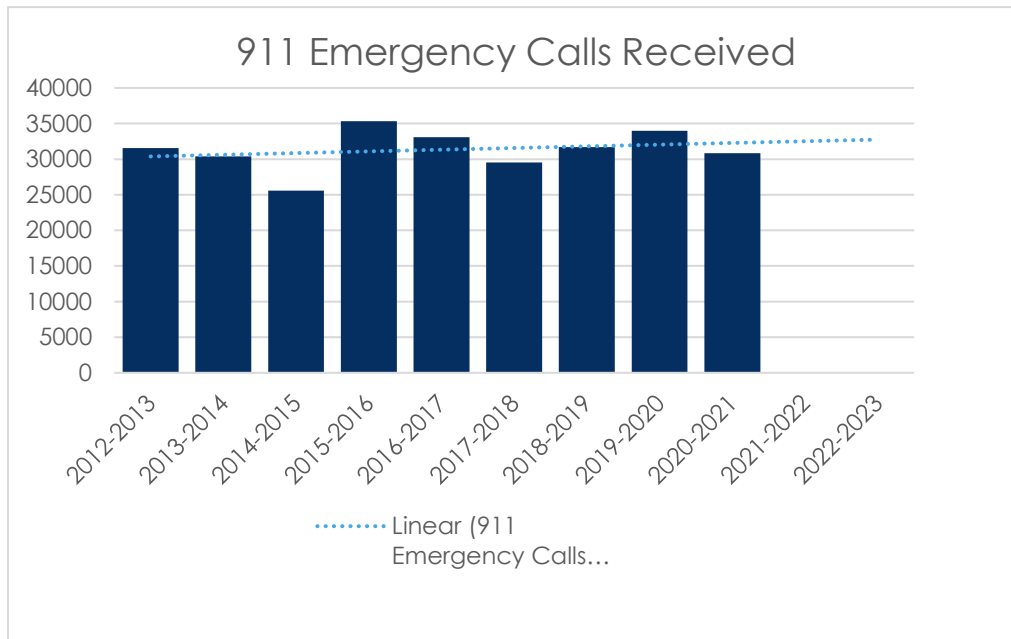
The Chester County Sheriff's Office strives to guarantee Chester County remains the safest and most enjoyable place to live in the State of South Carolina and is committed to holding the highest standards of law enforcement excellence. The Operations Division of the Office operates with approximately 60 sworn deputies, supplemented by a cadre of reserve deputies. These highly trained professionals conduct a variety of vital law enforcement functions such as regularly patrolling the County, conducting criminal investigations in an effort to stop violent crime, property crimes, and reducing the impact of illegal narcotics.

Additionally, the Office provides School Resource Officers to the County's schools. In addition to the Operations Division, the Office maintains an E-911 Division and a Detention Division. The E-911 Division receives all incoming 911 calls for all public safety entities in Chester County. The number of emergency phone calls into E-911 has experienced an ebb and flow between FY 2012 and 2020, as the data shows a noticeable drop in calls every three years starting in 2014 then again in 2017 and 2021. In 2015 and 2019, E-911 experienced a noticeable increase in calls. Even with the varying yearly totals, the linear projections forecast a slight increase

in yearly calls through FY 2022 and 2023.

The Office's Detention Division's primary objective is to serve the citizens of Chester County by providing safe, secure, and humane detention of individuals in custody while preparing them for a successful return to the community. Through professionalism, teamwork, and personal accountability, Detention Division employees encourage an atmosphere that promotes positive interactions with fellow staff, the public, and the inmate population. The Detention Center mostly houses pretrial inmates, but also houses a number of inmates from the South Carolina Department of Corrections who have displayed positive behavior and are nearing the end of their incarceration. With the exception of 2020 (due to COVID restrictions), the average number of inmates housed each year has been approximately 1,000. This number has fluctuated slightly with dips

below 1,000 in 2015, 2016 and, 2019. On the contrary, 2013, 2014, 2017 and, 2018 all saw average housing numbers greater than 1,000.



Data Source: Chester County

The employees of the Chester County Sheriff's Office operate under the guidance of six ethical principles, which include integrity, honesty, respect for others, fairness, loyalty, and accountability. These principles direct the actions of every employee as they work to provide professional, effective and, efficient public safety services.

CHAPTER 9 LAND USE

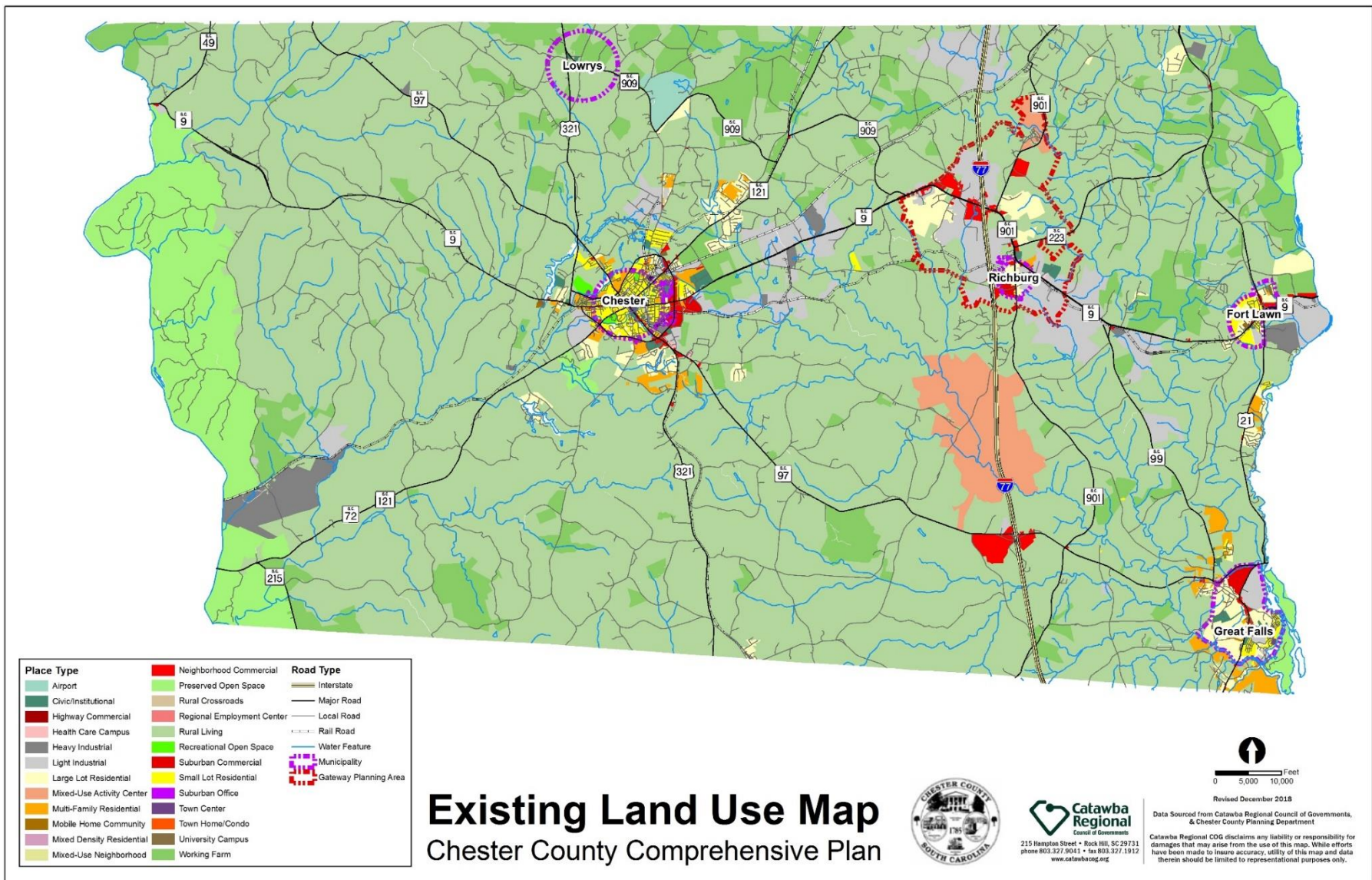
The Land Use Element of the Comprehensive Plan has two primary components that work in tandem to create a complete illustration of land-based factors impacting growth and development over the next decade: the current land use analysis and the future land use map. The first step in developing the element involves conducting a thorough review of how land is being used across the county by creating a snapshot of present conditions. The **Existing Land Use Map** also serves as a historic record of how parcels have developed (or not) and also helps to identify conditions which have influenced and may influence future growth in the county and its municipalities. This map was created as part of the *CONNECT: Our Future* regional plan and shows the current development status of individual parcels across the county. The table below details the distribution by number of parcels and acreage across the five categories of existing land uses.

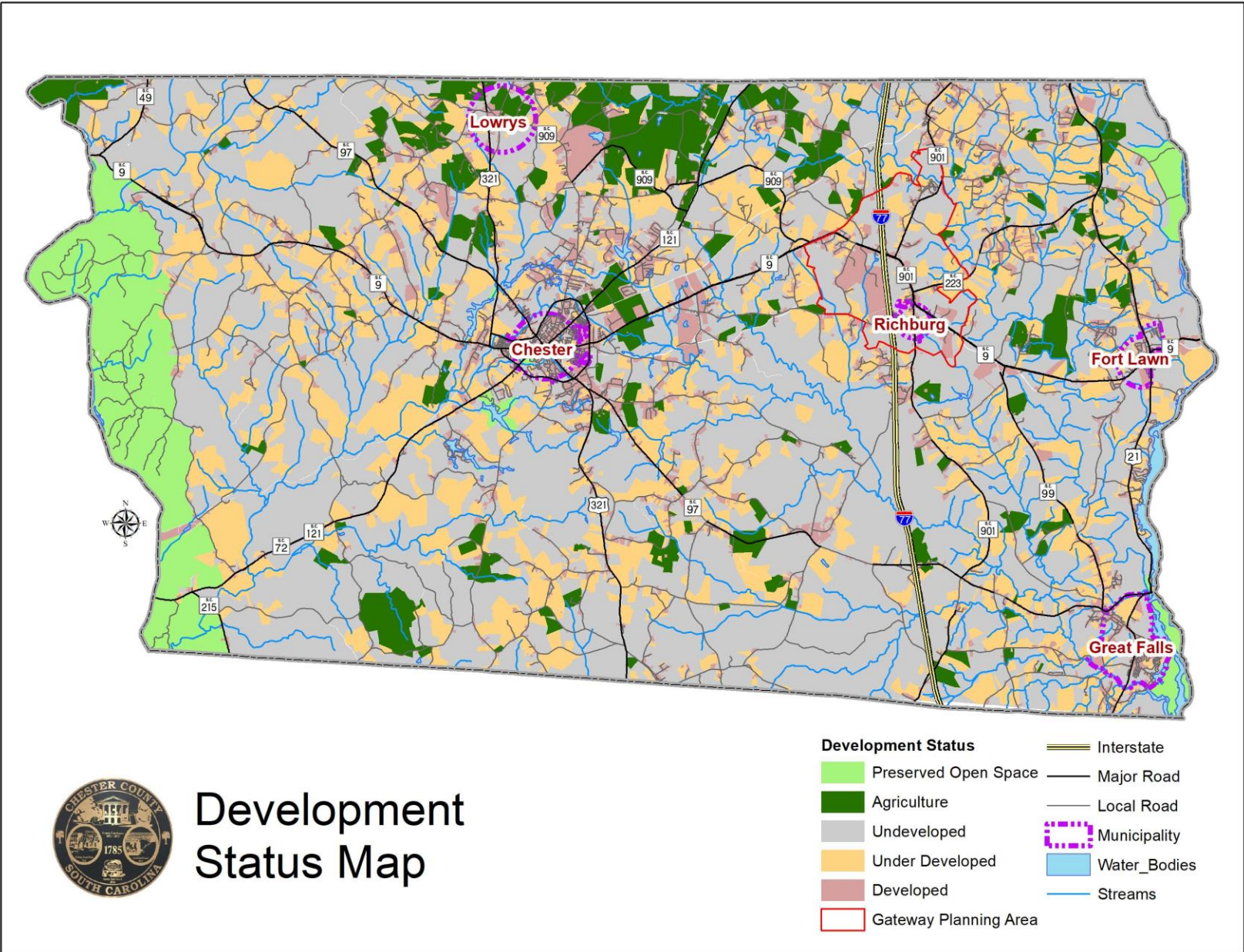
Development Status Distribution

CONNECT DEVELOPMENT STATUS	PARCELS	RATIO	ACRES	RATIO
Preserved Open Space	67	0.3%	20,957	5.8%
Agriculture	205	0.9%	20,064	5.5%
Undeveloped	7,001	32.2%	217,228	59.7%
Underdeveloped	1,836	8.4%	79,020	21.7%
Developed	12,642	58.1%	26,853	7.4%

The highest number of land parcels (12,642) is shown as developed but only accounts for 7.4% of the acreage in the county. The undeveloped category accounts for about one-third of all parcels and approximately 60% of the land area at 217,228 acres. Underdeveloped parcels cover over one-fifth of all acreage and represent areas that have activity on part of a larger tract. Preserved open space, with 67 parcels, covers 20,957 acres or 5.8% land countywide and is found primarily in the Sumter National Forest and two state parks. Surprisingly, agriculture ranks last with only 205 parcels or about 20,000 acres.

The **Development Status Map** and **Existing Land Use Map** on the following pages show where these parcels are located in relation to one another. It is evident that the majority of Chester County has a significant representation of undeveloped parcels and that agricultural lands have a high concentration around Lowrys stretching to just west of I-77. The underdeveloped areas, which are well distributed across the county, likely represent former farms where activity has been suspended or abandoned. The **Future Land Use Map** and narrative will be covered in the **Strategic Action Plan** section.





Source: Chester County and CROCG



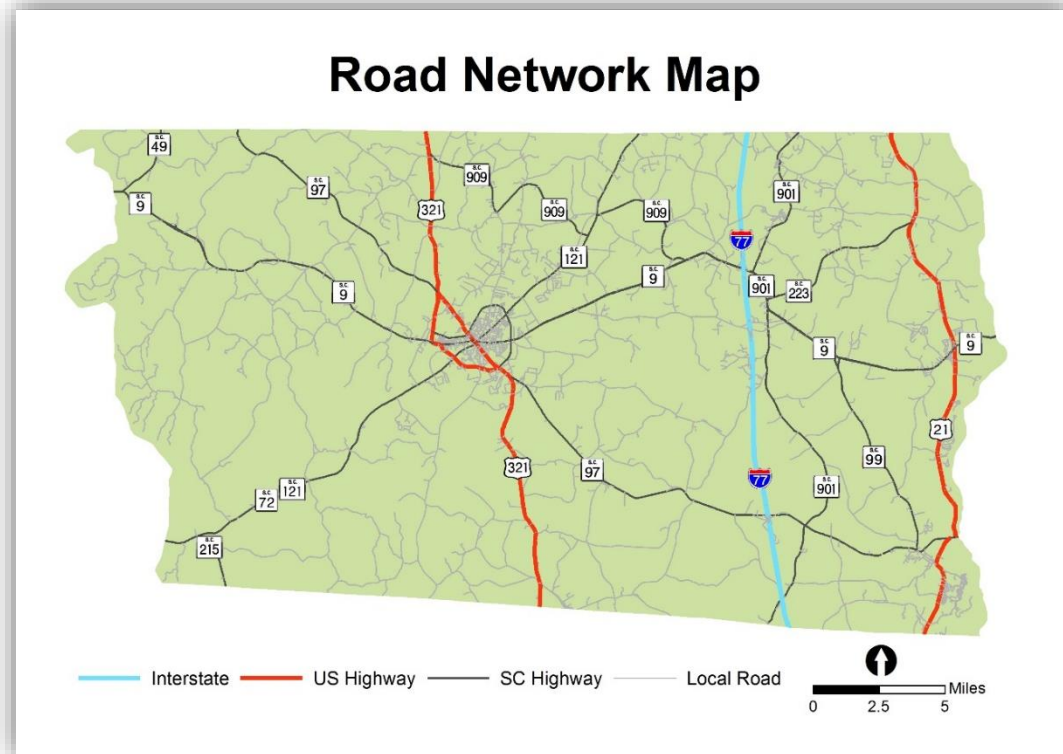
Development Status Map

CHAPTER 10 TRANSPORTATION

Transportation is an important element of the Comprehensive Plan because it provides the connection between the movement of people and goods with the consideration of economic development and land use strategies. Because roads are capital facilities maintained in part by Chester County, its municipalities, and the State of South Carolina, they are linked to the strategies for capital improvements and the provision of adequate public facilities. The impact of new development on roadways is often felt on a countywide level. As development in areas of the county intensifies, one of the first things residents notice is an increase in traffic and commute times.

Transportation planning is intricately tied to land use and the pattern of development that evolves as an area grows. The provision of transportation in the county should reflect the unique characteristics of the landscape and follow the character outlined in the Comprehensive Plan.

A transportation system includes various travel options or modes, such as pedestrian, bicycle, bus, automobile, freight, rail, and air. A multi-modal transportation network includes and connects all of these different travel modes in an effective and efficient manner, including connections within and between modes, which in turn supports the economy of Chester County.



Source: SCDOT

ROAD NETWORK

The road network is the primary transportation system in Chester County and the major road classifications are interstate, arterials, and collectors. There is also a vast network of local roads that provide direct access to homes and businesses. Many of these are two-lane roads with a variety of construction types—pavement, gravel, dirt, or a combination of these—see **Road Network Map**.

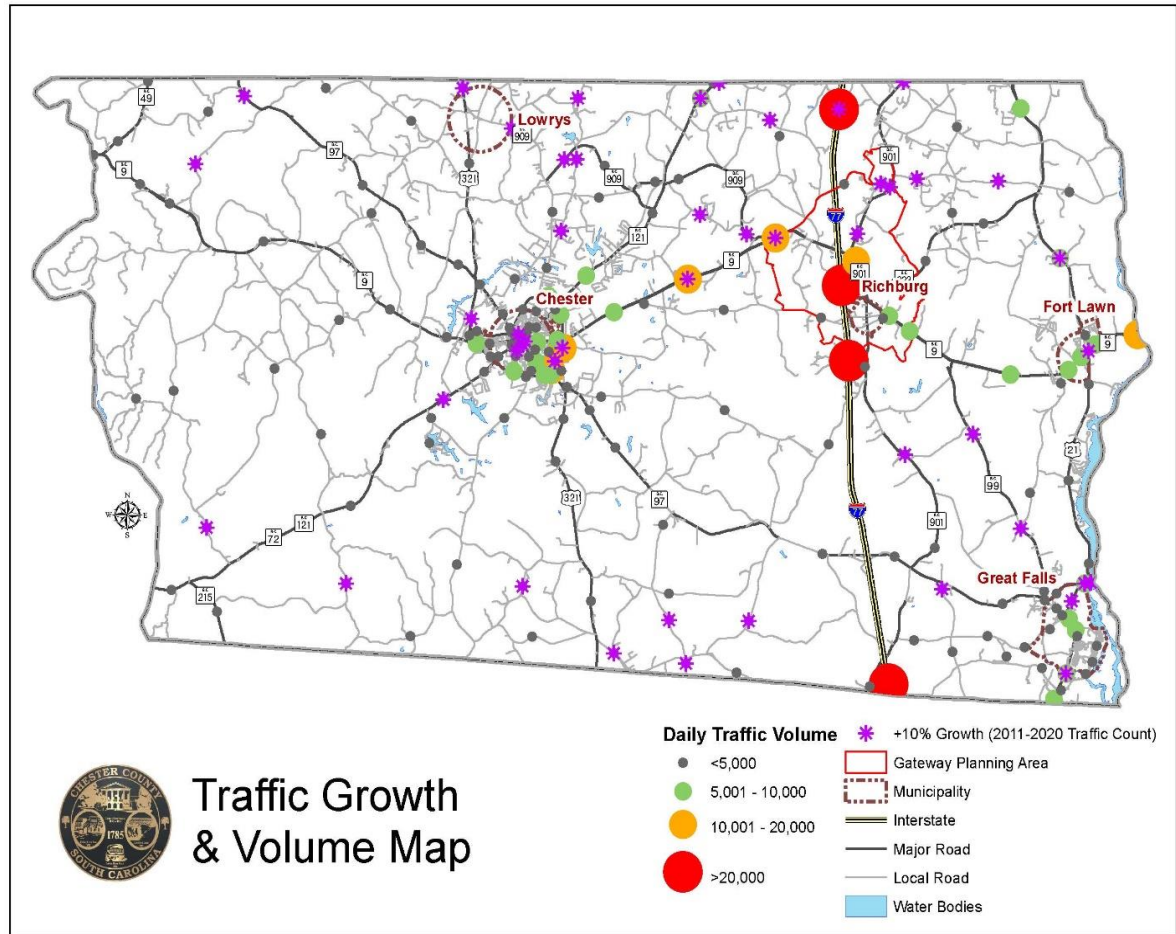
TRAFFIC COUNTS

Traffic count data is collected annually by the South Carolina Department of Transportation (SCDOT) at 200 station locations in Chester County. The most recent figures from 2020 show the following:

Nine stations registering over 5,000 daily trips saw a ten-year growth rate of at least 10% and four stations registered a 10% decrease (see map). Of the stations with daily increases over 10% increase in trips:

- One is on US Interstate 77.
- Three are on SC Hwy 9 between Richburg and Chester.
- One is on S-272 (Gadsden Street) in Chester.
- Three are on US 21 in the Great Falls and Fort Lawn area.
- One on S-72 Saluda Rd between York County and Chester.

Ten stations registered at least 10,000 vehicles per day. One station on I-77 had more than 40,000 vehicles per day.



Source: SCDOT/CRCOG

The highest traffic count recorded (46,500 vehicles) was at the Chester County-York County line on I-77.

Traffic count data is routinely used by the business community, transportation officials, and others to gauge market conditions and road system performance. Congestion, particularly at peak travel times, and large volumes of vehicles on roads designed

for less traffic can quickly overburden the road network. It should be noted that the number of daily trips were impacted in various degrees by the COVID 19 outbreak of 2020. It is anticipated the growth in daily trips will be higher in coming years.

ROAD IMPROVEMENTS

Maintenance and improvement of the roadway system in Chester County is addressed by the following entities and funding sources:

Chester County Transportation Committee (CTC): The SCDOT “C” Program is a long-established partnership between SCDOT and Chester County to fund the improvements of state roads, county roads, city streets, and other local transportation projects. SCDOT, like all state transportation departments across the country, has quickly learned that the job is too big to accomplish without partnerships. The “C” Program is successful because local leaders and citizens alike are willing to work with SCDOT to meet the needs of the communities throughout South Carolina. The “C” funds are derived from 3.99 cents per gallon of the state gasoline tax as of July 1, 2021. In FY 2019-2020, approximately \$1.34 million was allocated to Chester County with a mandate that 25% be directed to state-maintained roads. [<https://www.scdot.org/projects/c-program.aspx>]

These funds are distributed based on this three-part formula:

- $\frac{1}{3}$ based on the ratio of the land area of the county to the land area of the state;
- $\frac{1}{3}$ based on the ratio of the county population to the state population; and
- $\frac{1}{3}$ based on the rural road mileage in the county to the rural road mileage in the state.

Catawba Regional Transportation Advisory Committee (TAC): Consisting of representatives from across the region, TAC is responsible for identifying and recommending priority projects for federal funding in Chester County and the remaining three counties in the Catawba Region. In 2020, the combination of federal and state funding known as “Guideshare” was \$4.9 million. The current list of Chester County projects is catalogued in the Catawba Regional Transportation Improvement Program or TIP. The most recent version is available on the web: [<http://catawbacog.org/transportation/transportation-planning/>].

RAIL SERVICE

Much of the rail system in the Catawba Region was developed during the 20th century and served to spur economic development. Currently, the rail system primarily serves freight traffic. **CSX Transportation** (green line) has a major rail line which traverses the region on a northeast-southwest trajectory connecting the Lancaster County panhandle to Chester County to southern Union County. This line connects business customers with eastern North Carolina and western South Carolina. [www.csx.com]

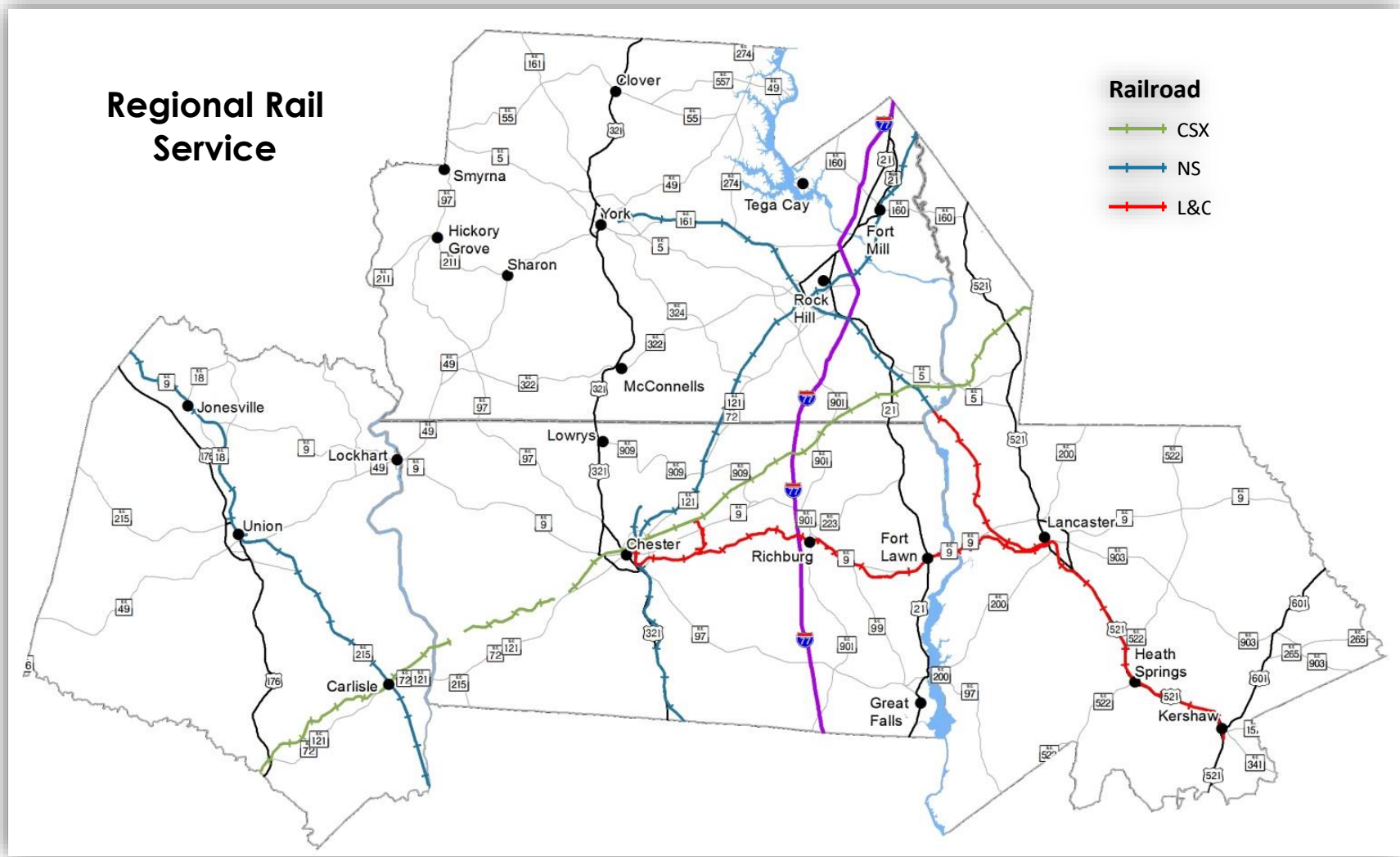


Norfolk Southern (blue line) has two main lines in the region running primarily north-south. The first connects York and Chester Counties with service to Charlotte to the north and Columbia to the south. The second line bisects Union County and is the main corridor from the Port of Charleston to the Inland Port in Greer. [www.nscorp.com]

A third system is the **Gulf & Ohio Railroad** known locally as the **Lancaster and Chester Railroad** (red line), a short line developed originally to provide service to the Springs Industries mills. It now also serves a variety of other industries. This line from Chester passes through Fort Lawn and Richburg in Chester County as it travels east into Lancaster County to Lancaster and turning south to Heath Springs and terminating in Kershaw. [www.gulfandohio.com]



The **Regional Rail Service Map** below shows that Chester County has strategic advantage since all three railroads serve the county and continue to support economic development into the 21st century.



Source: SCDOT/CRCOG

TRANSIT SERVICES

The **Chester County Connector** (CCC) in Chester County offers demand response transportation. The services are available to the general public with addresses originating in Chester County. The services run Monday through Friday. Service areas include Chester County, York County, and Lancaster County. CCC makes every attempt to provide transportation services to all residents of Chester County; however, route availability may vary. The program is funded through Federal and State 5311 funding through Federal Transit Administration (FTA), SCDOT, and local support by Chester County Government, Chester Healthcare Foundation, and United Way. Medicaid transportation is provided to individuals who qualify. [<http://chesterconnector.com/>]

Local Transportation

The Chester County Connector makes every attempt to provide transportation services to all residents of Chester County and individuals with addresses originating in Chester County.

Senior/Veteran Discounts

Seniors 60 and over and veterans are eligible for half price fares on Tuesdays and Thursdays for Chester to Chester trips. Please ask about this special when reserving your ride.

CATS 82X Park and Ride

The Chester County Connector offers transportation to the Charlotte Area Transit (CATS) Park and Ride location in downtown Rock Hill (off Main Street) that transports to 3rd Street and McDowell Street in Charlotte.

FARES	1-5 Miles	6-10 Miles	11-30 Miles
10 Trip Ticket Rates	\$8.00	\$18.00	\$26.00
One Way Fare	\$1.00	\$2.00	\$3.00
Monthly Ticket Rates	\$30.00	\$65.00	\$80.00

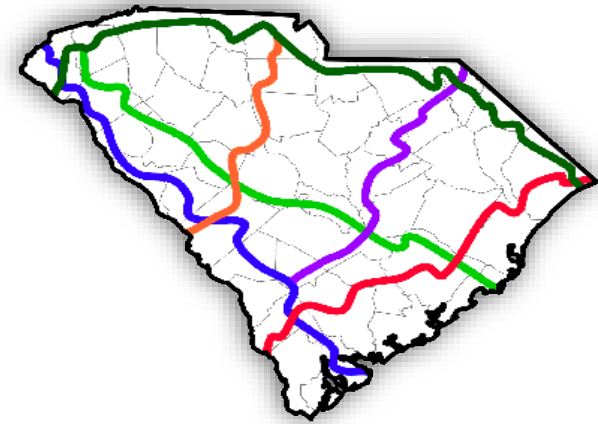


BICYCLE & PEDESTRIAN FACILITIES

Bike Routes

The South Carolina State Trails Program is operated by the SC Department of Parks, Recreation and Tourism, which maintains a website with topical and county specific maps. [www.sctrails.net/Trails/]

The **Central Route** (orange line) passes through the center of the state, from Kings Mountain State Park in York County to the Redcliffe State Historic Site near the Georgia border, covering 166 miles. This route passes through the charming historic towns of York and Chester and includes Chester State Park on SC 72.



Source: SCPRT

The **Carolina Thread Trail** program is an effort to encourage 15 counties in the south-central piedmont of North Carolina and the north-central portion of South Carolina, including Lancaster, Chester, and York counties, to create a large, interconnected greenway and trail system that will preserve and increase the quality of life within local communities. Over time, the Carolina Thread Trail will link approximately 2.3 million people, places, cities, towns, and attractions. This plan presents a conceptual route for trails throughout Chester County, some of which will receive the Carolina Thread Trail designation.



Lands to be incorporated into trails and greenways can include farmland, wildlife habitat, open fields, and forests.

The Thread Trail will help preserve the county's natural areas and will be a place for the exploration of nature, culture, science, and history. Building a county-wide trail system is no small undertaking.

Constructed Segments of the Carolina Thread Trail in Chester County

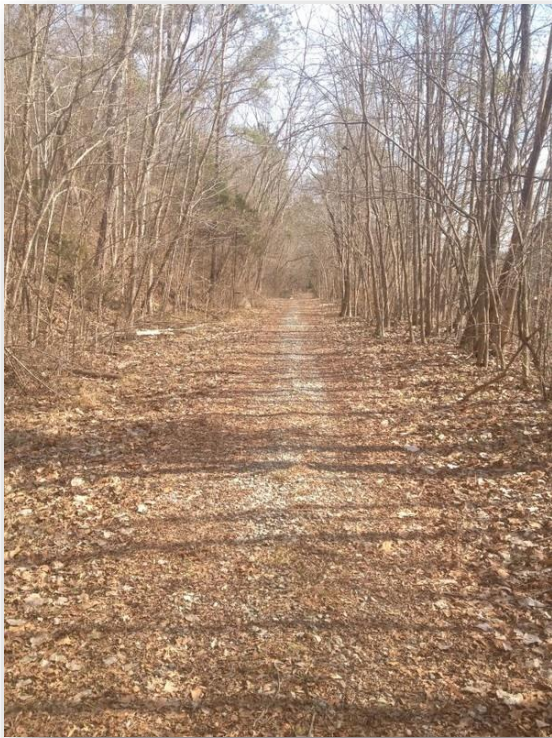
Name	Place	Length Miles	Surface
Landsford Canal	Landsford Canal	1.5	Natural
Rocky Creek Trail	Great Falls	1.6	Natural
Wylie Park Trail	Chester City	0.5	Paved
Great Falls Rail Trail (Future)	Great Falls	3.5 – 3.75	TBD

Source: Carolina Thread Trail/CRCOG

Segments will be built one-by-one, and adjustments will be made to the proposed routes as circumstances change. Trail development will follow through various arrangements with multiple funding partners.

Residents from Chester County participated in a locally-driven process to create a Thread Trail Master Plan. This plan is meant to serve as a guiding document for greenway and trail development within the county. The plan was created by Chester County residents working together with their neighboring counties to identify connection points and to build trails that will grow together over time. [[Chester County Carolina Thread Trail Master Plan Link](#)]

A total of 3.6 miles on 3 separate trail links have been dedicated and constructed in Chester County. One segment located in the Great Falls area will consist of approximately 3.5 to 3.75 miles of formerly CSX Rail lines. The Town of Great Falls has completed the purchase of the rail bed property and the trail will be walkable in latter 2022--early 2023.



Source: Carolina Thread Trail - Rocky Creek Trail



Source: Carolina Thread Trail – Landsford Canal Trail

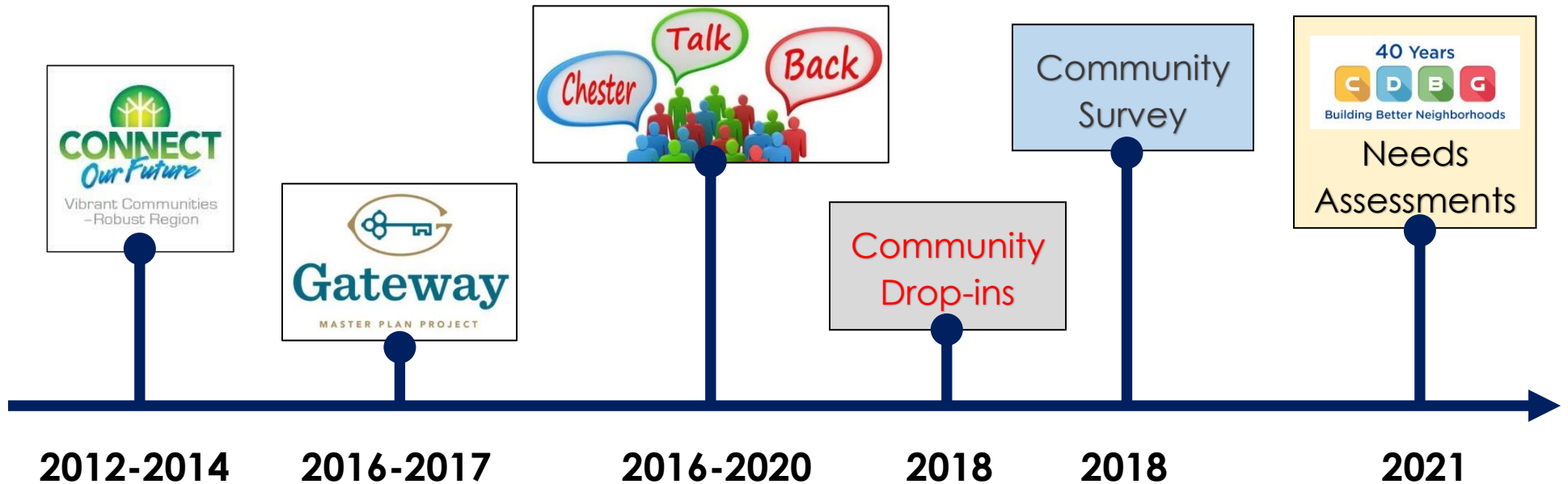
CHAPTER 11 PUBLIC ENGAGEMENT – PLAN 4 CHESTER

Public engagement is the cornerstone of a successful planning process and PLAN 4 CHESTER is the name of the coordinated effort between Chester County and the City of Chester to update their respective Comprehensive Plans. For Chester County, this process started with the development of the CONNECT: Our Future bi-state regional plan in 2012-2014 and continued with the Gateway Master Plan for the greater Richburg area in 2016-2017. A series of Talk Back Sessions began in 2016 to focus attention on a variety of topics that impact Chester and Chester County and continued into 2018. Community Drop-ins were held in Chester and West Chester in 2018 for location-specific feedback. An Online Survey was completed by over 300 respondents in the summer of 2018. In addition, local governments held Needs Assessment Public Hearings to ensure their eligibility for Community Development Block Grant (CDBG) funding, and a list of Community Priorities was developed to identify eligible projects for CDBG grants.

Collectively, these valuable sources of information were used to establish a targeted list of key community issues that will be addressed through the Strategic Action Plan section of this plan.



PUBLIC ENGAGEMENT TIMELINE



CONNECT: Our Future – 2012-2014

Gateway Master Plan Project – 2016-2017

Chester Talk Back Sessions – 2016-2018

- Talk Back I – March 2016
- Talk Back II – January 2017
- Talk Back III – October 2017
- Talk Back IV – May 2018
- Talk Back V – September 2018
- Talk Back VI - August 2020

Community Drop-ins

- West Chester Community Drop-in – June 2018
- City of Chester Community Drop-in – August 2018
- Chester County (Gallo) Community Meeting – August 2021

CDBG Needs Assessment Hearings

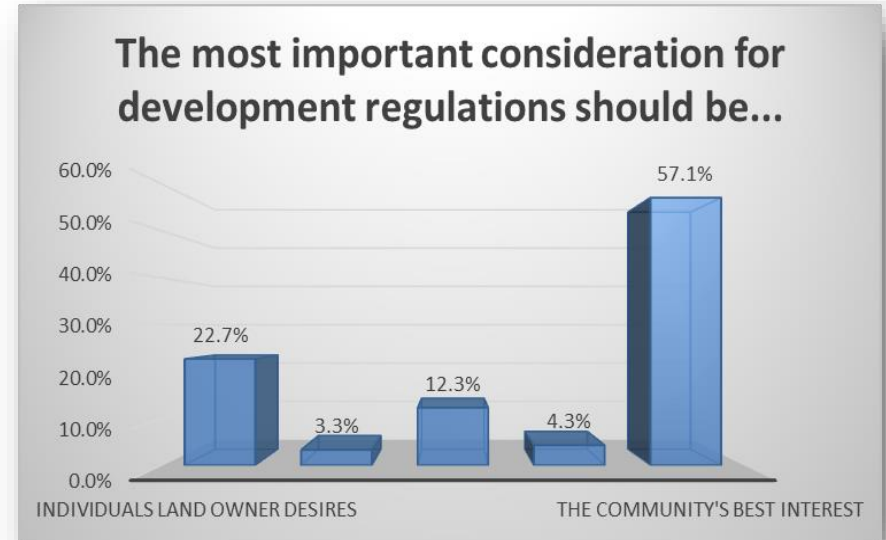
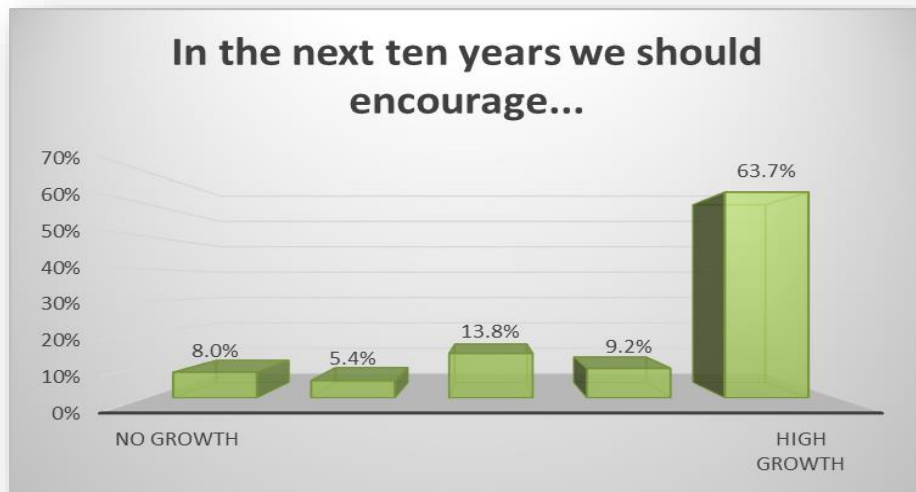
- Chester County – March 2018
- City of Chester – June 2018
- Town of Great Falls – August 2018
- Chester County – February 2020
- Chester County – March 2021

PUBLIC ENGAGEMENT – COMMUNITY SURVEY

The **PLAN 4 CHESTER Community Survey** was launched during the summer of 2018 as a tool to gather feedback on topics such as growth and development, recreation, and funding options for public improvement projects. The results that follow indicate the level of support from the citizens of Chester County and will help county leaders identify viable projects and policies during the implementation of this Comprehensive Plan.

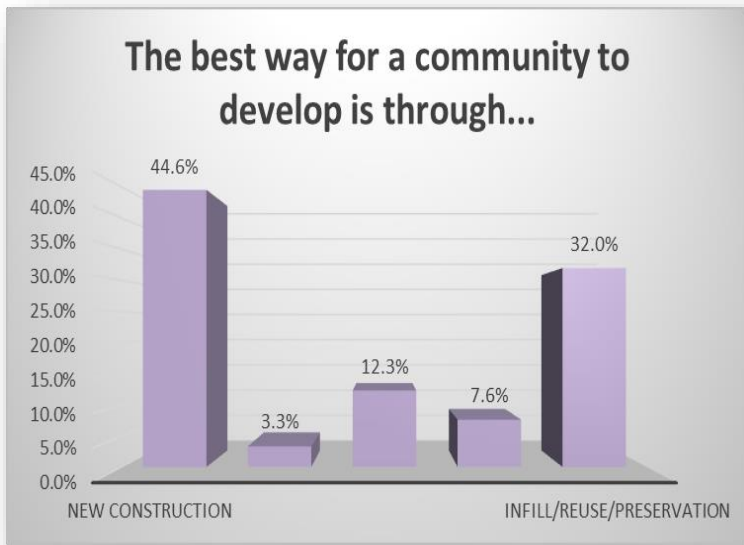
Growth and Development

Putting the community's best interests ahead of individual landowner desires was a high priority as shown on the chart to the right. This sentiment highlights the need to craft policies that consider potential negative impacts to existing members of the community, such as additional traffic and increased school enrollments. The chart below shows a strong interest in encouraging high levels of growth. To accomplish this while taking care to put the community's

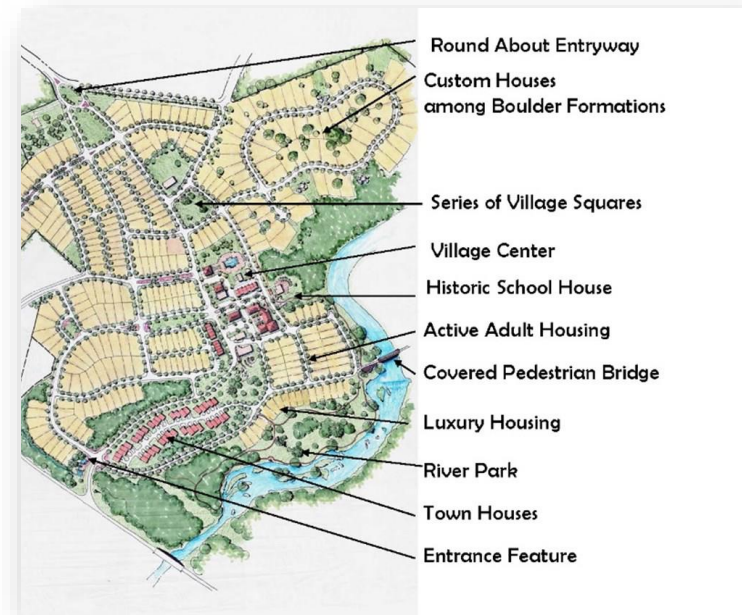
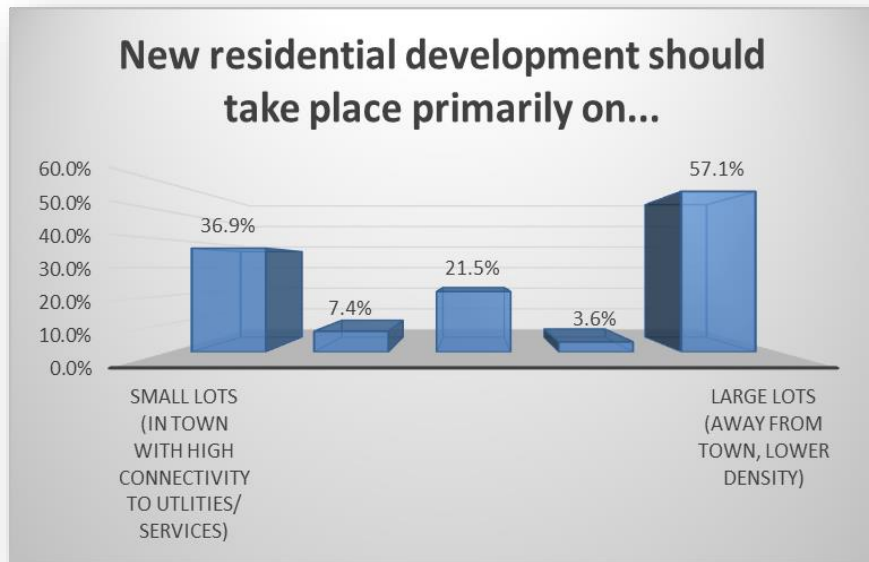


best interest first, policy makers will need to pay attention to where and when development occurs.

Timing of new development projects is subject to market conditions; however, land use changes (rezonings) for individual developments and capital facilities planning through the Capital Improvements Plan (CIP) and impact fees can help ensure adequate community infrastructure to support increases in residents, businesses, and tourists.



Accommodating new residents and businesses into the existing community fabric can be challenging as reflected in the survey responses. Support for new construction at 44.6% is balanced with 32% for infill/reuse/preservation as a viable alternative. Similarly, 57.1% of survey responses prefer large lots away from towns and at a lower density as the best location for new residential development. At the same time 36.9% like small lots in towns with high connectivity to utilities and public services. Redevelopment typically occurs in established neighborhoods and areas with existing infrastructure (roads, utilities, and parks), while new development tends to happen in undeveloped areas such as “green fields” often without established existing infrastructure. Both patterns of development are positive signs of a healthy and growing economy, and both can be successful in the various communities of Chester County.



Source: Chester County Gateway Master Plan and Merrifield Patrick Vermillion MVP Properties

PUBLIC ENGAGEMENT – CHESTER TALK BACK SESSIONS

Over the course of three years (2016-2020) Chester Talk Back Sessions gave members of the Chester community a voice in local government matters. With strong support from elected officials and staff of Chester County and the City of Chester, five open-mic sessions were held on a variety of topics ranging from community appearance to housing to small business opportunities.

- Talk Back I – March 2016
- Talk Back II – January 2017
- Talk Back III – October 2017
- Talk Back IV – May 2018
- Talk Back V – September 2018
- Talk Vack VI – August 2020



WEST CHESTER COMMUNITY DROP-IN – JUNE 2018

Held at the West Chester Community Center, residents from West Chester helped identify community assets (below). Concerns were also voiced about challenges they face: road maintenance needs, dilapidated houses and businesses, updates for recreation facilities, and response times for emergency services.



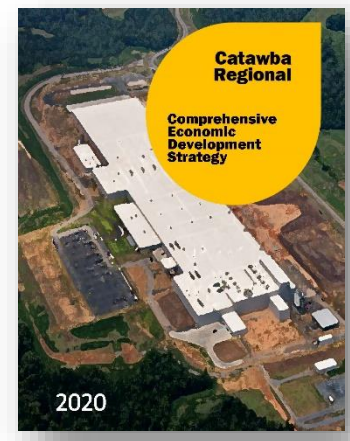
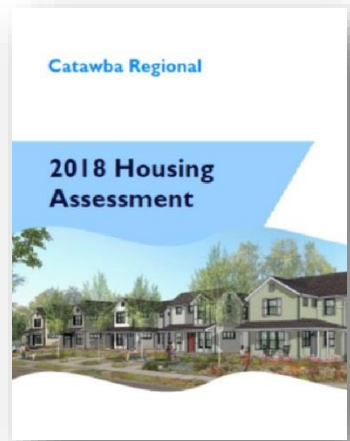
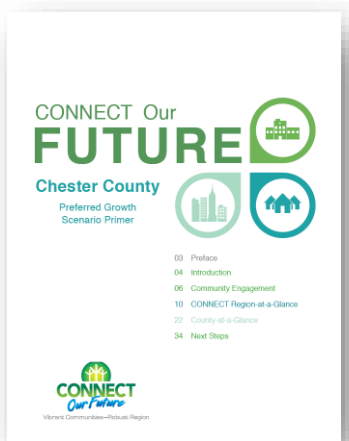
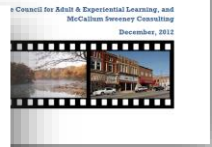
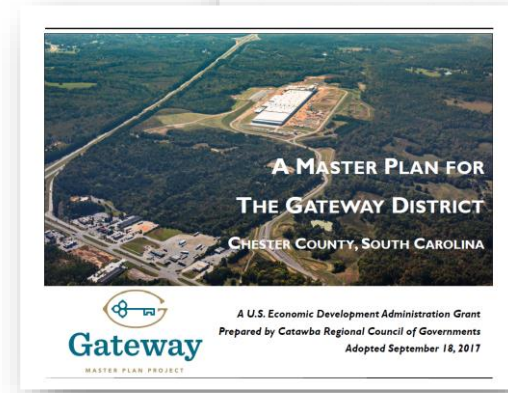
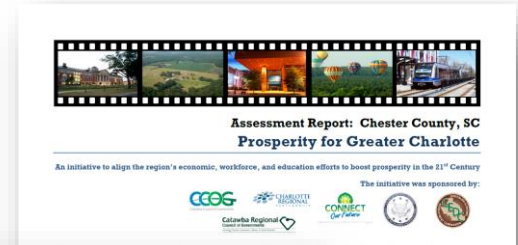
CITY OF CHESTER DROP-IN – AUGUST 2018

Held at the Chester County War Memorial Building, residents from the greater Chester community attended and discussed a variety of topics including parks and recreation, healthy/active lifestyles, workforce housing, historic downtown Chester, safety, and maintenance of rental properties. Community health was a central theme that encompasses several areas of interest and recent efforts by Eat Smart Move More Chester County, Carolina Thread Trail, and Chester Farmers and Artisan Market. Also of note is Chester’s historic downtown which is “large and intact” thereby providing opportunities for place-making and promoting historical tourism.

CHAPTER 12 STRATEGIC ACTION PLAN

The final section of the Chester County Comprehensive Plan 2019-2029 is the **Strategic Action Plan**. Its purpose is to provide meaningful and focused action steps that can be taken to improve, protect, and enhance the livability of Chester County. Several planning initiatives and planning documents have been completed in recent years regarding Chester County's future, including:

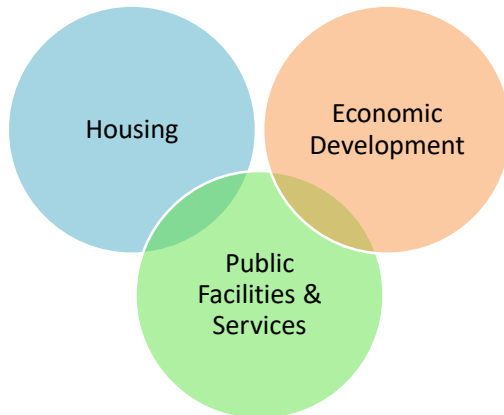
- **CONNECT: Our Future Bi-state Regional Plan**
- **Prosperity for Greater Charlotte**
- **CDBG Needs Assessments**
- **Catawba Regional Housing Assessment**
- **Catawba Regional Comprehensive Economic Development Strategy**
- **Gateway Master Plan**
- **Chester County Economic Development Strategic Plan**
- **Southern Regional Education Board Needs Assessment Report**



CHAPTER 13 THEMES

The Comprehensive Plan is a compilation of information, ideas, and policies from multiple agencies with a vested interest in the future of Chester County. Identifying and organizing the priorities from the public, private, and non-profits sectors in a coherent and seamless manner is an ongoing process. The concept of using available resources and momentum already created by community partners is not unique to this project, but it is often overlooked due to the immediacy of daily activities. The Great Recession (December 2007 to June 2009) taught us several lessons; chief among these is that continued reliance on state and federal coffers to fund local projects is not sound fiscal policy. Leveraging resources—knowledge, facilities, financing—from all sectors will make Chester County more attractive for growth and put it in a position to withstand future economic storms.

Key Themes



Three key themes—Housing, Economic Development, and Public Facilities and Services—arose from these planning efforts and will be further developed and refined in this **Strategic Action Plan** to help connect policies and projects with partners and resources so that tangible improvements can be made and tracked over time. This method of accountability will help demonstrate that progress is being made and that success is a by-product of collaboration, teamwork, and intentional investment in shared goals and objectives.

The format of the following sections is intended to aid and support implementation of this plan by clearly listing details that include the following:

Action Step	A policy, project, or service.
Partner	Public or private sector entity.
Funding Source	Financial resources via grants, loans, or in-kind services.
Timeframe	Immediate (1 year), Short-term (2-5 years), or Ongoing (1-10 years)
Plan Element	To ensure compliance with SC law.

HOUSING

Housing is a fundamental need that all people in society have, and the residents of Chester County are no different. The **Analysis of Impediments to Fair Housing Choice in Chester County** prepared by Catawba Regional revealed “that low incomes and high unemployment along with a lack of affordable housing are the primary impediments to fair housing in the county.” Recent economic development activities have helped replace “jobs lost in the textile industry, but many more new jobs are needed in order to lower unemployment, raise wages, and slow the loss of population in the county.”¹ The **Catawba Regional Housing Assessment** is an evaluation of the economic conditions and general housing affordability within each county of the region as well as an assessment of the burden of housing costs upon its residents. This study serves as a foundation and catalyst for addressing workforce housing needs in Chester County and the region. The following action steps will help improve housing in Chester County.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Enforce the International Property Maintenance Code to address sub-standard housing conditions and continue to support the elimination of slum and blight.	Local Councils Code enforcement staff Private property owners	N/A	Immediate Year 1	Housing Population
2. Increase and expand the availability and accessibility of affordable homeowner and rental housing opportunities.	Private sector builders Non-profit builders (I-58) Chester Housing Authority (City of Chester Only) Planning Commissions	Private sector HUD CDBG	Ongoing Years 1-10	Housing Economic Land Use Population

¹ Analysis of Impediments to Fair Housing Choice in Chester County.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
	Local Councils			
3. Encourage higher density housing development, where appropriate, in or adjacent to areas with adequate infrastructure, particularly municipalities and designated small area planning area, like the Gateway District or the future SC 9/Fort Lawn plan.	Planning Commissions Local Councils Private sector builders Non-profit builders	N/A	Short-term Years 2-5	Housing Land Use Transportation Community Facilities
4. Leverage the success of the Neighborhood Initiative Program to spur the redevelopment of vacant lots for affordable workforce housing. ²	Catawba Regional COG Private sector builders Non-profit builders	Private sector HUD CDBG	Short-term Years 2-5	Housing Economic
5. Promote the development of more housing choices—type, location, and price—to meet existing and future housing market demands that appeal to young professional employees, empty-nesters, and seniors—by updating land development codes and ordinances.	Private sector builders Non-profit builders Local land owners Planning Commissions Local Councils	Chester County	Short-term Years 2-5	Housing Land Use Population

² Workforce housing (\$150-250,000) for skilled workers, public sector (teachers, first responders), and service sector workers.

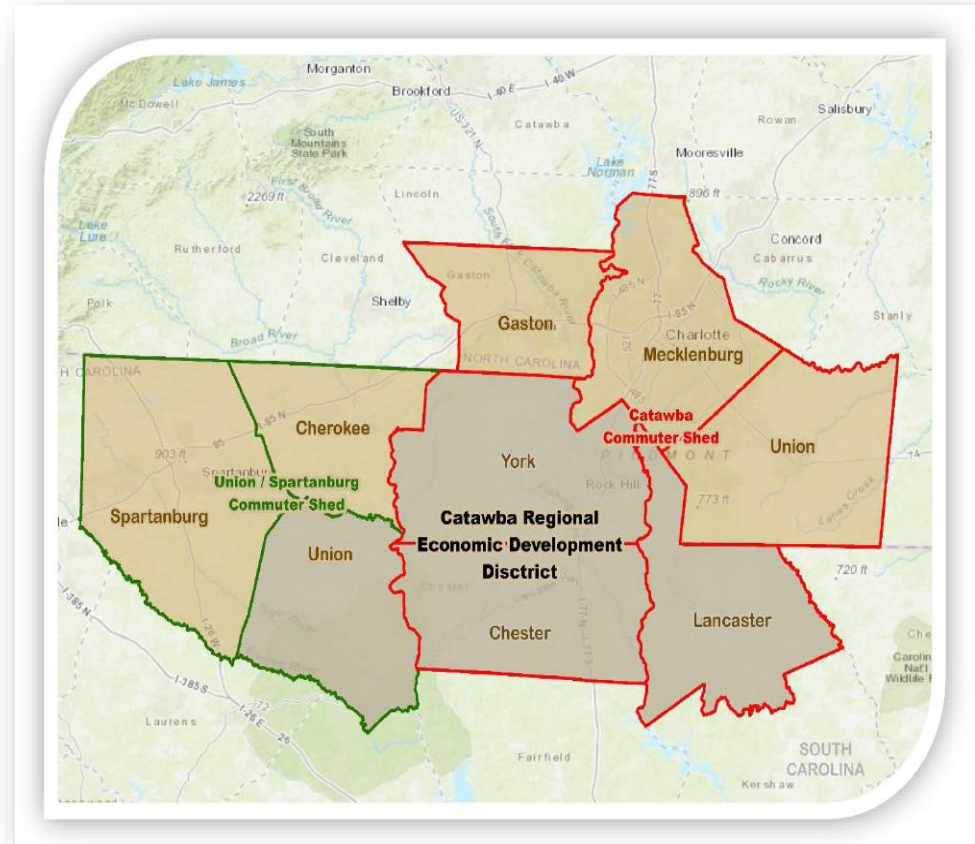
ECONOMIC DEVELOPMENT

Chester County is located in the Catawba Region of South Carolina which also includes the counties of Lancaster, Union, and York. Economic potential in this region is promising, due largely to the fact that location, existing development, labor force, educational institutions, and natural and cultural resources provide a sound foundation for economic growth. In order to take advantage of this potential and alleviate persistent problems with low-income levels and unstable employment patterns, a mutual effort is needed from both public and private sectors. The **Catawba Region's Comprehensive Economic Development Strategy or CEDS** is a coordinated economic district planning program used by local governments.

This annual report includes a wide range of demographic and socio-economic data paired with detailed analysis of the impact of the data presented; additionally, the geographic scope of analysis includes counties outside the Catawba Region. With an understanding that the economy of the Catawba Region's four counties is influenced by surrounding counties' economies, two additional regions and data sets are included in the scope of analysis as shown in the map above.

The Catawba Region Commuter Shed includes the South Carolina counties of Chester, Lancaster, and York and the North Carolina counties of Gaston, Mecklenburg, and Union. By working together with neighboring jurisdictions, Chester County can better leverage resources and deliver a higher level of sustained success for workers and employers now and in the future.

The following action steps will help strengthen and improve existing economic development activities and leverage resources to diversify the economy of Chester County.



Source: Esri and CRCOG

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Protect existing industrial developments while promoting new industries and economic development opportunities.	I-77 Alliance Chester Development Association. Local Councils SC Department of Commerce	EDA RIA	Immediate Year 1	Economic Population
2. Continue to create an environment which leads to increased industrial investment for the Chester County economy.	I-77 Alliance Chester Development Association. Local Councils SC Department of Commerce		Ongoing Years 1-10	Economic Land Use Community Facilities
3. Continue to support brownfields revitalization through assessment, re-use, demolition, and clearance of former textile mill sites and dilapidated buildings.	Local Councils Catawba Regional COG	EPA CDBG	Ongoing Years 1-10	Economic Land Use Cultural Housing
4. Develop career pathways with local educational partners and businesses within key Industry Target areas: chemicals, food and beverage products, advanced materials, and transportation equipment.	Chester County Schools York Technical College	WIOA	Ongoing Years 1-10	Economic Population

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
	Workforce Development Board Chester Development Association			
5. Continue to leverage resources to strengthen workforce development activities including occupational skills training in the Catawba target sectors: healthcare, maintenance/manufacturing, transportation/logistics, building/construction, and office/computer technology.	Workforce Development Board Chester County Schools York Technical College Chester Development Association	WIOA	Ongoing Years 1-10	Economic Population Community Facilities
6. Support local farms and agri-tourism efforts to promote rural economies and locally produced foods.	Chester Food Hub Eat Smart Move More Chester Catawba Farm & Food Coalition Olde English District	USDA SCDA SCDHEC	Ongoing Years 1-10	Economic Natural Resources
7. Continue to support existing recreation assets including Chester State Park, Landsford Canal State Park, Rocky Creek Trail (Part of the Carolina Thread Trail), and Sumter National Forest.	SC Parks, Recreation and Tourism Olde English District	SCPRT	Ongoing Years 1-10	Community Facilities Population

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
8. Support and develop nature-based/eco-tourism opportunities throughout the county	SC Parks, Recreation and Tourism Olde English District	SCPRT	Ongoing	Natural Resources Economic

ECONOMIC DEVELOPMENT ACRONYMS

- EDA – Economic Development Administration
- EPA – Environmental Protection Agency
- WIOA – Workforce Innovation and Opportunity Act
- USDA – US Department of Agriculture
- RIA – Rural Infrastructure Act
- SCDA – SC Department of Agriculture
- SCDHEC – SC Department of Health and Environmental Control

PUBLIC FACILITIES AND SERVICES

Public facilities and services are the backbone of a successful community. Roads, schools, libraries, and other infrastructure are necessary and essential for daily activities in Chester County. These community facilities help define the areas that they serve, and care should be taken to plan, build, and maintain them so that residents, businesses, and visitors can enjoy them for generations. A prudent approach to managing the public's investment in facilities is to prepare a Capital Improvements Program or CIP to determine capital facilities needs within a 10-year timeframe. This tool helps take stock of existing facilities and financial resources as well as plans for expansion of services due to growth in employment and population.

Public services go hand-in-hand with facilities. Public safety, education, economic development, etc. all depend on public facilities for delivery. While the CIP and impact fees will help fund facilities, services rely on annual tax revenues or fees and are accounted for in the operating budgets of their respective public bodies. Continuing to leverage partnerships between the public, private, and non-profit sectors and faith community is vital.

The county is currently in the process of completing their CIP. Once complete, the county will evaluate the feasibility of creating an impact fee to address anticipated growth in the Gateway/I-77 Exit 65 area.

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
1. Develop a Capital Improvements Program to help plan for capital facilities and major equipment investments for the next decade.	Chester County Council Consultant	Chester County	Immediate Year 1	Priority Investment
2. Prepare an Impact Fee Study as a funding tool for eligible capital projects.	Chester County Council Consultant	Chester County	Immediate Year 1	Priority Investment
3. Continue to improve the transportation network in Chester County to enhance economic development, tourism, and healthy lifestyles.	SCDOT Catawba Regional COG Chester County CTC	FHWA SCDOT	Ongoing Years 1-10	Transportation Economic Population

ACTION STEP	PARTNER	FUNDING SOURCE	TIMEFRAME	PLAN ELEMENT
4. Support school facilities improvements to address age, capacity, and location issues.	Chester County Schools	Chester County School District	Short-term Years 2-5	Community Facilities Cultural Resources Land Use
5. Promote the maintenance and development of recreation facilities such as the Carolina Thread Trail, Whitewater Kayaking, and Dearborn State Park in Great Falls, that support healthy lifestyles and combat chronic illnesses affecting Chester County Residents.	Eat Smart Move More Chester Local Councils Private and non-profit sectors SC Parks, Recreation and Tourism	SCPRT Foundations	Short-term Years 2-5	Community Facilities Population Transportation
6. Continue to support existing recreation assets including Chester State Park, Landsford Canal State Park, Rocky Creek Trail (Part of the Carolina Thread Trail), and Sumter National Forest.	SC Parks, Recreation and Tourism Olde English District	SCPRT	Ongoing Years 1-10	Community Facilities Population

PUBLIC FACILITIES AND SERVICES ACRONYMS

CTC – County Transportation Committee

FHWA – Federal Highway Administration

SCPRT – SC Department of Parks, Recreation
and Tourism

SCDOT – SC Department of Transportation

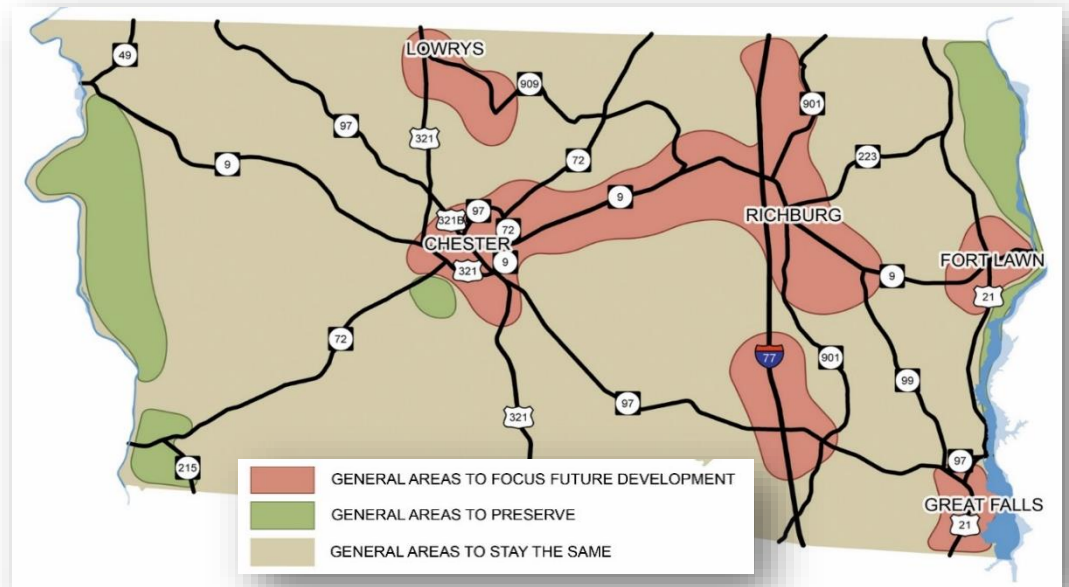
FUTURE LAND USE PLAN

The Future Land Use Plan takes into consideration community assets and public infrastructure (existing and proposed) that was identified in preceding sections of the Comprehensive Plan to provide a context for policy-makers to use when updating ordinances and policies that affect future public and private development activities. It also locates in general terms where future growth may occur in the county and specifically where it may occur in relation to the municipalities. The map on this page is a visual tool that helps answer the question of where growth should occur based on three choices:

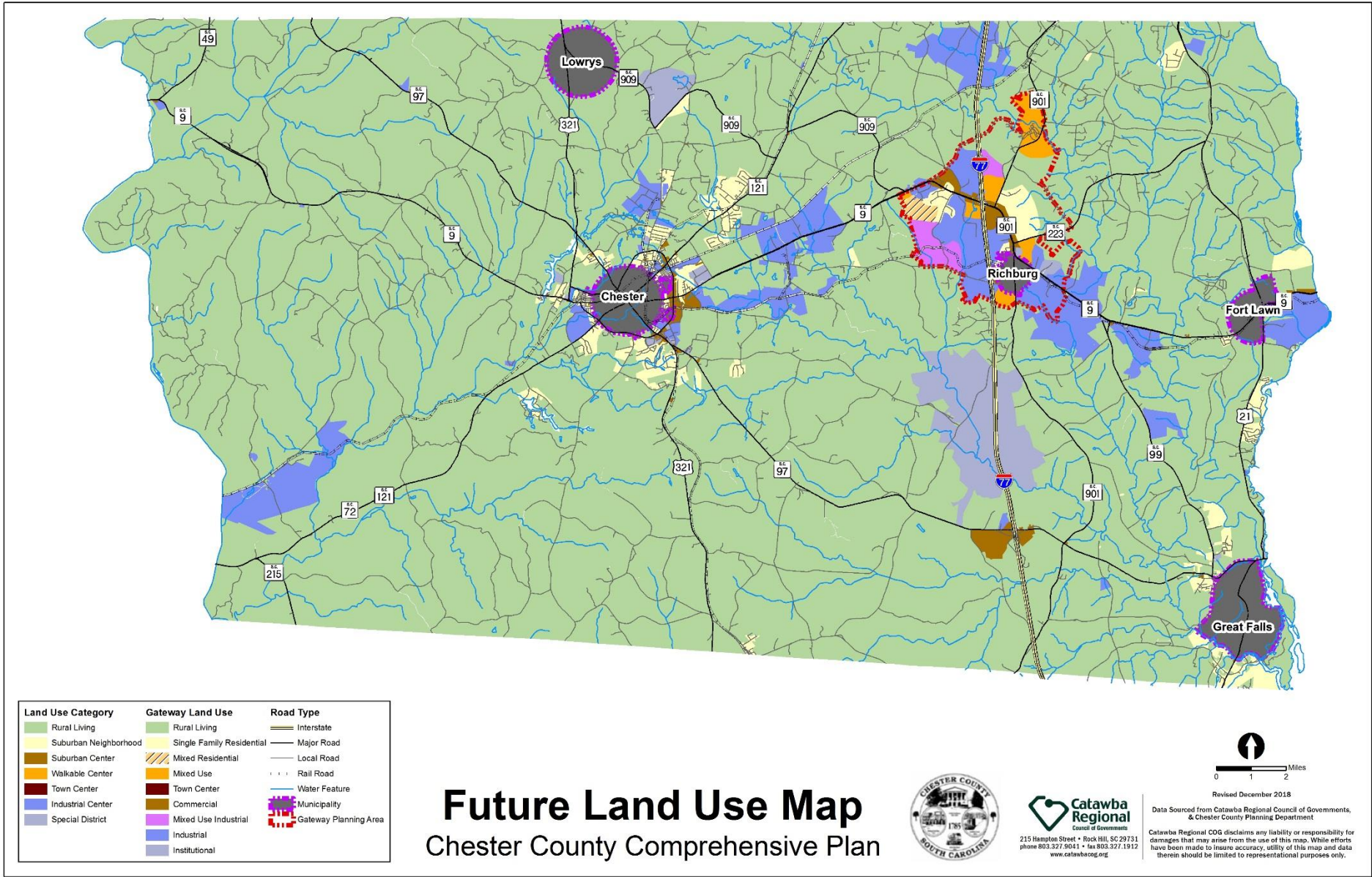
- Areas to focus future development
- Areas to preserve
- Areas to stay the same

To increase the likelihood that a new zoning ordinance and map will better reflect key principles, intended development patterns, and standards discussed in the Comprehensive Plan, seven general land use classifications have been used. This approach will provide flexibility for appropriately mixing land uses and re-shaping the current development pattern of the county to protect each local community's natural and cultural assets while balancing the demands for growth. Similarly, when the Gateway Area Master Plan was prepared, nine land use categories were identified as the framework for future development. The Future Land Use Map on the following page incorporates the Gateway District boundary and land uses. Also, areas within the municipalities are shaded to reflect their independent decision-making authority. The Gateway Master Plan should be used as a supplement to the Comprehensive Plan that can be amended and updated as needed.

Where Should We Grow?



Source: Chester County, CRCOG, and SCDOT. **Note: This illustration is a thematic map and is only for illustrative purposes only.**



COMMUNITY TYPES

The Land Use Map uses a simple, but important concept introduced during the CONNECT regional planning process—designating areas based on “community types.” Community types are physical descriptions of different kinds of built or natural environments such as “rural living,” “walkable neighborhood,” or “suburban commercial center” to name just a few. The use of community types marks a significant shift in planning practice in the last two decades, away from conventional and functional designations that merely specified the use of land and towards a renewed interest in the relationships between land uses and urban design. The objective of this more contextual way of classifying land uses is to produce more economically and environmentally attractive places to live, work, and play.

Detailed descriptions and graphics for each of the future land use classifications are available in the Appendix (example shown here). This information will be used as the foundation for re-writing development codes and updating the zoning map. Additional graphics for the future land use categories are provided on the following pages as illustrative examples that are readily understandable and relatable to existing communities in Chester County.

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Rural Living

The Community Type “Rural Living” includes a variety of residential types, from farmhouses, to large acreage rural family dwellings, to ecologically-minded “conservation subdivisions” whose aim is to preserve open landscape, and traditional buildings, often with a mixture of residential and commercial uses that populate crossroads in countryside locations.

Place Types Included:

- Working Farm (WF)
- Rural Living (RL)
- Conservation-based Subdivision (CBS)
- Rural Crossroads (RC)

Land Use Considerations

Land uses listed for the community type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

- Cultivated Farmland
- Woodlands / Timber Harvesting
- Livestock / Arable
- Natural Area
- Single-Family Detached Home
- Smaller-lot Single Family and Town Homes
- Mobile Home
- Barns / Storage
- Light Industrial (ancillary to Farming)
- Church
- Gas Station
- Convenience Store / Hardware Store / Restaurant


Form & Pattern

The form and pattern table displays generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category from others in the region.


Form & Pattern	
General Development Pattern	Separate Uses
Residential Density	.05-.25 DU/A
Non-Residential Intensity	.05-.20 FAR
Prevailing Building Height	1-2 Stories
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas/Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Drive
Typical Street Cross Section	Rural/Suburban

¹(D.U.) – Dwelling Unit, ²(FAR) – Floor Area Ratio
³(S.F.) – Square Feet, ⁴(F) – Linear Feet


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Rural Crossroads



Working Farms



Rural Living

Rural Living



Suburban Neighborhood

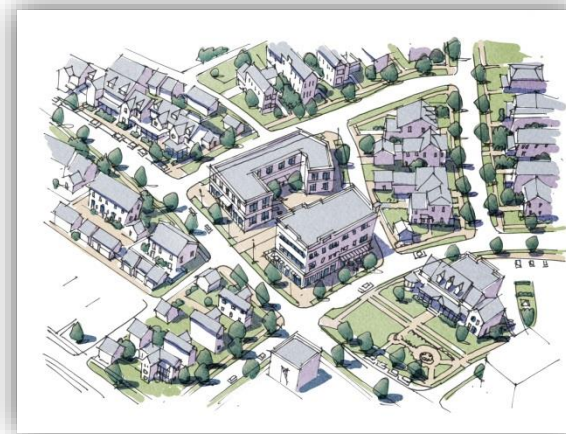


Source: Connect our Future

Suburban Center



Walkable Center



Source: Connect our Future

Town Center



Industrial Center



PRIORITY INVESTMENT PLAN

In May 2007, the South Carolina Priority Investment Act (PIA) was signed into law. The PIA consists of amendments to the 1994 Local Government Comprehensive Planning Enabling Act that include adding a new Priority Investment Element to the list of required elements for local comprehensive plans. The Priority Investment Element serves to connect the major capital improvement needs identified in the other elements of the comprehensive plan. State Law notes that:

A priority investment element [is required] that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. [www.scstatehouse.gov/code/t06c029.htm]

The legal definition of 'public infrastructure and facilities' is somewhat flexible; therefore, this element will include a ten-year inventory of public facilities and infrastructure improvements that have an estimated cost of at least \$100,000 and are identified in one or more of the following:

1. Capital Sales Tax Projects
2. Chester County Capital Improvements Program
3. Strategic or Capital Plans for any unit of local government in Chester County
4. Strategic or Capital Plans for any utility provider in Chester County
5. Strategic or Capital Plans for any state or federal agency in Chester County

The County is currently in the process of developing a Capital Improvement Plan, once complete, the Priority Investment Element can be completed.

