



Our Mission

Through ideals of cooperation and regionalism, sustain and create job that will improve the quality of life in the counties of the SouthernCarolina Region.

How We Accomplish our Mission:

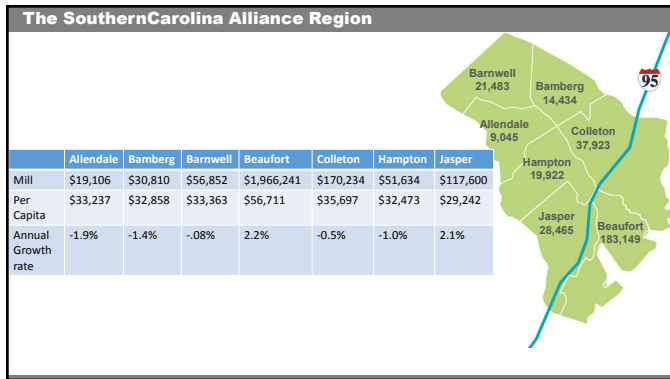
- 1. Marketing & Industrial Recruitment**
- 2. Product Development**
- 3. Facilitation of Workforce Development & Community Development**

Swine Kettle | Barnwell County
 Industrial Business Park | Jasper Co.
 Professional Building

About SCA


- Alliance of 7 counties:
 - Allendale
 - Bamberg
 - Barnwell
 - Beaufort
 - Colleton
 - Hampton
 - Jasper

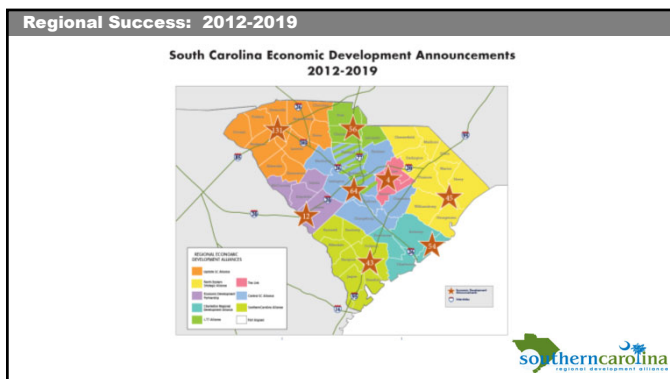
The map shows the seven counties of the Southern Carolina Region: Allendale, Bamberg, Barnwell, Beaufort, Colleton, Hampton, and Jasper. Major cities and towns are marked with dots, including Greenville, Columbia, Myrtle Beach, Charleston, Beaufort, Hilton Head Island, Savannah, and Augusta. The map also shows major highways like I-95, I-85, and I-16.



Announcements

	Announcements	Capital Investment	Jobs
2016	10	\$112,450m	287
2017	13	\$169,050m	308
2018	12	\$174,914m	696
2019	13	\$ 56,355m	405

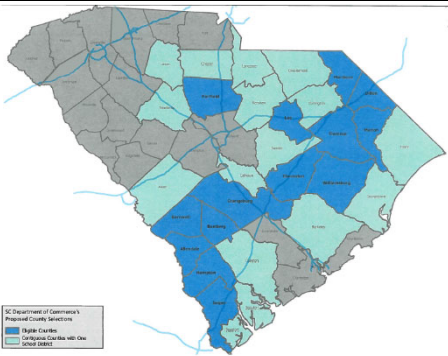
 **southern carolina**
Economic Development
Creating Workforce Solutions



Focus on Rural Counties

- Governor McMaster's rural county focus
- SC Dept. of Commerce
- SC Dept. of Agriculture
- Rural Infrastructure Authority







**Mutually
Exclusive
or
Productive
Teammates?**



**Rezoning Success:
SC Advanced Technology Park**



Agricultural to
Heavy
Industrial

Over \$750m
investment



Rezoning Success: Riverport Commerce Park



Commercial to Light Industrial
4.6m sf Class A buildings



Discussion Points

- Processes & schedules
- Lack of staff serving dual roles
- Receptive Planning Commission
- Copy/paste from more developed neighbors
- Mutually beneficial discussion



Marketing Highlights – Internal Marketing

Websites: www.SouthernCarolina.org, www.SouthernCarolinaJobs.com

Social Media:









Watch us on



***"Growth is never by mere chance;
it is the result of forces working
together."***

--James Cash Penney






Kershaw
COUNTY
SOUTH CAROLINA

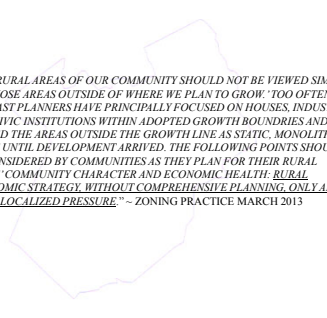
POPULATION: 61,697
U.S. CENSUS BUREAU 2010
POPULATION PERCENTAGE CHANGE
(2000-2010): 17.2%
SC REVENUE AND FISCAL AFFAIRS OFFICE 2016
POPULATION PERCENTAGE
CHANGER (2000-2018): 6.3%
SC REVENUE AND FISCAL AFFAIRS OFFICE 2019

WORKFORCE DISTRIBUTION:
MANUFACTURING 21%
RETAIL TRADE 17.9%
HEALTH CARE AND SOCIAL
ASSISTANCE 14.2%
SC DEPARTMENT OF EMPLOYMENT AND
WORKFORCE 2017


UPWARDS OF 48% OF RESIDENTS
COMMUTE OUTSIDE OF THE COUNTY
FOR WORK

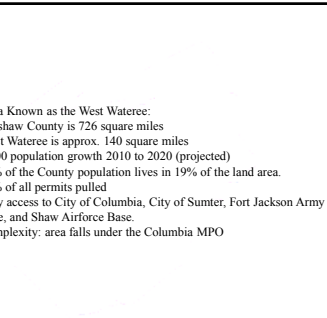
GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES






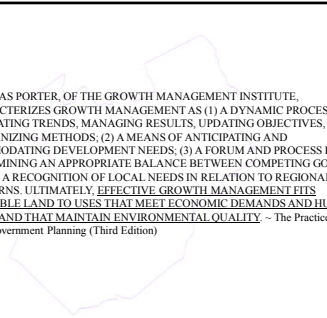
"THE RURAL AREAS OF OUR COMMUNITY SHOULD NOT BE VIEWED SIMPLY AS THOSE AREAS OUTSIDE OF WHERE WE PLAN TO GROW. TOO OFTEN IN THE PAST PLANNERS HAVE PRINCIPALLY FOCUSED ON HOUSES, INDUSTRY, AND CIVIC INSTITUTIONS WITHIN ADOPTED GROWTH BOUNDRIES AND VIEWED THE AREAS OUTSIDE THE GROWTH LINE AS STATIC, MONOLITHIC AREAS UNTIL DEVELOPMENT ARRIVED. THE FOLLOWING POINTS SHOULD BE CONSIDERED BY COMMUNITIES AS THEY PLAN FOR THEIR RURAL AREAS' COMMUNITY CHARACTER AND ECONOMIC HEALTH: RURAL ECONOMIC STRATEGY WITHOUT COMPREHENSIVE PLANNING ONLY ADDS MORE LOCALIZED PRESSURE." – ZONING PRACTICE MARCH 2013

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES




Area Known as the West Wateree:
Kershaw County is 726 square miles
West Wateree is approx. 140 square miles
5,000 population growth 2010 to 2020 (projected)
51% of the County population lives in 19% of the land area.
75% of all permits pulled
Easy access to City of Columbia, City of Sumter, Fort Jackson Army Base, and Shaw Airforce Base.
Complexity: area falls under the Columbia MPO

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



DOUGLAS PORTER, OF THE GROWTH MANAGEMENT INSTITUTE, CHARACTERIZES GROWTH MANAGEMENT AS (1) A DYNAMIC PROCESS OF EVALUATING TRENDS, MANAGING RESULTS, UPDATING OBJECTIVES, AND MODERNIZING METHODS; (2) A MEANS OF ANTICIPATING AND ACCOMMODATING DEVELOPMENT NEEDS; (3) A FORUM AND PROCESS FOR DETERMINING AN APPROPRIATE BALANCE BETWEEN COMPETING GOALS, AND (4) A RECOGNITION OF LOCAL NEEDS IN RELATION TO REGIONAL CONCERNS. ULTIMATELY, EFFECTIVE GROWTH MANAGEMENT FITS AVAILABLE LAND TO USES THAT MEET ECONOMIC DEMANDS AND HUMAN NEEDS AND THAT MAINTAIN ENVIRONMENTAL QUALITY – The Practice of Local Government Planning (Third Edition)

 GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES



GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

GROWTH IMPACTS:


- ROADS
- SEWER
- SEPTIC TANKS
- WATER
- DENSITY
- BROADBAND
- FIRE
- SHERIFF DEPARTMENT
- SCHOOL DISTRICTS
- QUALITY OF LIFE



GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

CAUSE & EFFECT:

- ECONOMIC DEVELOPMENT
- URBAN FLIGHT COUPLED WITH GROWTH IN SUBURBAN NEIGHBORHOODS COMPETING WITH LOW TAXES AND CHEAP LAND
- MOVEMENT OF MODERNIZE ZONING
- EASING TRAFFIC
- UNPLANNED GROWTH OUTSIDE OF GROWTH BOUNDARIES
- PRESERVING AGRICULTURE LANDS & FARMS
- DECLINING NUMBER OF LARGE PARCELS
- LOSS OF RURAL / SMALL TOWN CHARACTER
- SENERIO PLANNING
- AFFORDABLE HOUSING (NEEDS ASSESSMENT)
- BUILDING HOUSES, NOT CREATING NEIGHBORHOODS
- JUST ENFORCING THE MINIMUM STANDARDS
- CHANGE QUALITY OF LIFE



GROWTH IMPLICATIONS IN RURAL AND SUBURBAN COMMUNITIES

KERSHAW COUNTY'S GROWTH MANAGEMENT:

- IMPACT FEES – ROOFTOP FEES – TAX DISTRICTS
 - NEEDS: IMPACT FEE STUDY, CAPITAL IMPROVEMENTS PLAN, AND AFFORDABLE HOUSING ANALYSIS
- MODIFY/UPDATE LAND DEVELOPMENT REGULATIONS
- UPDATE/REWRITE ZONING ORDINANCE
- CORRIDOR STUDY
- SCENARIO PLANNING
- ZONING OVERLAYS
