



Land use planning plays a direct role in balancing the demand for specific types of uses with the need to protect the community's amenities, character, and resource base. The overall goal of land use planning is to guide a more efficient land development pattern that maximizes community resources and enhances the overall quality of life for Newberry County residents.

The benefits of land use planning are many. Planning for growth enables the County to facilitate the delivery of more efficient and cost-effective services by encouraging development in areas where services exist or can be more easily provided. The Plan also protects property values of residents and businesses, while encouraging additional investments by providing a reliable vision of how and where growth will occur. Sound planning helps balance the need for quality of life amenities and the economic activity that is necessary to sustain quality of life for Newberry County and its residents.

The Land Use Element is the centerpiece of the Comprehensive Plan, representing a culmination of the issues, information, analyses, goals, and objectives of the other nine required plan elements. These elements culminate in the Land Use Element to inform the need for various types of land uses to include residential, agricultural and forestry, commercial, industrial, public and institutional, and parks and recreation.



Development of the Land Use Element is also the most challenging task in the comprehensive planning process. The Element recognizes current and historical development trends, while providing an opportunity to reflect on strengths, challenges, and opportunities. Because the process relies on numerous variables, crafting a future land use plan is not an exact science. While facts and data play an important role, the qualitative factors of public opinion, beliefs, and values are equally important. Variables including market demand, land availability, population and economic trends, the environment, transportation, community character, current policies, natural disasters, public safety, and the provision of community facilities and services must also be taken into account in land use planning.

The purpose of this chapter is to profile existing land use patterns and trends in the County and forecast future land use needs. An existing land use inventory has been developed by County staff using the parcel-based land use data in the County's Geographic Information System (GIS). The Future Land Use Plan reflects the community's desire to guide and direct growth, supplemented with goals, policies, and strategies that support and reflect those of the nine preceding elements of the plan. Relevant documents have been referenced and incorporated where appropriate.

Newberry County is located in the Midlands of South Carolina and is bisected by the I-26 corridor linking the Columbia Metropolitan area and the Greenville-Spartanburg Metropolitan area. Two major airports are within a close drive of the County and a major seaport with a busy inland port readily available via I-26. Fast-growing employment and government centers in Lexington and Richland Counties are within easy commuting distance, with the Capitol City of Columbia less than 45 miles away. Amid increased residential growth near Lake Murray and Lake Greenwood, economic growth near the Interstate, and growth spurred by the revitalization of downtown Newberry, Newberry County is faced with a myriad of possibilities and challenges in planning for future land use.

11.1. Existing Land Use

In order to plan for future development in the County, it is necessary to inventory current land uses, assess development patterns and trends, identify undeveloped properties, examine the impact of existing land use regulation, and evaluate the capability of existing conditions to accommodate the future land use needs of the community. An inventory of existing land uses within Newberry County was developed through an extensive geographic information system (GIS) analysis of digital mapping data. Mapping of existing land uses integrated land use category definitions and Newberry County Assessor tax parcel data, as well as County staff knowledge of the area. Roadways and railroad rights-of-way were not assigned existing land use classifications and are therefore not included in land use calculations.

11.1.1. Existing Land Use in Newberry County

Land uses were classified and mapped using the following nine categories as depicted in the *Existing Land Use Map* (Map 11-2) and profiled in Table 11-1.

- **Agricultural/Forestry** – Land area used primarily for agricultural and forestry purposes, including uses accessory to agriculture or forestry such as residences for farm owners or



workers and storage for equipment or crops. Properties that are ten or more acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes were included in this land use category. Adjoining multiple properties under the same ownership that together equaled 10 or more acres and were classified as agricultural for taxation purposes were also included in this land use classification. Land in agriculture or forestry use is by far the most prevalent in Newberry County, accounting for more than half (209,682 acres) of the County's total land.

- **Commercial** – Land area used to conduct businesses, trade activities, administrative activities, professional activities and services, or personal services. Examples of commercial uses include establishments for wholesale or retail sale of goods and services, restaurants, entertainment facilities, administrative or professional offices, gas stations, grocery stores, hair stylists, dry cleaners, furniture stores, clothing stores, car sales, law offices, doctor offices, accounting services, real estate offices, hotels/motels, lumber sales, private gyms, post office and shipping services, and nursery or garden centers. Commercial land uses comprise less than one percent (3,037 acres) of the County's land area and are generally grouped in or near municipalities and along major transportation routes.
- **Industrial** – Land area used to manufacture, assemble, process, or fabricate goods and/or to store (warehouse) or transport goods. Examples include manufacturing plants, industrial parks, truck terminals, and warehouses. Industrial land use comprises less than half of one percent (1,330 acres) of the total County land area. Much of Newberry County's industrial development is concentrated along I-26, along major highways, and in the vicinity of the City of Newberry.
- **Single-Family Residential** – Land area used for residential structures including single-family dwellings, duplexes, manufactured homes on single lots, and manufactured home subdivisions. Properties that are less than 10 acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes, but have improvements on the property, were also included in this land use category. Single-family residential uses comprise 24.3% (95,056 acres) of the land area in Newberry County and are located throughout the County.
- **Multi-Family Residential** – Land area used for residential structures other than those included in Single-Family Residential Districts, including structures containing three or more dwelling units, zero lot line developments, patio home developments, condominium developments, townhouses, and manufactured home parks. Higher density multi-family residential uses account for 586 acres countywide. This is a very small percentage at less than half of 1% of all land use in the County. Nearly one-third of County land in multi-family residential use (178 acres) is within the City of Newberry, including most multi-family uses other than manufactured home parks.
- **Parks and Recreation** – Land area used for active and passive public recreation or as preserved open space. Examples of parks and recreation uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, state parks, Dominion recreation sites, wildlife management areas, and recreation centers and facilities. Residents of Newberry County have abundant opportunities to enjoy

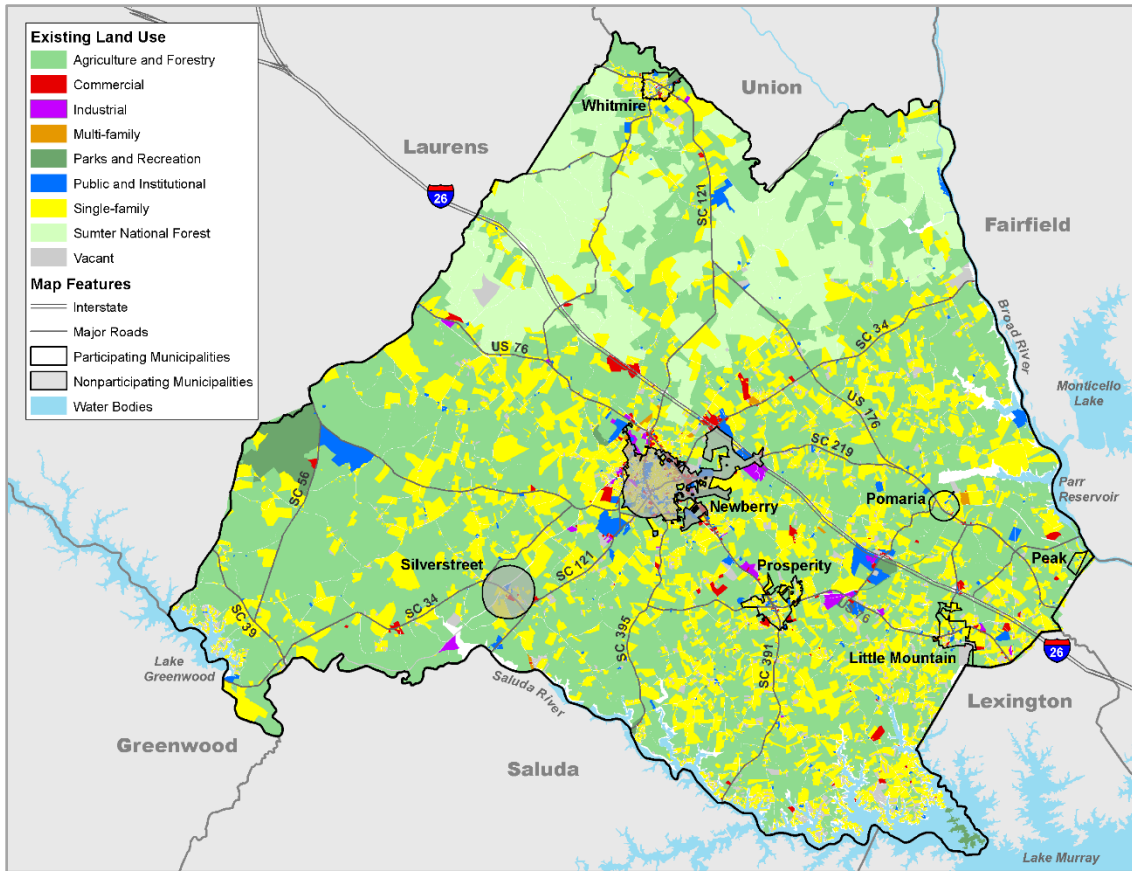


recreational opportunities, with 5,279 acres (1.4% of all land) classified as Parks and Recreation. As discussed in the Community Facilities Element, many of the parks and recreation facilities are in the City of Newberry (557 acres) and the other incorporated towns. Newberry County's 260-acre Lynch's Woods park is located in the City on U.S. Highway 76. Also of note is the 3,728-acre portion of the *Belfast Wildlife Management Area* in Newberry County, located 10 miles northwest of the City of Newberry on S.C. Highway 56 near the Kinards community. Lynch's Woods and the Belfast WMA comprise 75% of land in this category.

- **Public and Institutional** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), utility offices and facilities, postsecondary institutions, communications towers, community non-profit organizations, cemeteries, libraries, and city, county, state, and federal offices. Nearly 6,015 acres of land (1.5% of all County land) are currently in Public and Institutional use in Newberry County.
- **Sumter National Forest** – Lands within the Sumter National Forest. Nearly 15% of the Newberry County land area (57,991 acres) is federally owned and managed as part of the Sumter National Forest.
- **Vacant Land** – Land area not developed for a specific use or assigned a land use classification. Properties that are less than 10 acres in size and are classified in the Newberry County Assessor's database as agricultural for taxation purposes, but have no improvements on the property, were also included in this land use category. While only three percent of land in Newberry County (11,575 acres) is classified for land use planning purposes as Vacant (or undeveloped), much of the 267,673 acres in Agricultural and Forestry use and within the Sumter National Forest does not include physical improvements and could also be considered undeveloped.



Map 11-1. Existing Land Use Map



Source: Newberry County GIS, March 2022

Table 11-1. Existing County Land Use by Area*

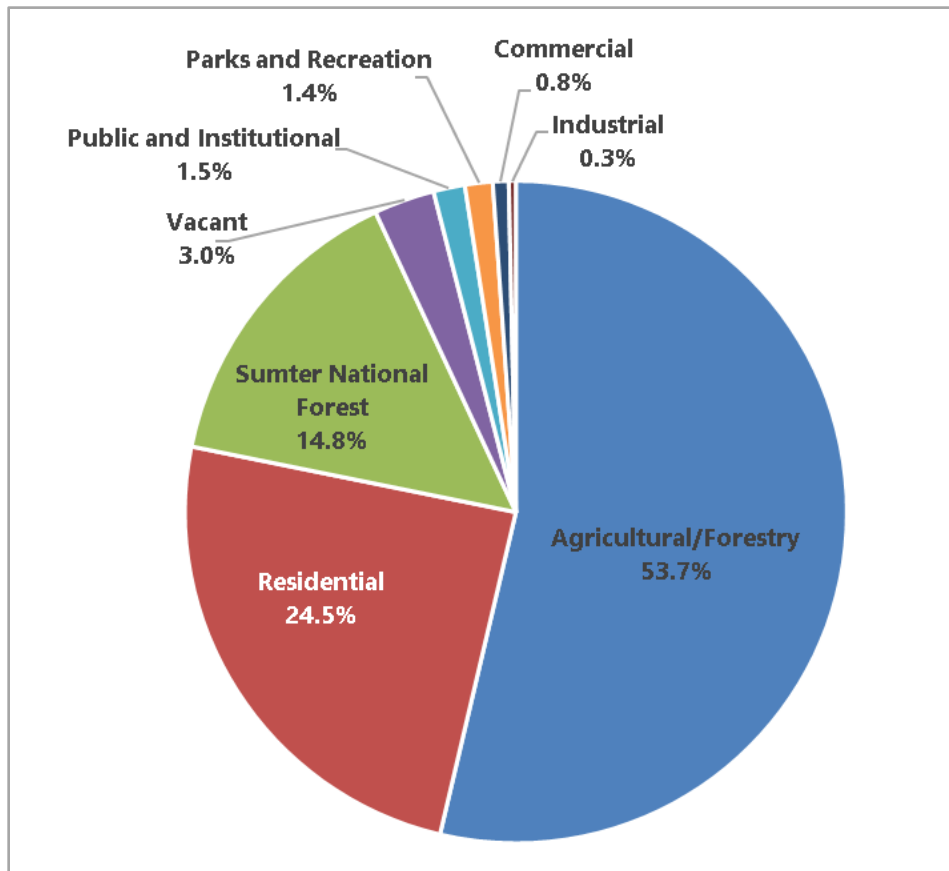
EXISTING LAND USE	CITY OF NEWBERRY		NOT INCLUDING CITY OF NEWBERRY		NEWBERRY COUNTY TOTAL	
	ACRES	%	ACRES	%	ACRES	%
Agricultural and Forestry	1,195.3	23.2%	208,486.7	54.1%	209,682.0	53.7%
Single-family	1,491.1	28.9%	93,564.8	24.3%	95,055.9	24.3%
Sumter National Forest	0.0	0.0%	57,991.4	15.0%	57,991.4	14.8%
Vacant	503.4	9.8%	11,071.8	2.9%	11,575.2	3.0%
Public and Institutional	740.6	14.4%	5,274.3	1.4%	6,014.9	1.5%
Parks and Recreation	557.2	10.8%	4,721.7	1.2%	5,279.0	1.4%
Commercial	449.1	8.7%	2,588.0	0.7%	3,037.1	0.8%
Industrial	45.3	0.9%	1,284.4	0.3%	1,329.7	0.3%
Multi-family	178.1	3.5%	407.9	0.1%	586.0	0.2%
TOTAL	5,160.1	100.0%	385,391.1	100.0%	390,551.2	100.0%

* Acreages do not include road and rail rights-of-way

Source: Newberry County GIS, March 2022



Figure 11-1. Existing Land Use Area Chart



Source: Newberry County GIS, March 2022



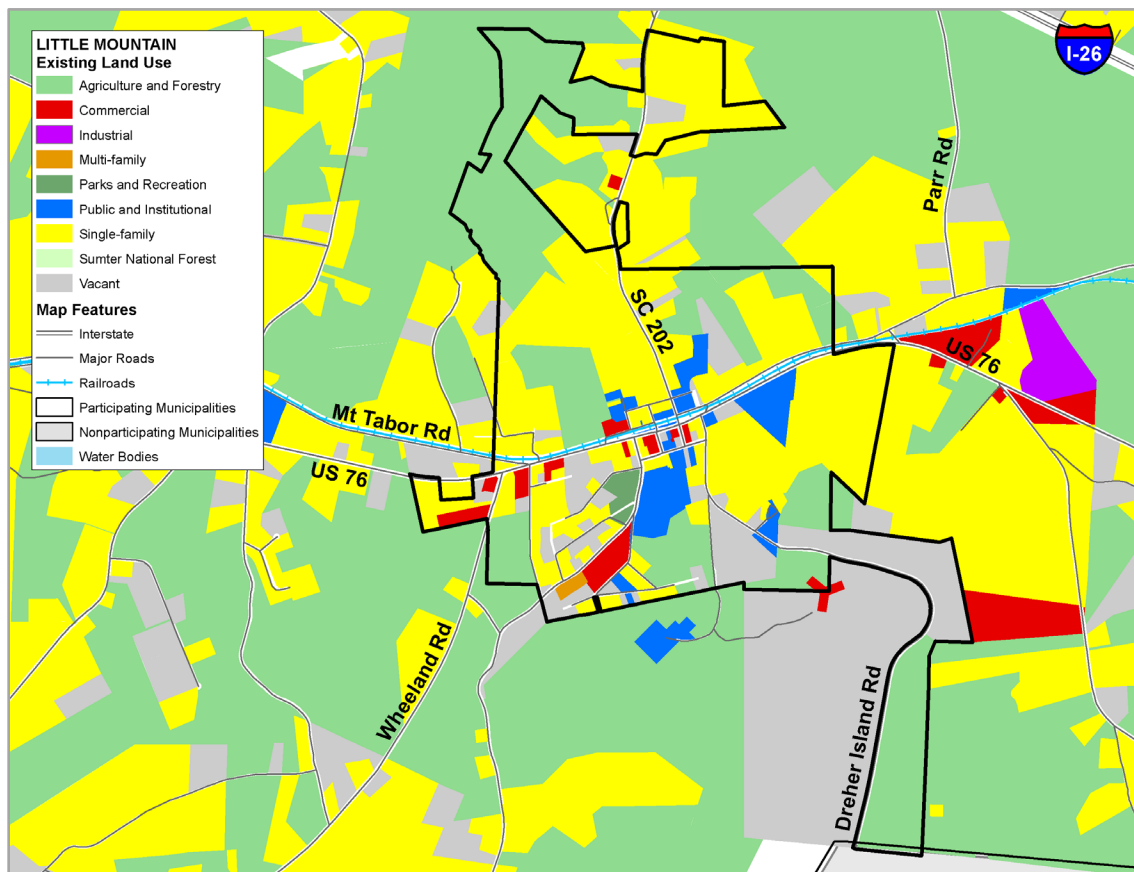
11.1.2. Existing Land Use in Participating Municipalities

As detailed in Table 11-2 and depicted in Map 11-2, 43.1% of the land in the Town of Little Mountain (392.3 acres) is in Single-Family Residential use. More than one-third of the land in the Town (311.3 acres) is in Agricultural and Forestry use. Over 13% of the Town’s land (122 acres) is currently Vacant and 5.8% (52.5 acres) is in Public and Institutional use. Only 22.9 acres, or 2.5%, of land in Little Mountain is in Commercial use.

Table 11-2. Existing Land Use by Area – Town of Little Mountain

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	392.3	43.1%
Agriculture and Forestry	311.3	34.2%
Vacant	122.1	13.4%
Public and Institutional	52.5	5.8%
Commercial	22.9	2.5%
Parks and Recreation	7.0	0.8%
Multi-family	2.4	0.3%
TOTAL	910.5	100.0%

Map 11-2. Existing Land Use – Town of Little Mountain



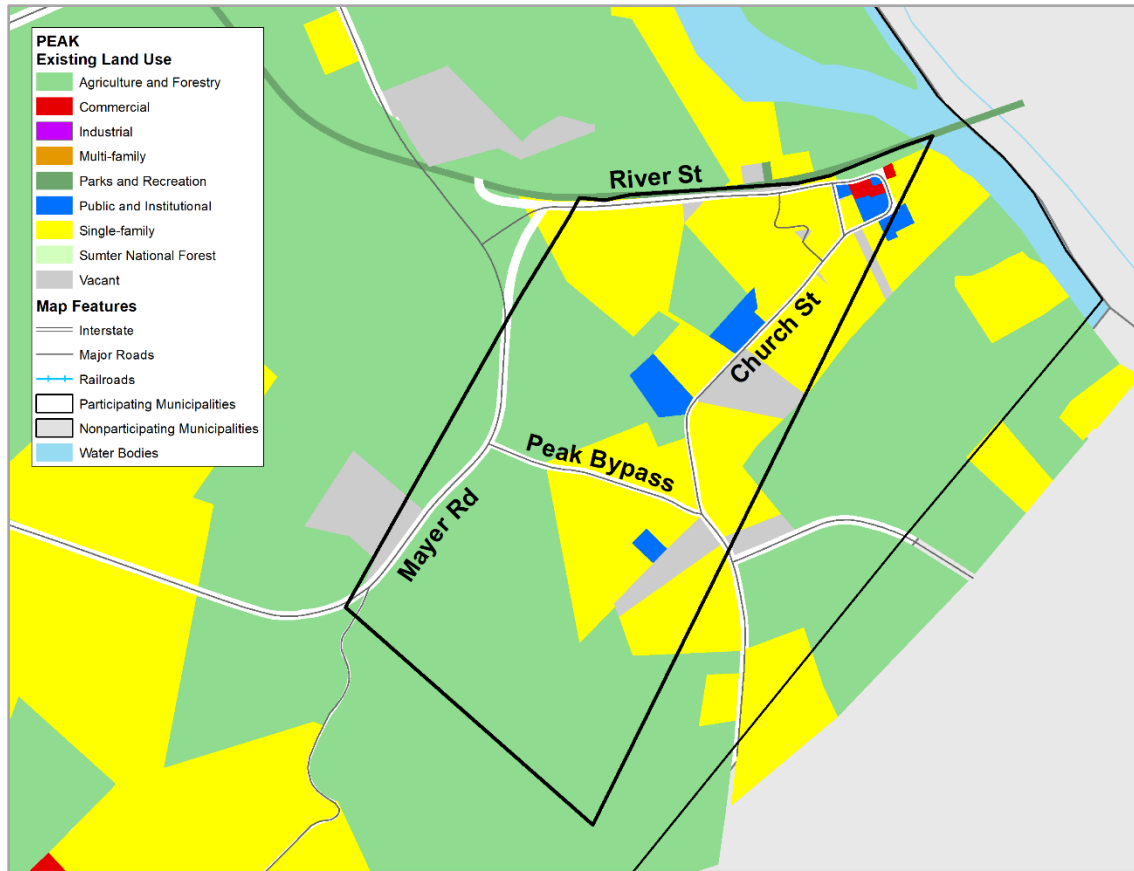


Agriculture and Forestry accounts for more than half of land use in the Town of Peak at 107.8 acres. Nearly 81 acres of the land in Peak (39%) is in use as Single-Family Residential. Just over 11 acres of land in Peak (5.4% of all land) is currently Vacant.

Table 11-3. Existing Land Use by Area – Town of Peak

EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture and Forestry	107.8	52.1%
Single-Family	80.9	39.0%
Vacant	11.2	5.4%
Public and Institutional	6.5	3.1%
Commercial	0.7	0.3%
TOTAL	207.1	100.0%

Map 11-3. Existing Land Use – Town of Peak



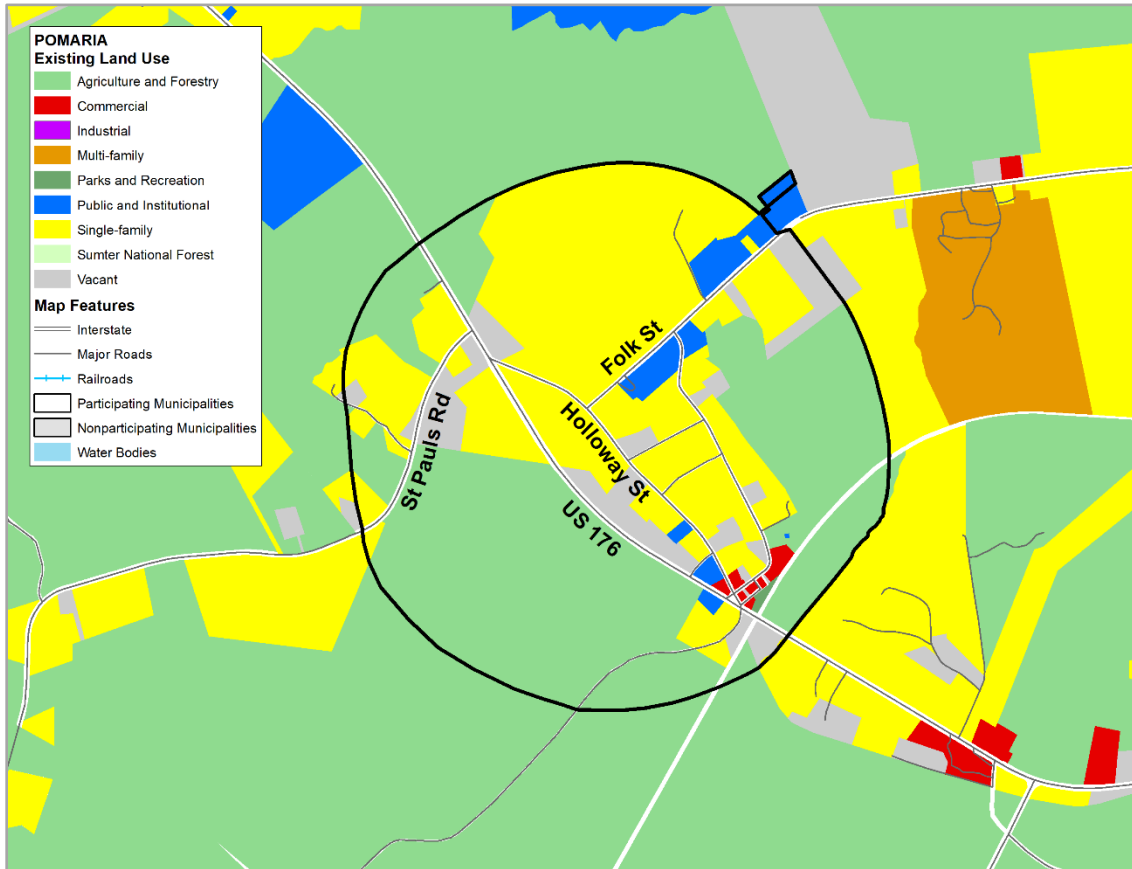


Most of the land in the Town of Pomaria is either in Agriculture and Forestry (303 acres) or Single-Family Residential use (260.3 acres), at 47.5% and 40.8%, respectively. Nearly eight percent of land in Pomaria is Vacant (50.4 acres) and 3.2% is in Public and Institutional use (20 acres).

Table 11-4. Existing Land Use by Area – Town of Pomaria

EXISTING LAND USE	ACRES	PERCENTAGE
Agriculture and Forestry	303.1	47.5%
Single-Family	260.3	40.8%
Vacant	50.4	7.9%
Public and Institutional	20.1	3.2%
Commercial	3.5	0.6%
Parks and Recreation	0.8	0.1%
TOTAL	638.4	100.0%

Map 11-4. Existing Land Use – Town of Pomaria



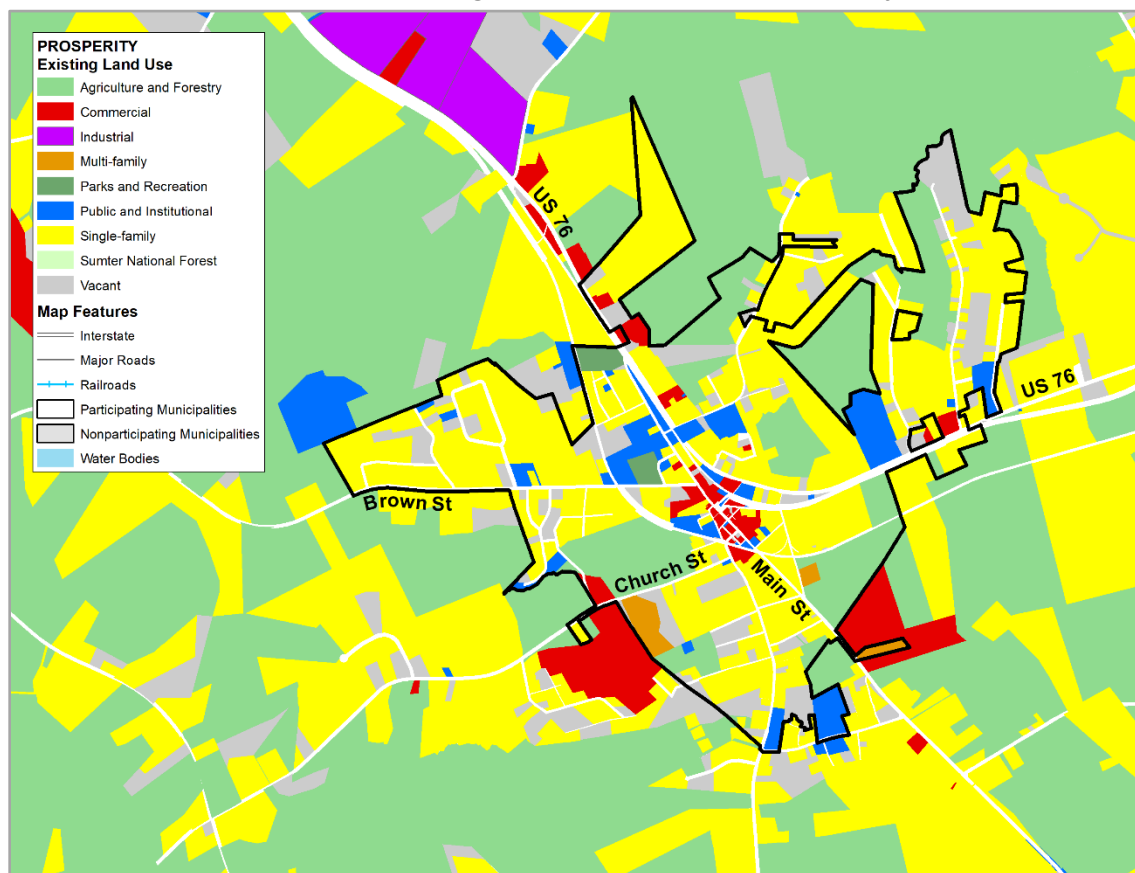


Land use composition in the Town of Prosperity is comparatively diverse, with 54% of all land in use as Single-Family Residential (633.8 acres), 19.5% as Agriculture and Forestry (227.7 acres), 7.6% as Public and Institutional (89.3 acres), and 3% as Commercial (35.1 acres). More than 153 acres (13.1% of all land) are currently Vacant.

Table 11-5. Existing Land Use by Area – Town of Prosperity

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	633.8	54.1%
Agriculture and Forestry	227.7	19.5%
Vacant	153.2	13.1%
Public and Institutional	89.3	7.6%
Commercial	35.1	3.0%
Multi-Family	18.0	1.5%
Parks and Recreation	13.4	1.1%
TOTAL	1,170.7	100.0%

Map 11-5. Existing Land Use – Town of Prosperity



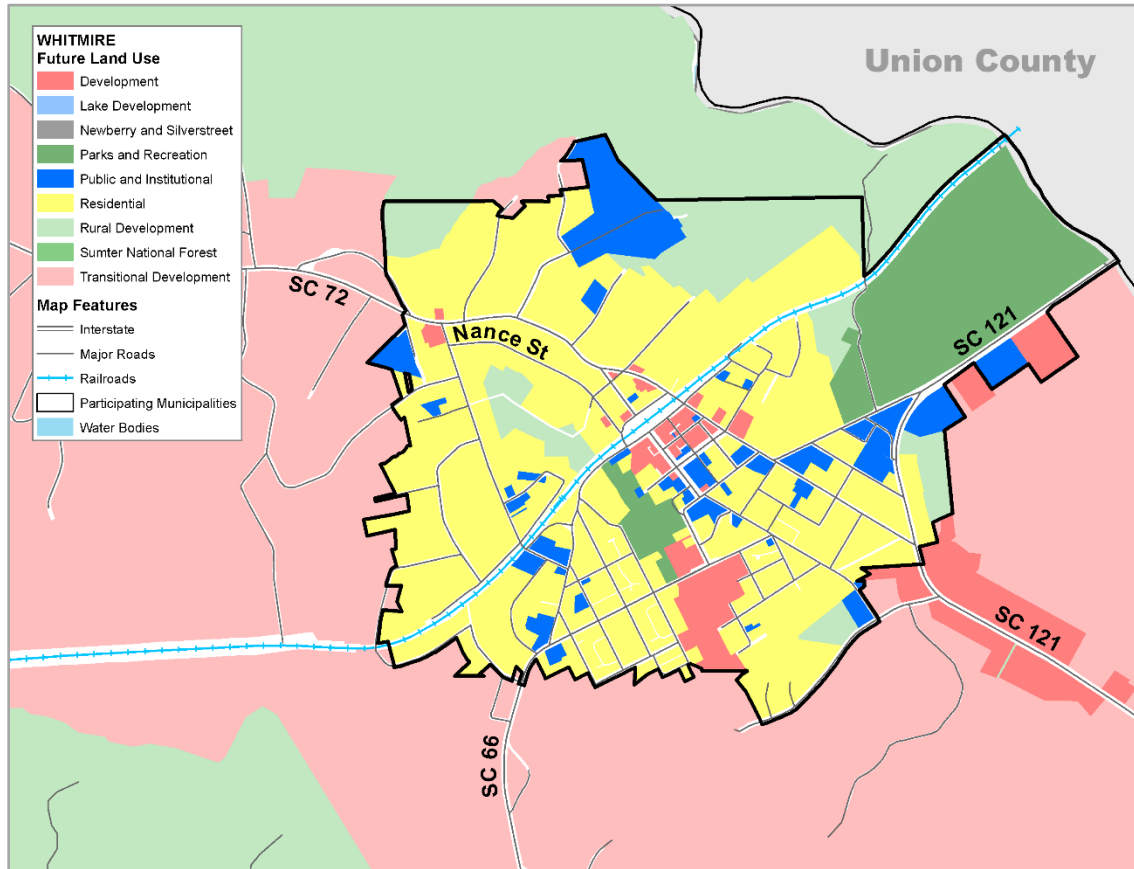


Land use in the Town of Whitmire is also relatively diverse, with 44.4% of the Town’s land area (313.2 acres) in Single-Family Residential use, 15.6% in Parks and Recreation use (109.8 acres), 10.1% in Agriculture and Forestry use (71 acres), and 9.1% in Public and Institutional use (64 acres). Nearly five percent of land is in Commercial use (33.7 acres). Ninety-nine acres of land in Whitmire are currently Vacant (14.1% of all land use).

Table 11-6. Existing Land Use by Area – Town of Whitmire

EXISTING LAND USE	ACRES	PERCENTAGE
Single-Family	313.2	44.4%
Parks and Recreation	109.8	15.6%
Vacant	99.1	14.1%
Agriculture and Forestry	71.0	10.1%
Public and Institutional	64.1	9.1%
Commercial	33.7	4.8%
Multi-Family	13.8	2.0%
TOTAL	704.7	100.0%

Map 11-6. Existing Land Use – Town of Whitmire





11.2. Future Land Use

The Future Land Use (FLU) Map is a blueprint for the physical development of Newberry County. The map sets the context and provides the vision for future growth and development in the County over the next 20 years. Implementation of the Future Land Use Map will be accomplished through regulatory measures included in the County's Zoning Ordinance and Subdivision Regulations, as well as any land use regulations enacted by the County's municipalities.

The Future Land Use Map is anchored by an inventory of land use data compiled in the existing land use map and supplemented by staff knowledge of current development trends and potential future development areas. As illustrated in Map 11-2, Newberry County is primarily rural in nature. Land uses including municipal downtowns, commercial corridors along major roadways, industrial development, and residential areas have evolved and matured over time and have been incorporated in the Future Land Use Map. Adjacent and surrounding land uses were evaluated in determining future land use designations for vacant parcels. Future Land Use in Newberry County was classified under the following eight categories as depicted in Map 11-7.

- **Development (DEV)** – Land areas that include more intensive uses such as commercial, industrial, public and institutional, service, and higher density residential, as well as related infrastructure. Areas identified as Development generally link the more developed areas of the County to each other and beyond to neighboring counties and the greater Columbia metropolitan region. These areas include existing and potential economic development centers that have proximity to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Development areas provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities will continue to make these areas attractive for a wide range of uses including commercial and industrial development, public and institutional uses, and higher density residential development.
- **Lake Development (LD)** – Land areas in close proximity to Lake Murray and Lake Greenwood, principally used for residential structures, but may include other complementary and associated uses such as agriculture, forestry, and public and institutional uses such as churches and schools. Where adequate road access is available, land in the Lake District may also include more intense uses such as marinas, commercial activities, and personal services that are compatible with the surrounding area.
- **Parks and Recreation (PR)** – Land area used for active and passive public recreation or open space preservation. Examples of uses include ball fields, golf courses, tennis courts, parks, greenways, public gardens, playgrounds, conservation areas, nature preserves, and recreation centers and facilities.
- **Public and Institutional (PI)** – Land area used primarily for private, public, quasi-public, religious, philanthropic, or other activity undertaken for providing for the social, cultural, educational, health, or physical betterment of the community and public governance. Examples include schools, churches, hospitals, congregate care facilities (nursing homes), utility offices, postsecondary institutions, libraries, and county, municipal, state, and federal offices.



- **Residential (RES)** – Land area used for residential structures including single-family, duplex, triplex, and multi-family housing; zero lot-line and patio home developments; townhouses and condominiums; home occupations; manufactured homes on single lots; manufactured home subdivisions; and manufactured home parks.
- **Rural Development (RD)** – Lands in the rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, but may include other complementary and associated uses. Land in Rural Development may also include higher intensity uses on properties that are separated appropriately from residential uses and that have adequate road access. While lands in the RD areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, and light commercial and industrial uses will locate in these areas where appropriate.
- **Sumter National Forest (SNF)** – Lands within the Sumter National Forest. Nearly 15% (57,991 acres) of the total land area in Newberry County is in the federally owned and managed Sumter National Forest.
- **Transitional (TR)** – Land undergoing, or with the potential to undergo, a transition from one major land use to another, primarily from rural or residential to commercial or office uses. Such land is in proximity to developed areas, municipalities, or identified Development areas and/or to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Transitional areas will provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities could make these areas attractive for a range of uses, as appropriate and compatible with adjacent uses, including light commercial, office, public and institutional uses, and higher density residential development.

11.2.1. Future Land Use in Newberry County

Detailed analysis of future land use in Newberry County includes the unincorporated area and participating municipalities. The analysis does not include land area within the City of Newberry, which conducts all land use planning and regulation within its borders, and the Town of Silverstreet, which does not participate in land use regulation and planning. More than two-thirds of the land in Newberry County (262,282 acres) is designated in the Future Land Use Map as Rural Development. Nearly 8% (29,974 acres) is classified as Transitional and 3.9% (15,096 acres) as Development. Fifteen percent (57,991 acres) of the County's land area is in the Sumter National Forest and is under Federal ownership and management. Lake Development comprises more than 4% of the land area, or 15,810.5 acres. Table 11-7 provides a listing of future land uses by size (acres) and percentage of total land use for the unincorporated area of Newberry County and participating municipalities.



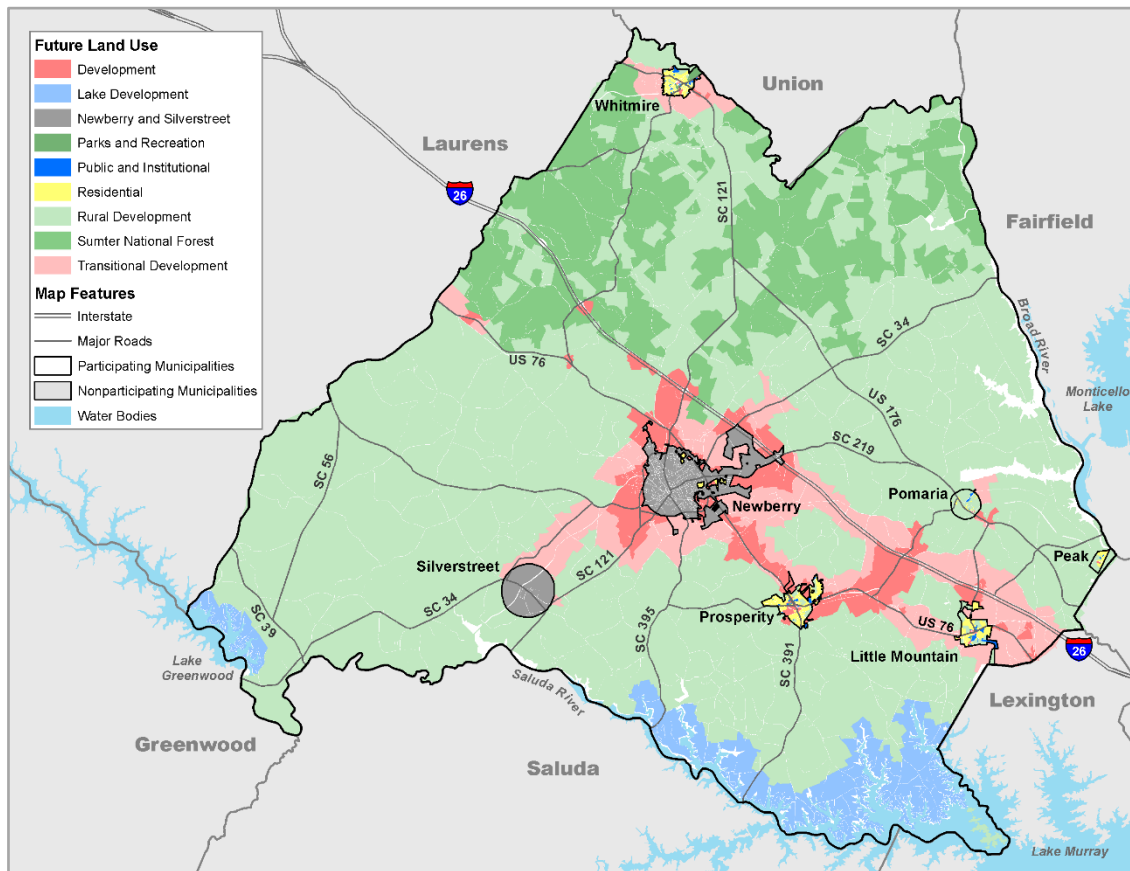
Table 11-7. Future Land Use by Area – Newberry County

FUTURE LAND USE*	ACRES	PERCENTAGE
Rural Development	262,282.1	68.42%
Sumter National Forest	57,991.4	15.13%
Transitional	29,974.3	7.82%
Lake Development	15,810.5	4.12%
Development	15,095.9	3.94%
Residential	1,801.5	0.47%
Public and Institutional	268.4	0.07%
Parks and Recreation	131.0	0.03%
TOTAL	383,355.1	100.00 %

* Does not include City of Newberry and Town of Silverstreet

Source: Newberry County, January 2024

Map 11-7. Future Land Use – Newberry County



Source: Newberry County, January 2024

11.2.2. Future Land Use in Participating Municipalities

As discussed previously, Future Land Use largely reflects Existing Land Use within the County's participating municipalities. In addition to future land uses that correspond directly to existing land uses, areas currently in agricultural and forestry use are designated as Rural Development, commercial and industrial uses as Development, and all residential uses as Residential. Future



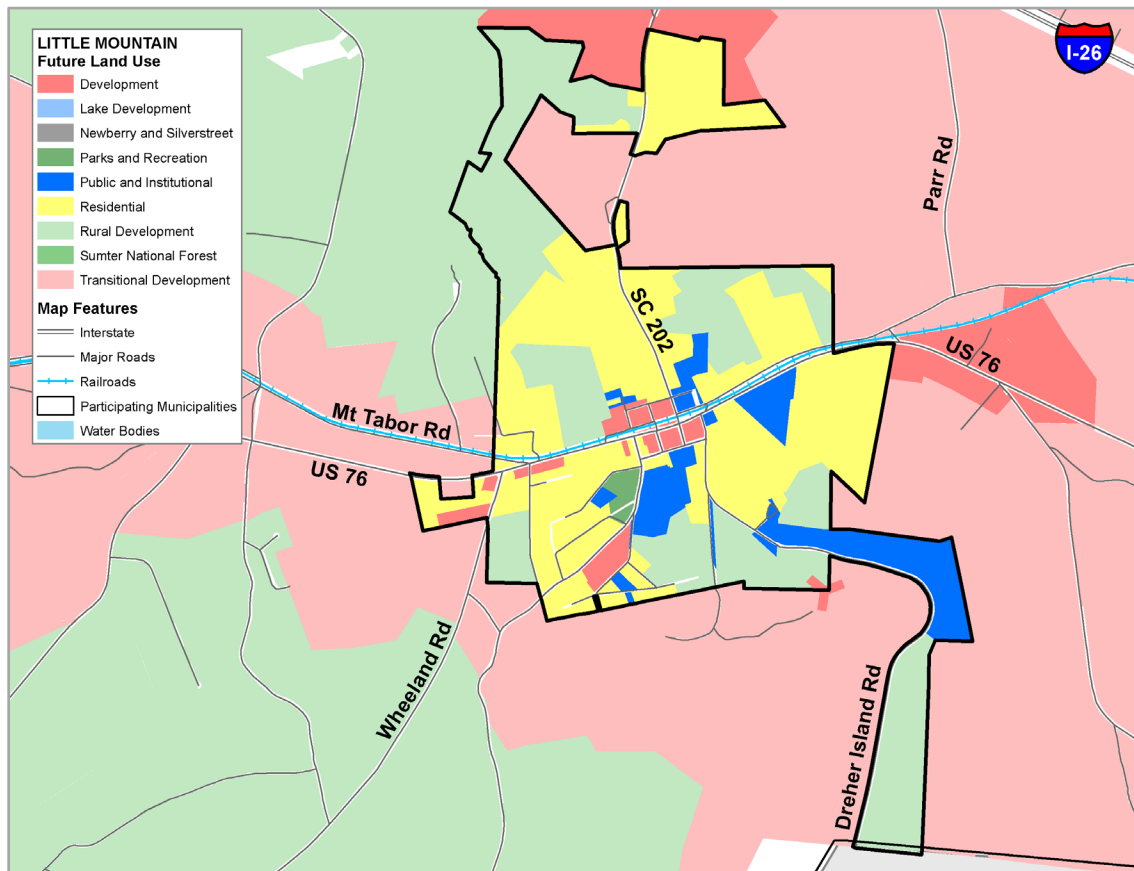
Land Use for existing undeveloped (vacant) properties was determined through an examination of current parcel information and surrounding land uses.

As depicted in Map 11-8 and detailed in Table 11-8, nearly half of the land in the Town of Little Mountain (434.9 acres) has been designated as Residential, more than one-third (342.4 acres) as Rural Development, 10.5% (95.5 acres) as Public and Institutional, and 3.4% (30.7 acres) as Development in the Future Land Use map. Less than one percent (seven acres) is designated as Parks and Recreation.

Table 11-8. Future Land Use by Area – Town of Little Mountain

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	434.9	47.8%
Rural Development	342.4	37.6%
Public and Institutional	95.5	10.5%
Development	30.7	3.4%
Parks and Recreation	7.0	0.8%
TOTAL	910.5	100.0%

Map 11-8. Future Land Use – Town of Little Mountain



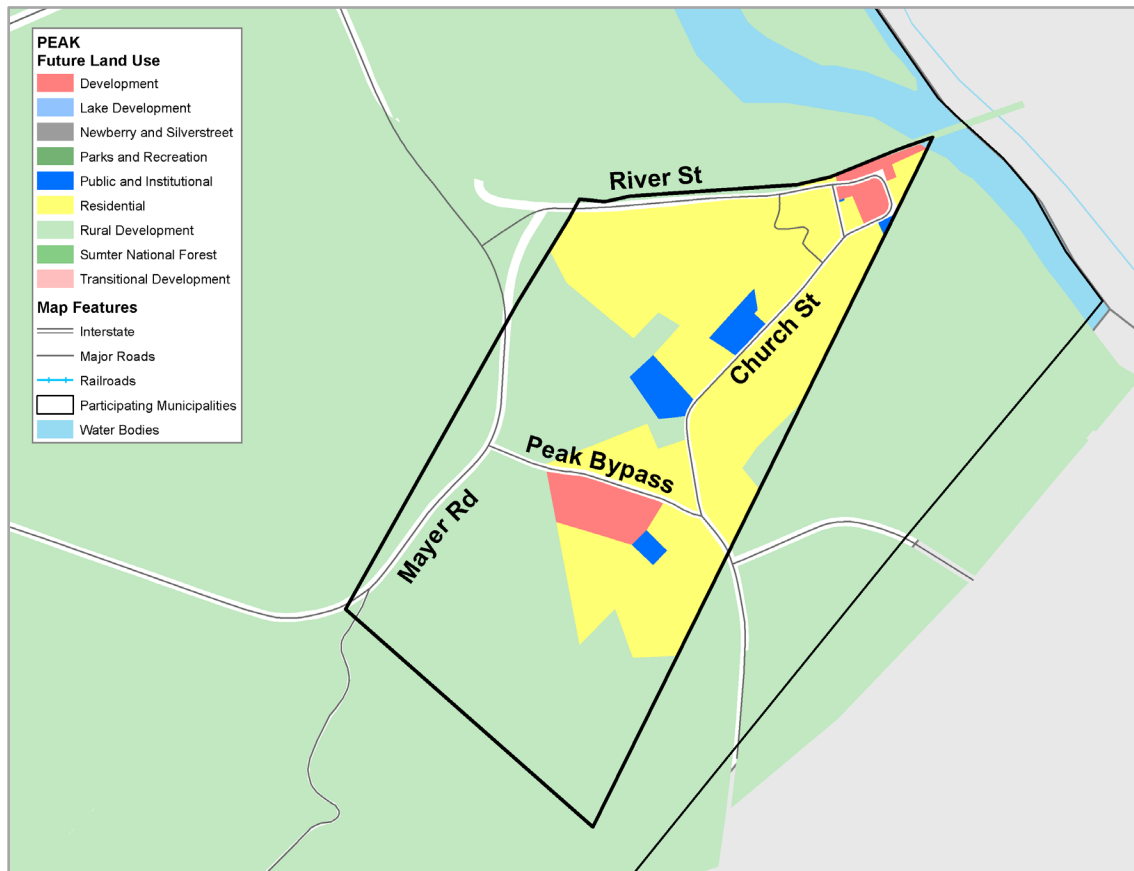


The majority of land in the Town of Peak is designated as either Rural Development (102.9 acres) or Residential (89.8 acres). Only 8.9 acres are expected to continue as commercial uses and designated as Development and 5.5 acres are anticipated to continue to be in Public and Institutional use.

Table 11-9. Future Land Use by Area – Town of Peak

FUTURE LAND USE	ACRES	PERCENTAGE
Rural Development	102.9	49.7%
Residential	89.8	43.3%
Development	8.9	4.3%
Public and Institutional	5.5	2.7%
TOTAL	207.1	100.0%

Map 11-9. Future Land Use – Town of Peak



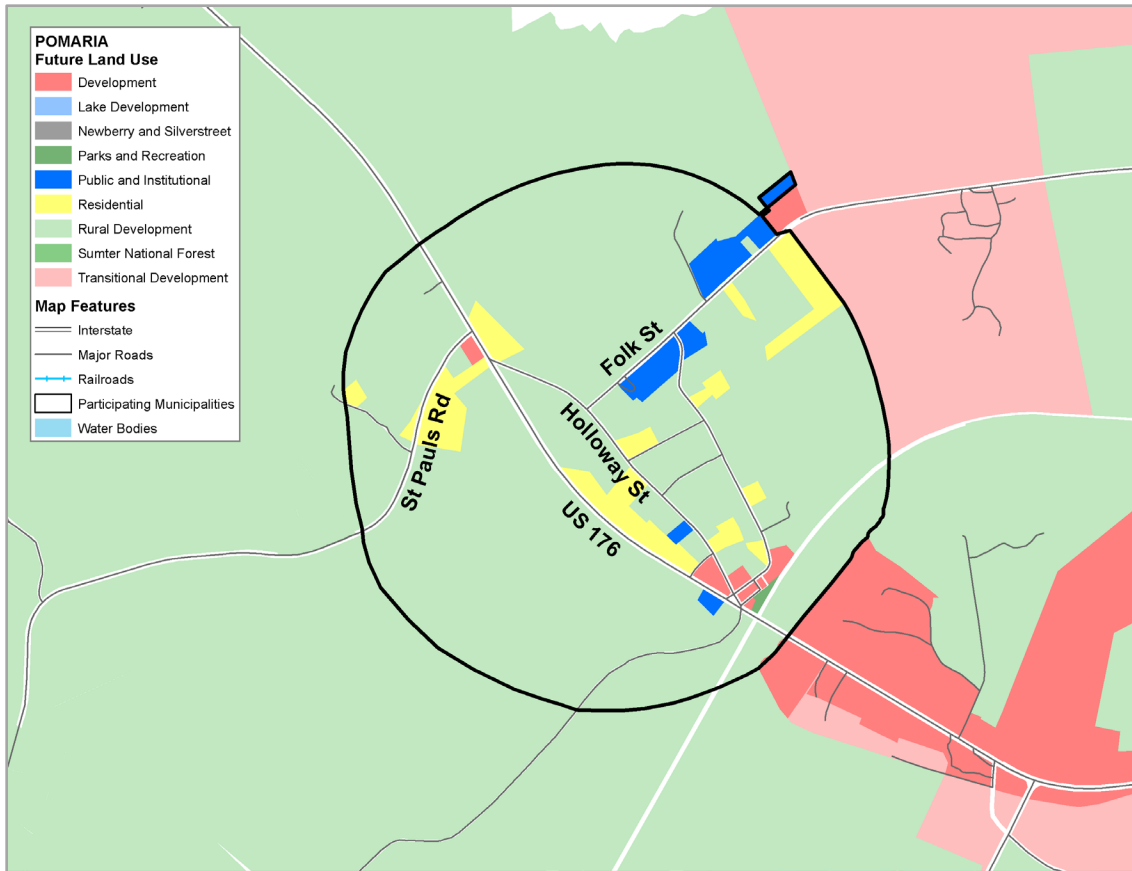


Most of the land in the Town of Pomaria (567 acres) has been designated as Rural Development and seven percent (45.1 acres) as Residential in the FLU map. Nearly 19 acres are classified as Public and Institutional, 6.5 acres as Development, and less than one acre as Parks and Recreation.

Table 11-10. Future Land Use by Area – Town of Pomaria

FUTURE LAND USE	ACRES	PERCENTAGE
Rural Development	567.3	88.9%
Residential	45.1	7.1%
Public and Institutional	18.6	2.9%
Development	6.5	1.0%
Parks and Recreation	0.8	0.1%
TOTAL	638.4	100.0%

Map 11-10. Future Land Use – Town of Pomaria



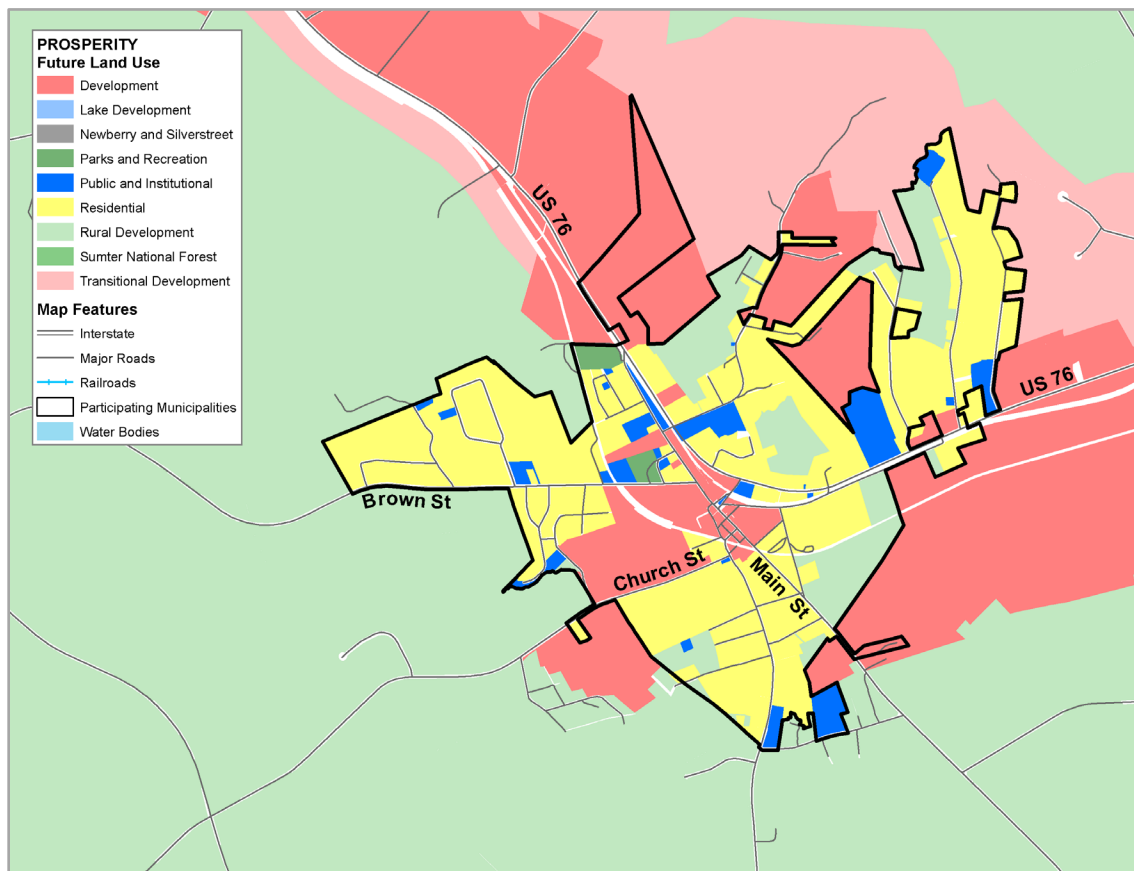


Future land use in the Town of Prosperity is projected to be primarily Residential at almost 60% (698.4 acres) of the Town’s land area. Lands classified as Development and Rural Development each account for 16% of Prosperity’s land area at 189.9 acres and 188.5 acres, respectively. Seven percent of all land (80.5 acres) is expected to be in Public and Institutional use and only 13.4 acres (one percent) are projected to continue as Park and Recreation uses.

Table 11-11. Future Land Use by Area – Town of Prosperity

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	698.4	59.7%
Development	189.9	16.2%
Rural Development	188.5	16.1%
Public and Institutional	80.5	6.9%
Parks and Recreation	13.4	1.1%
TOTAL	1,170.7	100.0%

Map 11-11. Future Land Use – Town of Prosperity



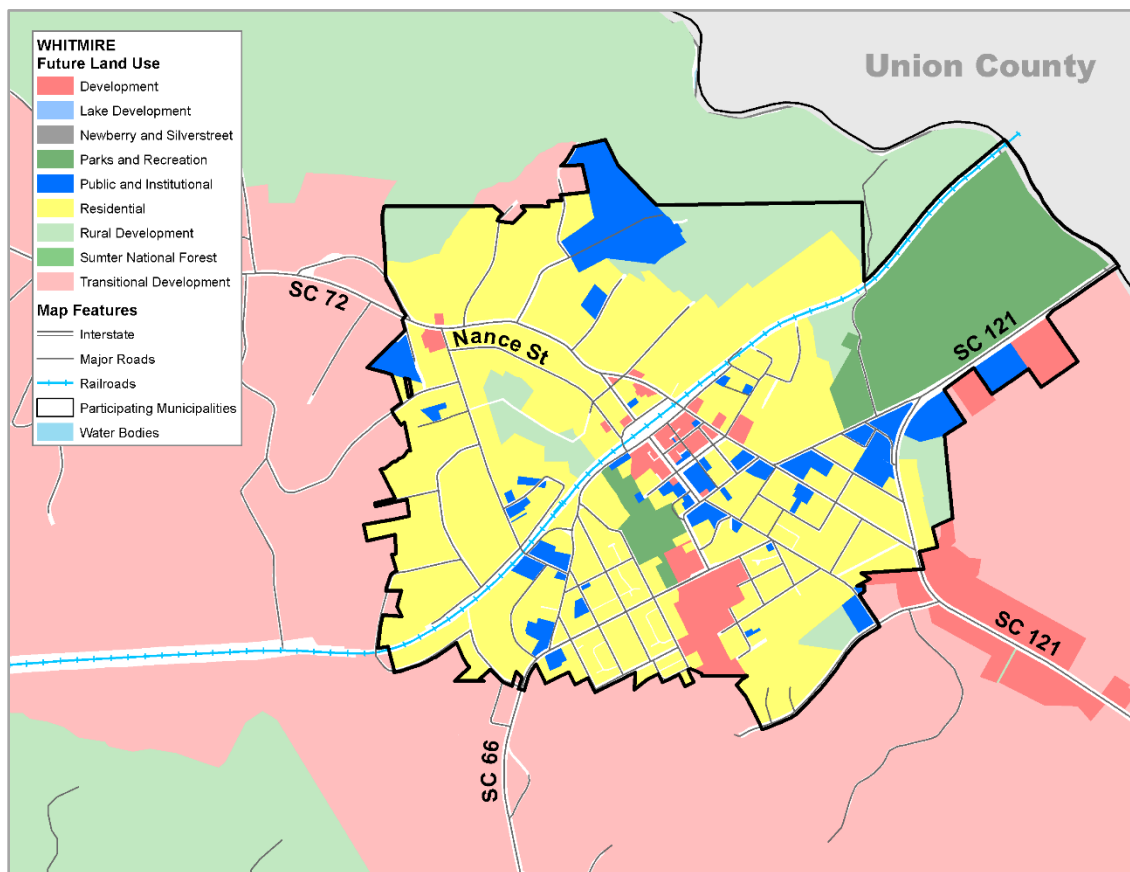


Nearly 60% of the land area of the Town of Whitmire (409.4 acres) is designated as Residential in the County’s Future Land Use map. Nearly 110 acres (15.6%) are classified as Parks and Recreation and 81 acres (11.5%) as Rural Development. Almost 10% of the Town’s land (68 acres) is expected to continue in Public and Institutional use. Lands designated as Development, including both commercial and industrial uses, account for five percent (36 acres) of projected Future Land Use in Whitmire.

Table 11-12. Future Land Use by Area – Town of Whitmire

FUTURE LAND USE	ACRES	PERCENTAGE
Residential	409.4	58.1%
Parks and Recreation	109.8	15.6%
Rural Development	81.2	11.5%
Public and Institutional	68.2	9.7%
Development	36.0	5.1%
TOTAL	704.7	100.0%

Map 11-12. Future Land Use – Town of Whitmire





11.2.3. Future Development Opportunities and Challenges

Newberry County has a number of land use opportunities that support future growth and development. The County's strategic location on the busy I-26 corridor near the growing Columbia metropolitan region to the east, coupled with its proximity to the Charlotte and Greenville metropolitan regions to the north and west, makes it attractive to prospective businesses and industries, as evidenced by the County's expanding manufacturing base. The County's location is also a draw for potential residents who are seeking a more rural or small town lifestyle within an easy drive to the greater Columbia area employment centers. The area is particularly attractive to retirees who are seeking a temperate climate, a more relaxed southern lifestyle, and abundant cultural and recreational amenities. Military retirees seeking to settle near the major military installations and a Veterans Administration healthcare facility in the Midlands region are also drawn to the area. The need for higher educational attainment and specialized job skills to meet the needs of existing and prospective industries and businesses is being addressed through job training programs and facilities provided by Newberry College and the Newberry County campus of Piedmont Technical College. The desirability of Newberry County as a place to live, work, and play is further enhanced by an abundance of cultural, recreational, and natural resources and the availability of quality health care at Newberry County Memorial Hospital.

A wide range of factors will shape the County's development potential including the economy, development intent of private property owners, housing availability, regional growth trends, and the availability of utilities such as water and sewer. Perhaps the greatest challenge in planning for future growth and development in Newberry County is maintaining a balance between honoring the character, culture, and history of the area by preserving and protecting its rich resources while encouraging the residential, commercial, and industrial growth required to maintain a vibrant economy. Included in this balance is protection of the County's historically strong agricultural sector and the overall "small town" character of the County and its communities.

The limited availability of water and sewer service continues to pose a formidable challenge to growth and development in key areas of the County. Limited housing choice, particularly for middle income residents, is another challenge that must be addressed in the coming decade. In order for Newberry residents to have the opportunity to "age in place," a wider range of housing needs must be met, to include young professionals, retirees, young families, and higher income professionals and families. While a number of new housing developments are underway or planned, the price of most of these homes will be out of reach for many current or prospective residents. Also key to attracting and retaining young families is a highly rated public school system that can compete with top-ranked neighboring school districts in Richland and Lexington Counties.

Despite these challenges, a combination of local factors continues to spark interest and economic growth. These factors include the County's extensive cultural and natural resource base; its strategic and accessible location along a primary transportation corridor in the Midlands region; rapid growth and rising land prices in neighboring Richland and Lexington Counties; focused investments in industrial recruitment and advanced training and workforce development; and a coordinated and welcoming governmental and civic climate for economic development.



Perhaps most important to the County's future is the vision of its residents and elected officials and their commitment to plan implementation. Community leaders and residents throughout the County have repeatedly proven their capability to set ambitious goals and employ creative strategies and partnerships to accomplish significant outcomes. These successes have ranged from historic renovation projects such as the Newberry Opera House and the passage of a Capital Projects Sales Tax to support public infrastructure to the development of industrial parks to support successful recruitment and expansion of major industries and the proactive expansion of postsecondary institutions to meet long-term workforce needs.

Factors such as the County's proximity to the State's Capitol region and its location on Lake Murray and Lake Greenwood, coupled with its small town and rural character and abundant cultural, recreational and natural resources, continue to make Newberry County attractive to a range of potential residents and employers. The key to successful future growth lies primarily in preserving this desirable community character and the rich historic, cultural and natural resources of the County, while encouraging appropriate new residential, commercial, and industrial development and redevelopment.

11.2.4. Future Land Use Focus Issues

The Land Use Element provides a blueprint for the development of Newberry County for the coming decade. It is the culmination of the goals, objectives, and implementation strategies developed in the other nine plan elements and. The Future Land Use Map and the accompanying goals, objectives, and implementation strategies provide the basis for policy decisions impacting the general location, density, and intensity of land uses with the overarching goals of enhancing and preserving community character; protecting natural, cultural and historic resources; promoting resilient planning, design, and development; reducing sprawl; ensuring adequate public services; promoting sound fiscal management and allocation of resources; and meeting long-term community needs for infrastructure, facilities, and employment opportunities.

11.2.4.1. Housing Options Needed

Data analysis indicates a shortage of affordable, safe housing for a range of residents at all stages of life in Newberry County. Groups in particular need of affordable housing options include those seeking home ownership opportunities in the middle price ranges and low and moderate income renters. Housing solutions should address the needs of young professionals and families who would like to live and work in the area, low to moderate income residents who need affordable and safe housing, and older residents who would prefer to age in place within the community.

A key finding of the 2032 Comprehensive Plan is the need to ensure that new residential development preserves and enhances the character, scale, and safety of the community and surrounding areas. A multi-pronged approach is needed to encourage and enable innovative design while ensuring that County regulations enable and, in some cases, require enhancements that result in quality residential development.

11.2.4.2. Economic Stability and Growth

Economic health and diversity are vital to achieving community sustainability and stability and in accommodating future growth. Although historically known as an agricultural center and in more



recent decades as a bedroom community for employment opportunities in nearby urban centers, Newberry County has successfully implemented Economic Development Strategies that have contributed to the recruitment and expansion of key industries in the recent decade.

As detailed in the *2022 Newberry County Economic Development Strategic Plan*, the County is well positioned for future growth. It is important to promote economic development to create jobs, increase community stability, and strengthen the local tax base. The County must continue to build a diverse and resilient economic base, strengthen its workforce, and increase the college and career readiness of high school graduates. Additional local employment opportunities will enable workers to live and work in the County. Retaining workers within the County raises the daytime population which, in turn, supports small businesses. Adequate services and capacity at industrial parks and potential sites with high development probability will assist in industrial recruitment, as will increasing the availability of quality buildings and sites for prospective industries. And finally, maintaining and improving the overall quality of life and access to services will make Newberry County even more attractive for economic development.

11.2.4.3. Transportation Options

Effective transportation systems are broad, multi-modal networks that include options for rail, air, shipping, public transit, cyclists, and pedestrians. Thanks to recent funding, a number of road and bridge improvements were made that greatly improved the transportation network in Newberry County. However, the need to preserve and enhance major transportation corridors along major routes from Interstate 26 into the County remains a key issue.

The Transportation Element also identified a number of transportation alternative needs. The County has few dedicated options for pedestrians and cyclists. Sidewalks are generally limited to the municipalities and a few subdivisions. The County has a number of recreational trails but few dedicated bike lanes, particularly in unincorporated areas. While bike and pedestrian options would provide recreational benefits, they could also offer options for travel to work, school, shopping, and essential services. Perhaps most crucial is the recent discontinuation of public transportation both within the County and to key locations in the Midlands due to low ridership. While the Newberry County Council on Aging provides limited service for seniors and persons on Medicaid, public transit among key locations in the County and the Midlands remains a need that must be addressed. This need is amplified by rising gas prices and a sizable segment of the population without reliable transportation,

11.2.4.4. Planning for Public Infrastructure and Facilities

Newberry County has been a leader for a number of years in planning for and prioritizing public infrastructure and facilities needs through the Capital Projects Sales Tax referendum process. Through the CPST process, the County has identified, prioritized, and funded the implementation of projects that addressed critical infrastructure and facilities needs. It is important that Newberry County continues to support this process through the pursuit of additional external funding and partnerships to leverage CPST funding. To assist in this process, an update to the *Newberry County Master Space and Facilities Plan* is needed. Coordination and cooperation with County municipalities, adjacent jurisdictions, and relevant agencies in planning for capital improvements is also a key component of the priority investment planning process.



11.2.4.5. Protection of Natural and Agricultural Resources

Protection and preservation of land and water resources is important on many levels in Newberry County. Agriculture and forestry are important components of both the County's landscape and economy. As such, it is important that these resources be protected and preserved through partnerships and regular review of policies and regulations to advance this goal and remove any obstacles. Providing and maintaining access for residents and visitors to natural areas and open spaces is a key goal that can be achieved through the maintenance and expansion of trails and parks and recreation facilities and the ongoing support of public and private efforts to voluntarily acquire and protect open space and natural areas. Support for current and future regional and local bike and pedestrian plans is also important component in expanding access for residents and visitors.

Protection of the County's water resources to maintain water quality and recreational value is a high priority for residents and businesses. Key water quality needs include continued expansion of sewer service to reduce dependence on septic systems, mitigation of the impact of new development and redevelopment, regulation of stormwater runoff and retention, and protection of flood hazard areas. Protection and expansion of public access to Newberry County's lakes and rivers is a priority for residents and a major draw for tourism, as well as an attraction for economic development.

11.3. Goals, Objectives and Implementation Strategies

The following table summarizes actions to be undertaken in the coming decade to achieve the goals and objectives identified in the Land Use Element. Element goals are broad-based ideals intended to guide the future of the community, while objectives elaborate the goals to outline the framework and provide the basis for the more detailed and measurable plan strategies. Each supporting implementation strategy includes a listing of the agencies that are accountable for the implementation, as well as a time frame for completion.

GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
GOAL 11.1. Enable and promote land use development that meets the current and future needs of Newberry County residents.		
OBJECTIVE 11.1.1. Foster rural development that encourages and protects agricultural and low density residential uses while providing opportunities for appropriate complementary and associated uses.		
<i>STRATEGY 11.1.1.1.</i> Review proposed amendments to County land use regulations to ensure the protection of agricultural and low density residential uses while enabling the development of complementary and associated uses in rural areas.	Newberry County	On-going
OBJECTIVE 11.1.2. Provide opportunities for economic growth and development in areas that are or have the potential to be economic development centers.		
<i>STRATEGY 11.1.2.1.</i> Review proposed amendments to County land use regulations to ensure that opportunities for economic development are encouraged and facilitated where appropriate.	Newberry County, Municipalities	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 11.1.2.2.</i> Preserve and enhance transportation corridor pathways along primary routes from I-26 and neighboring jurisdictions into the County.	Newberry County, Municipalities, CMCOG, SCDOT	On-going
OBJECTIVE 11.1.3. Protect and encourage residential development in the areas near Lake Murray and Lake Greenwood while enabling appropriate complementary and associated uses.		
<i>STRATEGY 11.1.3.1.</i> Review proposed amendments to County land use regulations to ensure that residential uses in close proximity of Lake Murray and Lake Greenwood are provided protection from incompatible uses while accommodating complementary and associated uses where appropriate.	Newberry County	On-going
OBJECTIVE 11.1.4. Promote the development of a broad range of housing choices to meet the needs of residents and accommodate a variety of economic levels, occupations, age groups, and preferences.		
<i>STRATEGY 11.1.4.1.</i> Review proposed amendments to County land use regulations to ensure compatibility with a variety of housing options and residential development types.	Newberry County, Municipalities	On-going
OBJECTIVE 11.1.5. Encourage and support the continued development of a wide range of land uses to meet the needs of Newberry County residents and businesses.		
<i>STRATEGY 11.1.5.1.</i> Accommodate a wide range of land uses within appropriate land use categories and areas.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.1.5.2.</i> Review proposed amendments to County land use regulations to ensure that a wide range of land uses are accommodated in appropriate locations.	Newberry County, Municipalities	On-going
OBJECTIVE 11.1.6. Ensure that new development preserves and enhances the character of the community and surrounding areas		
<i>STRATEGY 11.1.6.1.</i> Review and update the Subdivision Regulations to address identified issues, improve efficiency and effectiveness, and promote quality development.	Newberry County, Participating Municipalities	2024
<i>STRATEGY 11.1.6.2.</i> Explore ways to encourage and promote quality development that enhances and protects the character, scale, and safety of the community and surrounding areas.	Newberry County, Participating Municipalities, Residential Developers	2028
<i>STRATEGY 11.1.6.3.</i> Explore ways to encourage and enable innovative design, including development options that incorporate enhancements such as landscaped/natural buffers and/or setbacks, passive recreation, sidewalks, bike lanes, etc.	Newberry County, Participating Municipalities, Residential Developers	2028
GOAL 11.2. Implement the goals and objectives of the Land Use Element.		
OBJECTIVE 11.2.1. Review and update land use regulations as appropriate to implement the goals and objectives of the Land Use Element.		
<i>STRATEGY 11.2.1.1.</i> Review proposed amendments to the County Zoning Ordinance to ensure implementation of the goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going



GOALS/OBJECTIVES/STRATEGIES	ACCOUNTABLE AGENCY	TIMEFRAME
<i>STRATEGY 11.2.1.2.</i> Review proposed amendments to the County Land Development Regulations and update as necessary to implement the goals and objectives of the Land Use Element.	Newberry County	On-going
<i>STRATEGY 11.2.1.3.</i> Review proposed amendments to any associated regulations and update as necessary to implement the goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.2.1.4.</i> Evaluate variance requests and zoning amendments within the context of the Land Use Element.	Newberry County	On-going
OBJECTIVE 11.2.2. Work closely with municipalities and community partners to implement goals and objectives.		
<i>STRATEGY 11.2.2.1.</i> Coordinate and collaborate with the County's municipalities to implement specific goals and objectives of the Land Use Element.	Newberry County, Municipalities	On-going
<i>STRATEGY 11.2.2.2.</i> Participate in future updates of the <i>City of Newberry Comprehensive Plan</i> to coordinate municipal and county land use and related planning efforts.	Newberry County, City of Newberry	On-going
OBJECTIVE 11.2.3. Track and evaluate Comprehensive Plan implementation progress.		
<i>STRATEGY 11.2.3.1.</i> Regularly update implementation element to reflect Plan progress and provide an annual progress report to Planning Commission and County Council.	Newberry County	Annually
<i>STRATEGY 11.2.3.2.</i> Conduct a five-year review of the Comprehensive Plan to reflect progress and make any necessary changes.	Newberry County, Municipalities	2027
<i>STRATEGY 11.2.3.3.</i> Prepare a new Comprehensive Plan every ten years to ensure relevance, timeliness, and responsiveness to County needs.	Newberry County	2032