



**ORANGEBURG COUNTY**  
Eastern Orangeburg County Sustainability Study

# **Sustainable Growth Strategies in Rural Orangeburg County**

Jennifer D. Tinsley, AICP

Lower Savannah Council of Governments

# Lower Savannah Council of Governments (LSCOG)

## *Planning Activities:*

- Local and Regional Planning
- Community Development Block Grant (CDBG) activities
- Economic Development (EDA)
- Rural Transportation Planning

**6 Counties in South Carolina**  
**316,802 Population**  
**3,945 Square Miles**



# Eastern Orangeburg County



- Rural Community
- Strong Economic Development partnerships
- Global Logistics Triangle
- Comprehensive Plan
- New to zoning and land development regulations
- Regional water system
- Ready-to-go projects for ARRA
- Aggressive infrastructure strategy
- I-95 Interchange
- Natural amenities



# The Community

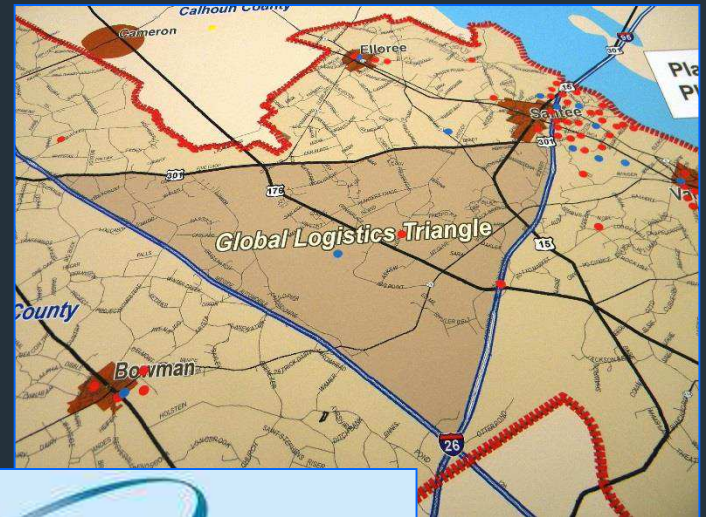
- Involved public
- Proactive local government
- Growth of area as resort, nature-based tourism destination, active lifestyle
- High unemployment





# Project Background

- Proximity to Port of Charleston, SC
- 2007 Jafza investment
- 2011 first building constructed in Jafza Magna Park
- 2011 TIGER grant for I-95 interchange
- Partnership with 6 towns, County, SCDOT, OCDC



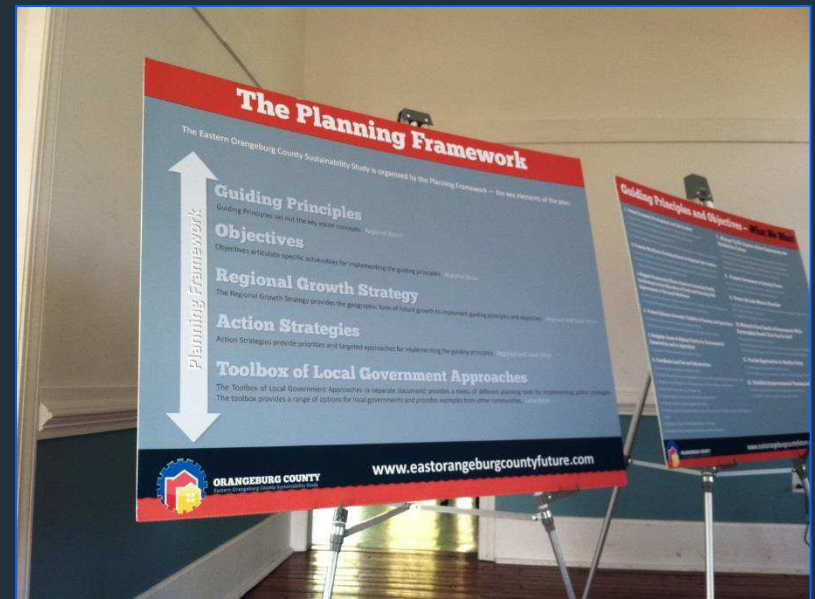
# Regional Planning Issues

1. Global Logistics Triangle not studied for social, cultural, environmental sensitivities
2. Priority investment areas not well defined
3. Concern that regional identity would be dictated by infrastructure, not sustainable growth planning
4. 17 municipalities in County; 6 within planning area
5. Major transportation project in area
6. Local resentment towards original proposal for use of Lake Marion for freight movement



# Sustainability Study

- Partners: SCDOC, LSCOG, County, OCDC, SCDOT, towns
- Citizen values
- Inventory, fiscal impact analysis, goals for sustainable growth
- Quantify development impact
- Implementation Toolbox with Growth Strategy; head start on CP/zoning updates



# Lessons Learned

- PLAN, PLAN, PLAN
- The Ultimate Goal – Sustainable Quality of Life
- The Ultimate Outcome – Land Use Tools for Sustainability
- Get out in the community and meet with special interest groups, media, and other concerned citizens
- Consultants are your friend. Choose wisely.





# Contact

Jennifer D. Tinsley, AICP

Lower Savannah COG

[jtinsley@lscog.org](mailto:jtinsley@lscog.org)

803.649.7981

