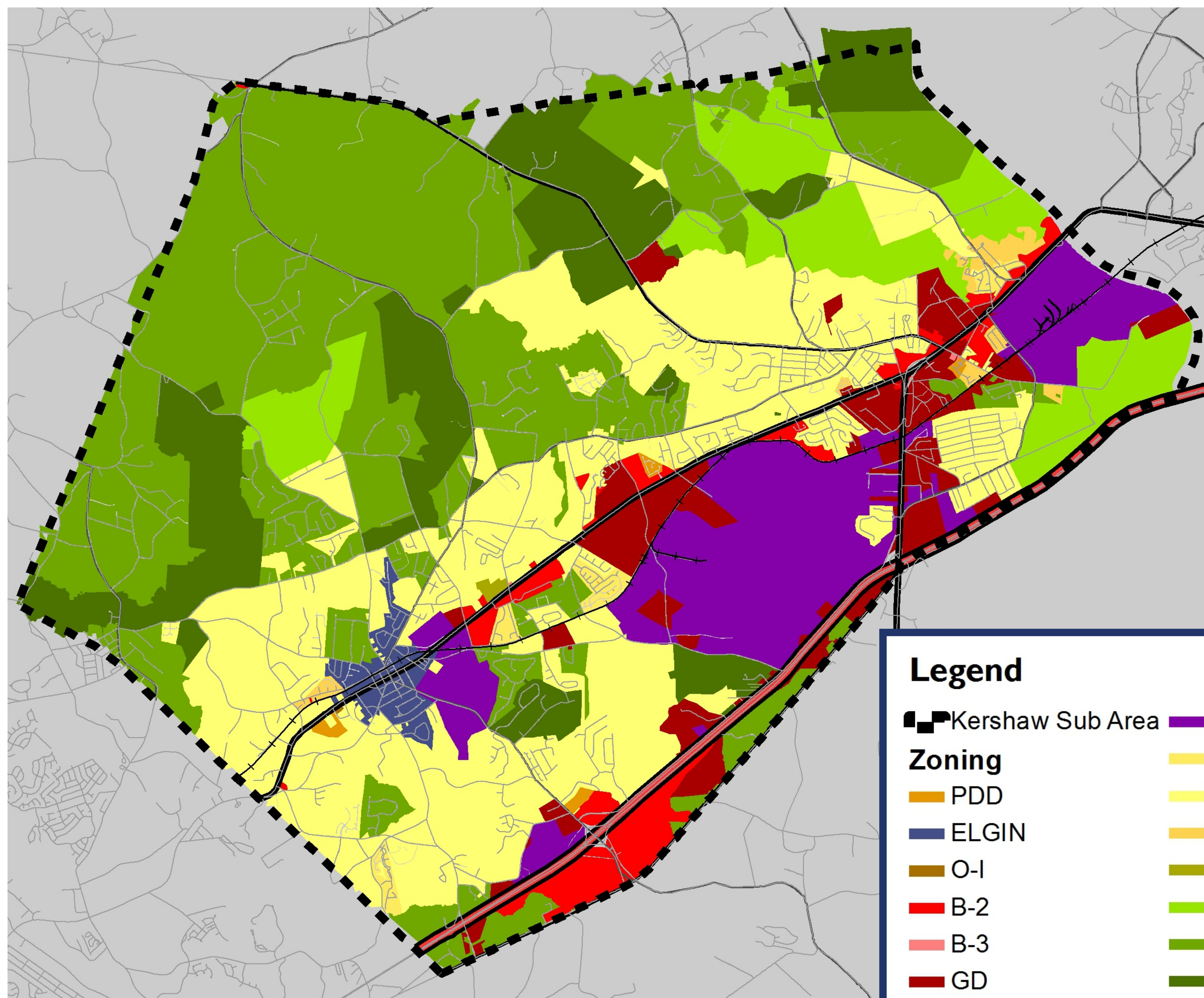


ZONING & FUTURE LAND USE



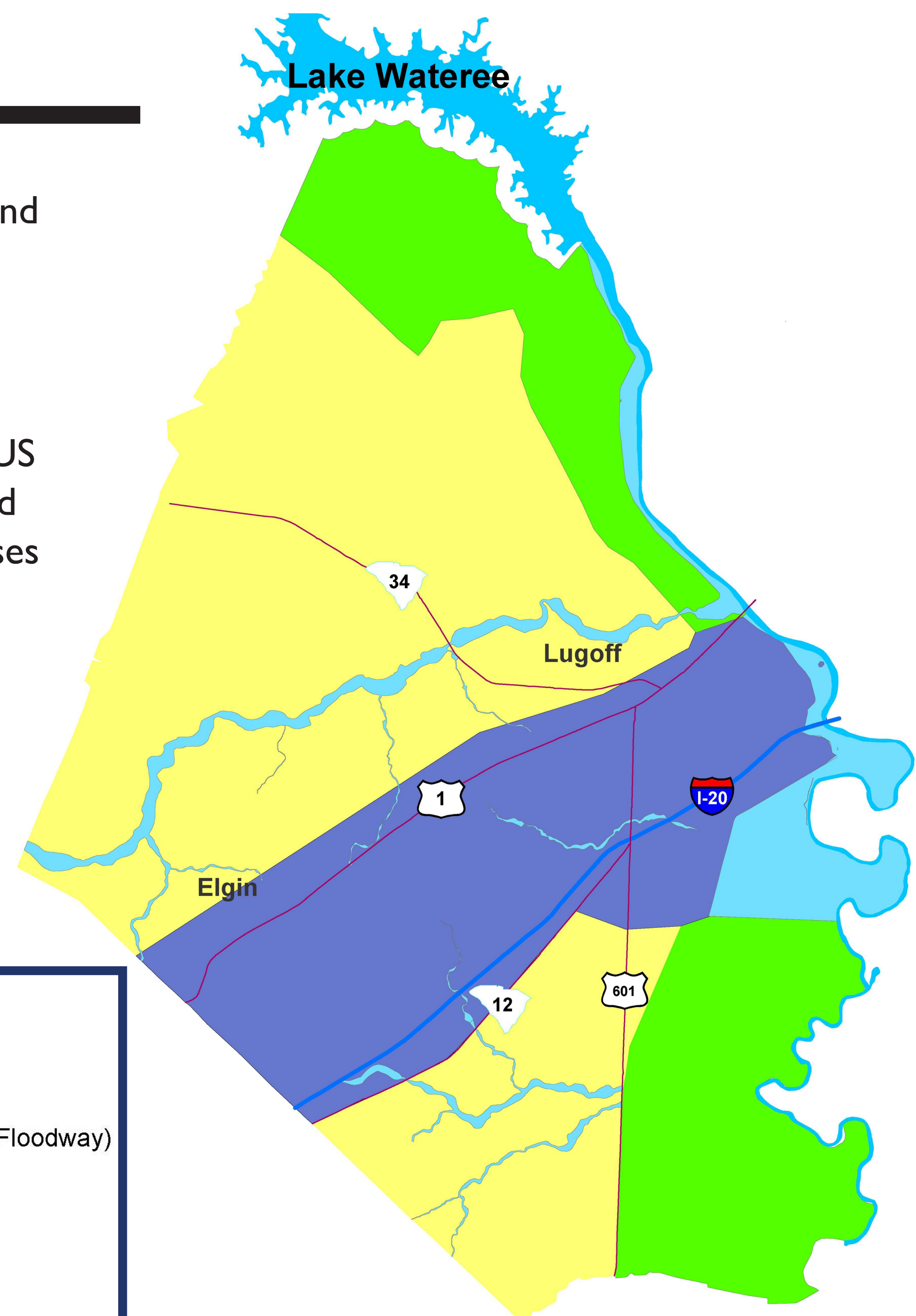
Existing Zoning

Existing zoning classifications for the study area are presented in the map at left. While numerous zoning classes are defined, they can be summarized by four major types of zones:

- Rural Resource
- Residential
- Commercial/Office
- Industrial

Future Land Use

Future land use patterns were analyzed through the use of future land use maps from Kershaw County's Comprehensive Plan 2006-2016. The study area is part of the West Wateree planning area of the County's future land use map, as seen at right. While the future land use map categorizes a large portion of the county as "Residential Development Areas," the map also labels the land in the vicinity of US 1 and I-20 as "Economic Development Areas." Existing roadways and services in these areas increase the opportunities for a variety of uses without burdening the existing infrastructure system. According to this map, both the Town of Elgin and Town of Lugoff would include development for a variety of non-residential uses.



Legend

Land_Use_Code

- Conservation and Protected Areas (Floodway)
- Economic Development Areas
- Residential Development Areas
- Rural Resource Development Areas