

3. Existing Conditions and Environmental Consequences

3.16 Short-Term Uses versus Long-Term Productivity

No substantive changes have been made to this chapter since the Draft Environmental Impact Statement (DEIS) other than adding the Refined Recommended Preferred Alternative (RPA) to the discussion.

The short-term use of the environment resources versus preserving its long-term productivity relates to converting the natural productivity of the land, viewed as a renewable use, to a developed use that has a relatively short economic life. The long-term, natural productivity of the Carolina Crossroads project study area comes from mostly developed land within the right-of-way of the Carolina Crossroads RPA and Refined RPA along with the area's wildlife productivity, vegetation habitat, and wetlands. Instead of being used for its natural productivity, the land within the right-of-way will be used for the RPA or the Refined RPA. This use of the environment will be consistent with local land-use and transportation plans that demonstrate a need for the Carolina Crossroads. The proposed project is based on state and local transportation planning documents. These planning documents considered the need for present and future traffic capacity that will be consistent with present and future land-use planning. These planning documents are summarized in Table 3.16-1 and discussed further in Chapter 3.1. The Carolina Crossroads will provide several long-term productivity enhancements for the local area including a more efficient transportation network and expected employment growth in the region.

Table 3.16-1 Area Land Use Plans

Central Midlands Council of Governments
2012-2017 Comprehensive Economic Development Strategy for the Central Midlands Region
Moving the Midlands: 2040 Long Range Transportation Plan
Lexington County
Lexington County Comprehensive Plan
Town of Irmo Comprehensive Plan 2009
West Columbia GOLD Redevelopment Plan
City of West Columbia Comprehensive Plan
Irmo Dutch Fork Sub-Area Transportation Study
Richland County
2015 Richland County Comprehensive Plan
Plan Columbia: Land Use Plan
Broad River Road Corridor and Community Master Plan
Richland Renaissance Plan

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