

# Conestee Community Master Plan A Path to the Future



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A very special thank you goes to all Conestee residents.

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# EXECUTIVE SUMMARY

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One would be hard pressed to find another location in Greenville County that presents such a unique opportunity for development and revitalization as the Conestee Community. Conestee's abundant natural and recreational resources including Lake Conestee Nature Park and the Swamp Rabbit Trail as well as its close proximity to major employment centers including South Carolina Technology and Aviation Center (SCTAC), Millennium Park, City of Greenville, and City of Mauldin make it very attractive for future housing and commercial growth. Conestee is defined by the historic Conestee Mill and the surrounding mill village. Once a thriving mill village, Conestee suffered from the effects of years of pollution to the Reedy River and Conestee Lake and experienced a rapid decline after the mill closed in 1973.

Efforts to create a plan and encourage revitalization of the Conestee Mill Community, began in January 2012 by working with local residents, business owners, and local stakeholders to identify key issues and areas of interest within the community. The Conestee Community Master Plan documents the physical, social, and historical composition of the community and builds upon previous community planning efforts to establish a shared vision for Conestee. It proposes solutions to current issues and suggests recommendations to stimulate community revitalization and guide future development in a manner that highlights community assets and preserves community values.

The plan implementation section contains specific recommendations relative to each of the plan components. The recommendations are organized into four general categories--*infrastructure & housing, public safety, economic vitality, and youth and leadership development.*

The Conestee Community Master Plan is to be used as a guide in consideration of future land use, zoning, area capital improvements, and policy decisions. This plan will also serve to encourage private investment in the community and open more funding opportunities for redevelopment and revitalization efforts.

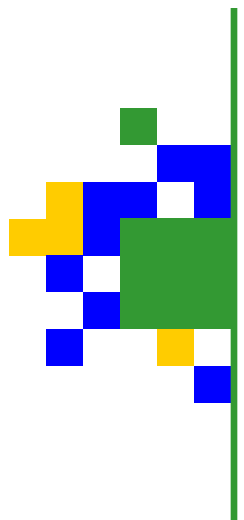


Historic Lake Conestee Dam and Spillway  
Courtesy: Ben Keys

*This plan is not intended to be a regulatory document, but instead, will serve as a guide for where and how future development will occur and show how this development can help restore and revitalize the Conestee Community.*

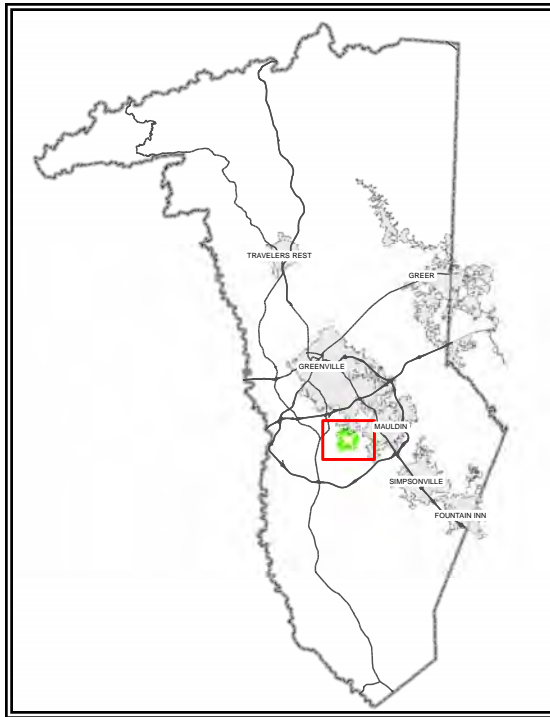
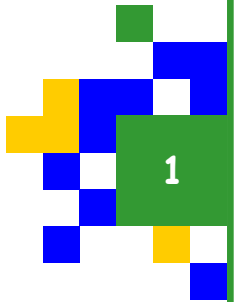






# ONE: INTRODUCTION

# STUDY AREA



**Figure 1. Conestee Context Map**

The study area is located in Greenville County between Mauldin Road and Fork Shoals Road just south of the City of Greenville. It consists of approximately 877 acres (1.37 square miles) and includes the historic Conestee Mill Village. It sits about two miles south of Interstate 85 and immediately adjacent to the South Carolina Technology and Aviation Center (SCTAC), Conestee Park (formerly Municipal Stadium) and Lake Conestee Nature Park.



# HISTORY

Established in 1820, Conestee Mill Village is the oldest mill village in South Carolina with a rich history of mill operations, electricity generation, baseball, and “flowing waters”. Located along the Reedy River, Conestee provided an ideal site for the “founding father of Greenville”, Vardry McBee, to purchase property (between 1831 and 1832) and establish McBee Mill. The mill was later referred to as Reedy River Manufacturing Company and finally Conestee Mill around 1909.

Under the direction of Vardry, and to some extent, his son Alexander, the mill business expanded to support paper, wood, flour, and textile production. This led to a thriving mill village with its own “company store”, gas station, post office, bank, and mill baseball team.

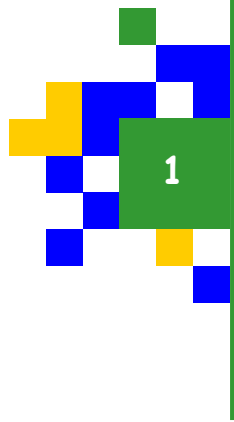


When it was determined a church was needed in the community, Alexander McBee had his mill-wright, John Adams, construct McBee Chapel, one of three remaining octagonal churches in the United States today. The building was listed on the National Register of Historic Places in 1972 and signifies an important piece of history for the community.

An additional aspect of the village’s history is the spirit of community that flourished. This spirit is represented in the tightly woven neighborhood of mill homes with large front porches, stories told by senior residents, and the younger generations’ affinity for returning to this beautiful place they once called “home”. Today, Conestee residents display their neighborliness through interactions that often take place at the local post office, a small but important social hub of the community.



# PLANNING PROCESS



In accordance with the SC Priority Investment Act, Conestee was identified as one of three priority investment areas in Greenville County. To encourage more concentrated growth and economic development for the area, Greenville County Community Planning and Development Department was tasked with creating a long-term plan for community revitalization. Having this plan in place can serve as a catalyst for creating the types of development the community would like to see.

The Conestee plan process followed a common community planning framework: a community assessment was completed, stakeholders were identified, and citizens were invited to participate through surveys and meetings. Once initial information was gathered, planning staff worked with citizens and stakeholders to prepare a plan. Additionally, the citizen advisory committee of volunteer residents addressed short-term concerns and opportunities throughout the planning process. A timeline of events can be seen in Figure 2, below.

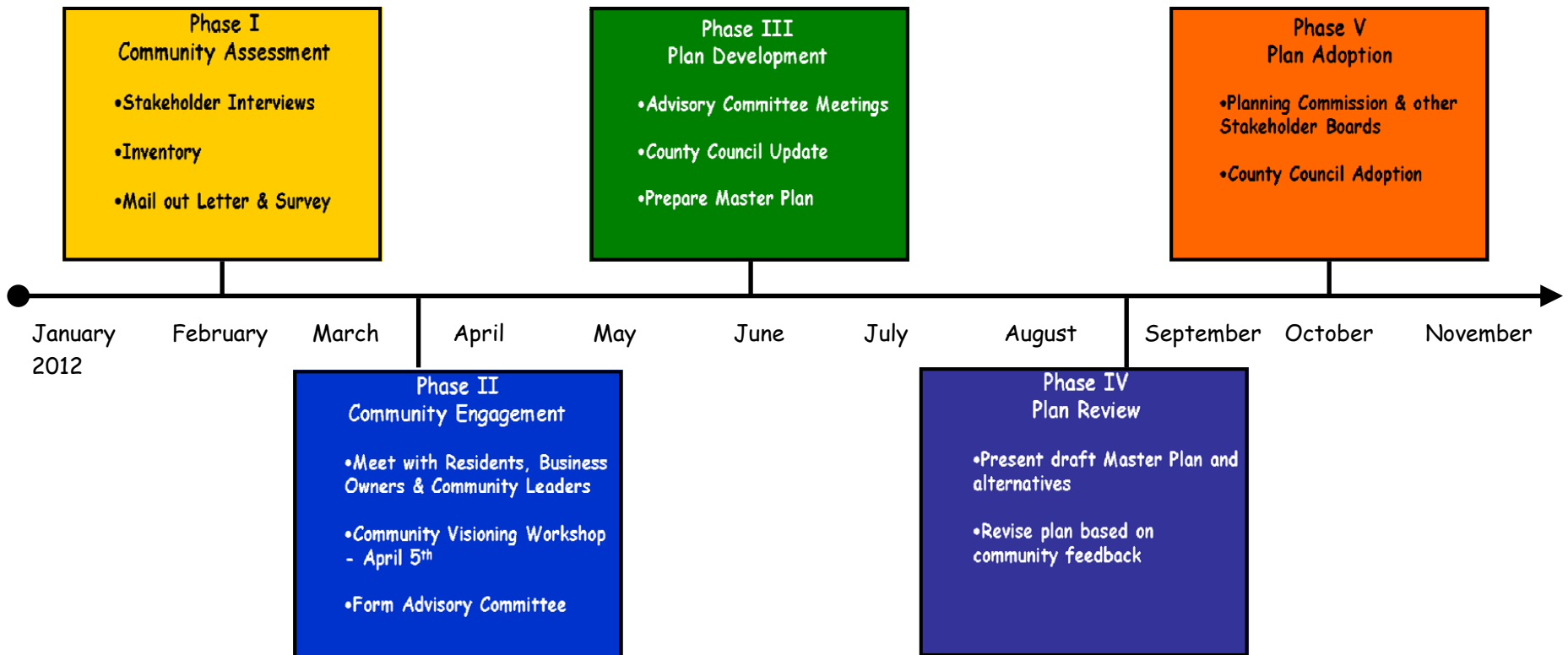


Figure 2. Timeline

# SURVEY SAYS...

As a first step in the planning process, we gathered baseline information about the community including interviews with stakeholders, visual assessments, and a mail out survey.

The survey yielded some interesting results such as: 84% of respondents are long-term residents having lived in Conestee longer than 10 years.

Pictured in Figure 4 is a collection of words that describe what Conestee residents love most about their community, with the size of the word representing the number of times it was reported.

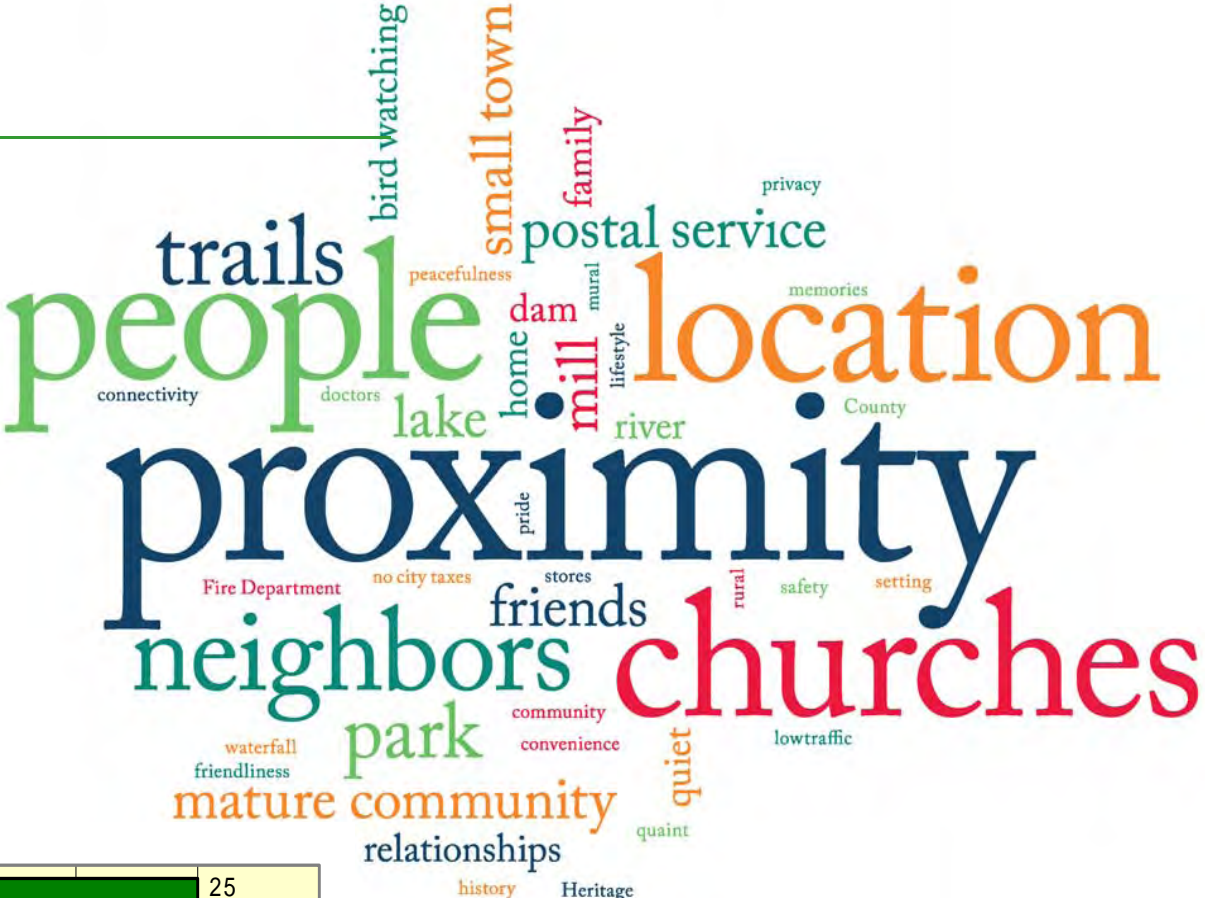


Figure 3. Community Priorities

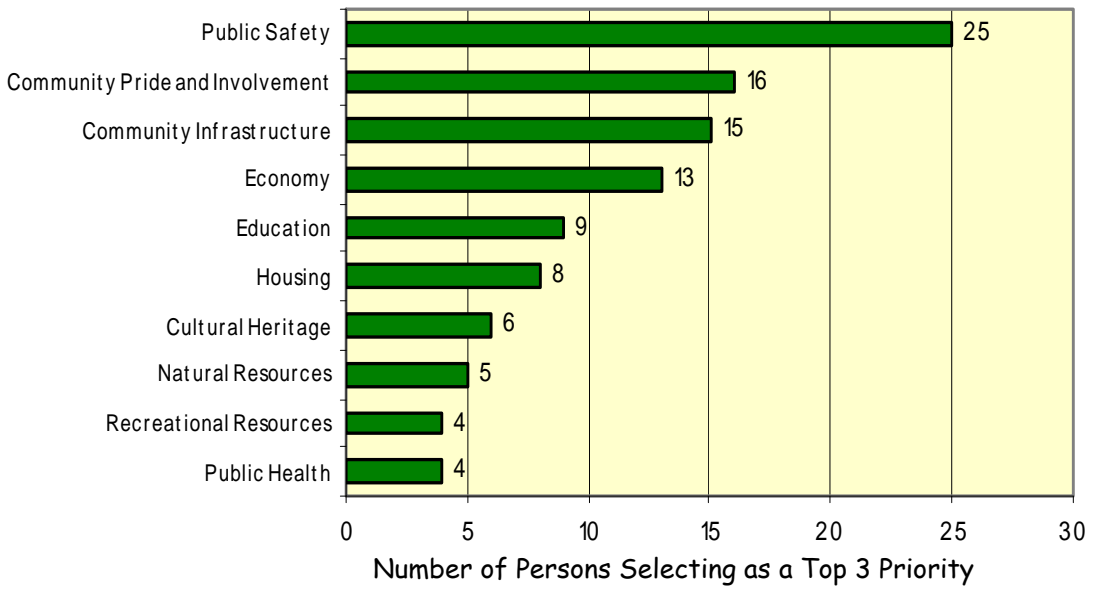
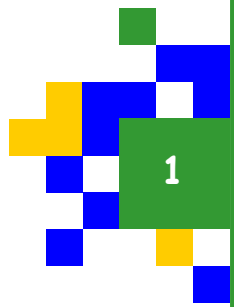


Figure 4. Community Values

Residents were asked to rank from highest to lowest priority the ten categories listed in the chart to the left. The number of respondents choosing a particular category as one of their top three priorities for the community is represented in Figure 3.



# COMMUNITY MEETINGS



To promote open communication and public participation, some residents were individually interviewed and all were invited to attend one or more of the five community meetings detailed below.



The **Conestee May Festival**, held Saturday, May 19th and reinstated this year, provided an opportunity for county staff to meet community residents and learn more about what residents value. Additionally, staff distributed over 200 copies of the Conestee Community poster, another product materializing from the plan.

The **Neighborhood Watch Association** meeting, organized by the Citizen Advisory Committee, was held on Thursday, August 23rd. At this meeting, the Greenville County Sheriff's Office explained the process for establishing and maintaining a Neighborhood Watch in Conestee.

The **first community meeting** was held on Tuesday, February 28th at Victory Chapel Baptist Church with over 100 guests in attendance. Representatives from Greenville County Council, Greenville County Community Planning and Development Department and Greenville County Sheriff's Office each addressed areas of concern and answered questions as they were raised by members of the community.



The **Community Visioning Workshop** was held on Thursday, April 5th in the gymnasium at Victory Chapel Baptist Church. At this meeting, results from the survey were revealed, follow-up responses were provided for concerns and questions mentioned in the previous meeting, and several visioning activities were conducted.

The **Plan Presentation** meeting was held Tuesday, September 25th to share the plan and receive community feedback regarding plan recommendations.

# VISIONING EXERCISES

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Visioning exercises were performed at the community workshop and at one of the Citizen Advisory Committee meetings. These exercises helped identify the community's current concerns as well as their expectations for the future. At the community workshop, the following three exercises were utilized:

## 1. Concerns and Prioritization

Attendees first listed on sticky notes their top concerns for their community. Once issues were established and categorized, participants were given three dots to place on their top priorities for being addressed.



## 3. Community Identity

Participants were asked to write their community welcome sign motto and reviewed and ranked their preferences for multiple design options. This exercise helped establish community identity and the ultimate style for community and welcome signage.

## 2. Geographic Association

Citizens viewed the boundary of the study area and made geographically specific notes regarding opportunities and constraints within the community.





# CITIZEN ADVISORY COMMITTEE

The Citizen Advisory Committee was established to address some of the short-term projects resulting from the plan and develop a leadership base for the community. The Committee met several times between May and August. One of their biggest accomplishments was creating, revising, and prioritizing the objectives and goals set forth in the plan. They also presented a copy of the Conestee poster to County Council, and accepted one from Council on behalf of their community. This was the first time such a presentation has taken place. They have adopted an integral role in helping advance and sustain the efforts of their community's plan. Current efforts of the Committee include starting a Neighborhood Watch Program, a fundraising campaign for community welcome signs and historical markers, and cleaning and maintaining the public cemetery on 2nd Street Ext. A list of committee members can be found in the acknowledgements section on page 2.

1







**Two:**  
**COMMUNITY ASSESSMENT**

# CULTURAL RESOURCES

The Conestee community is known for its rich history as a mill village and its association with the famous Greenville businessman, Vardy McBee. The McBee's had an influential role in establishing and growing the Conestee Mill Village, and in doing so, they left their mark with at least two historic buildings. The previously mentioned octagonal church, constructed by their millwright, John Adams in 1841, was placed on the National Register of Historic Places on March 23, 1972, and a National Historic Register application for the Mill itself is currently being reviewed at the State Historic Preservation office.

The history of the area does not begin with the mill, however. The study area is also home to at least one cemetery that is said to have once served as slave and/or Indian burial grounds. To this day the cemetery occupies a collectively-owned parcel used by the community. Another important institution in Conestee is the Post Office. Previously the site of one "Company Store" iteration, the central location provides a thriving social venue for the community today.

Each of these assets is highlighted in the map on the following page (Figure 5).



McBee Chapel built in 1841, Main St, Conestee, SC



Reedy River Presbyterian Church (1887), Main St, Conestee, SC



Historic Conestee Lake Dam and Spillway and Conestee Mill  
Courtesy: Ben Keyes



# FIGURE 5. CULTURAL RESOURCES





# RECREATION

In addition to an abundance of historical resources, Conestee is fortunate to have easy direct access to many natural resources including the Reedy River and Lake Conestee Nature Park (LCNP). Situated along a 1.5 mile stretch of the Reedy River, the 400 acre Lake Conestee Nature Park comprises a rich diversity of wildlife habitat including lush bottomland forest, mature upland hardwoods, and meadows. With over 11 miles of trails, the park is very popular with local residents and is a regional attraction for nature lovers and bird watchers. Popular recreation activities for visitors include hiking, biking, jogging, and wildlife observation. Future plans are for Lake Conestee Nature Park to serve as the “southern hub” of the developing regional greenway system with the southern terminus of the Swamp Rabbit Trail located in the Conestee Village Center trail head on Spanco Dr.



Figure 6. New LCNP trail head signs  
Source: Conestee Foundation

With the recent completion of the new pedestrian bridge spanning the Reedy River, the community is now connected via trail to the newly built 5-field, 11-acre baseball complex known as Conestee Park. Many of the areas’ recreational features are shown on The Parks and Greenways Features Map (2008) on this page and Figure 8 on the following page.



LCNP pedestrian bridge connecting to Conestee Park  
Courtesy: Conestee Foundation

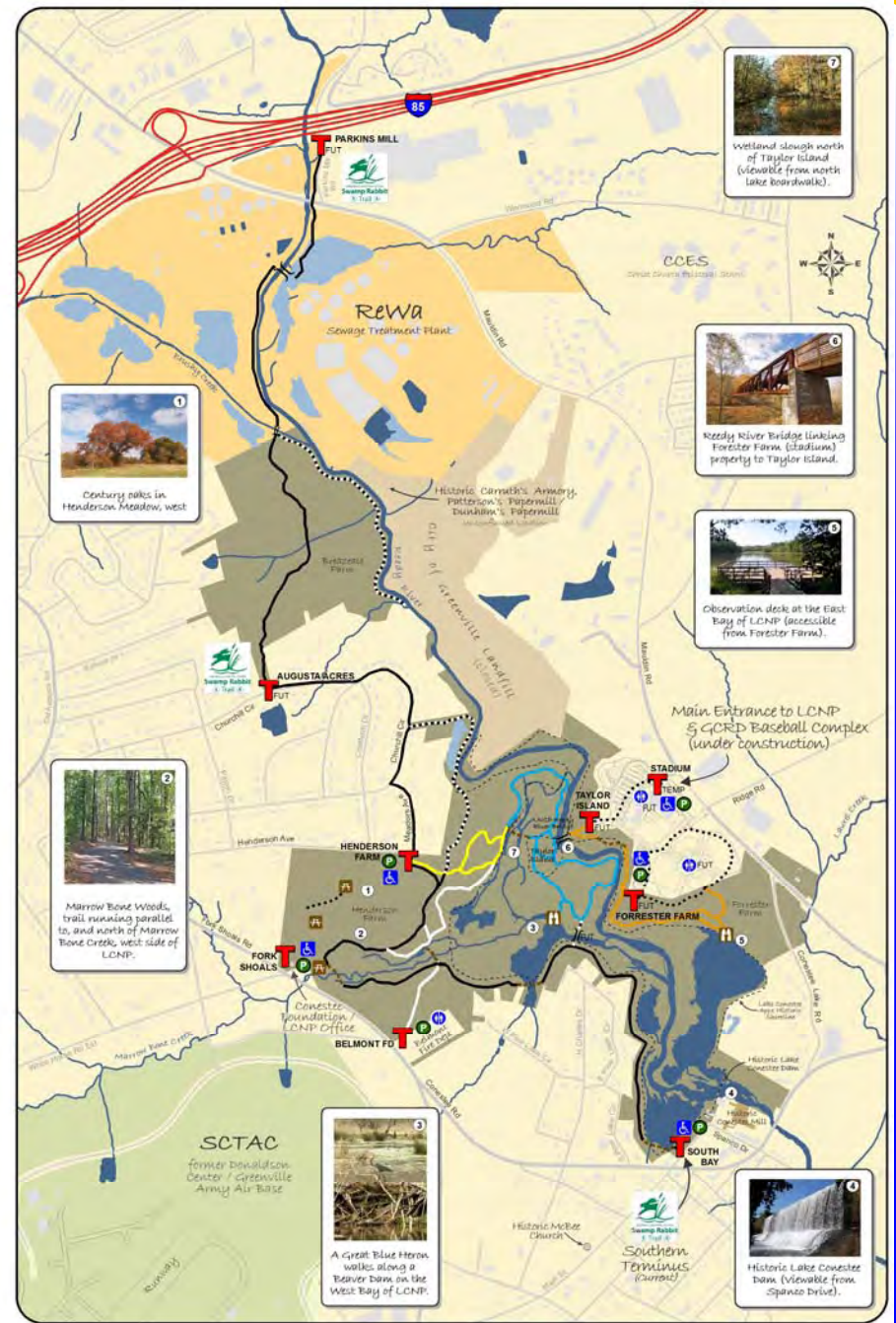


Figure 7. Parks and Greenways Features Map (2008)  
Courtesy: Conestee Foundation & Two Springs Consulting, LLC




# FIGURE 8. RECREATION

**Legend**

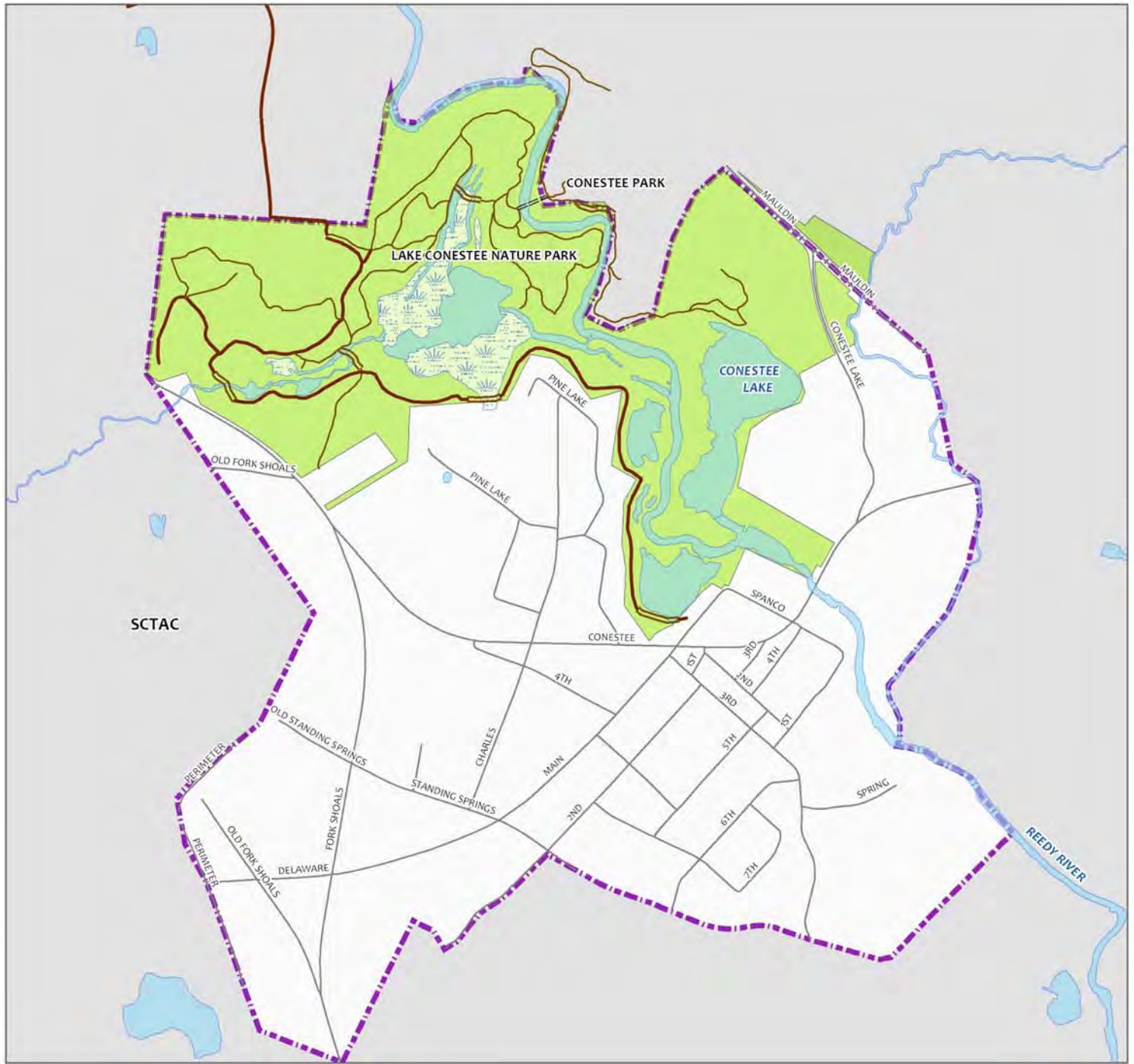
**Trails**

**Type**

-  Boardwalk
-  Bridge
-  Natural surface
-  Paved



 0 300 600 1,200 Feet



Source: Greenville County

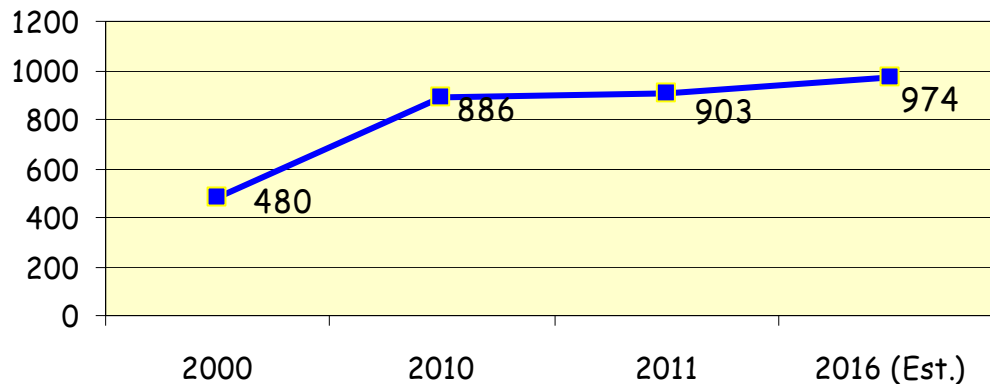
# POPULATION

Over the ten year span from 2000 to 2010 Conestee's population grew 85% from 480 residents to 886 according to the U.S. Census. This growth rate is expected to slow over the next few years as projections estimate a total population of 974 residents in 2016. From 2000 to 2010 Conestee experienced population growth only in those aged 0-14 years and 55-64 years, with a current age breakdown detailed in Figure 10. The median age for the area in 2010 was 35.

As the area has grown over the past ten years it has become more racially diverse. The Hispanic population grew from 1.8% to 8.2%, the Black population increased from 14% to 29%, and the White population decreased from 83% to 63%. The current racial makeup is detailed in Figure 11. These estimates are likely indicative of the overall trends occurring within Conestee, however, their accuracy may be skewed due to the nature of the study area's non-census delineated boundaries.

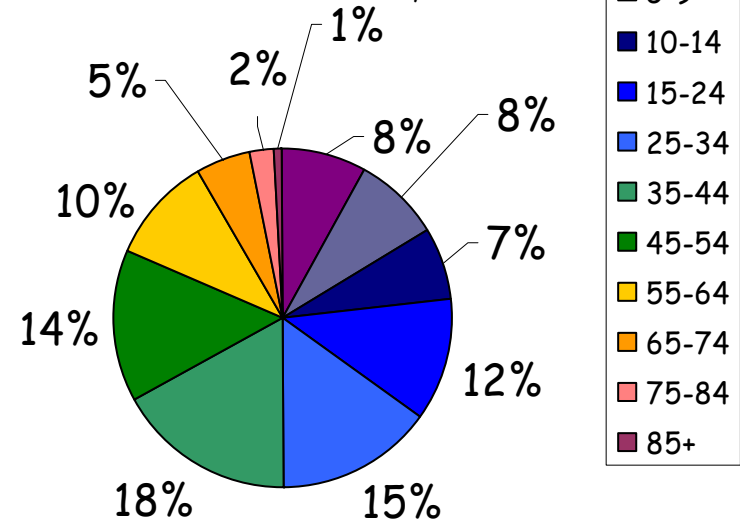
**Figure 9. Population**

Source: ESRI Business Analyst, 2012



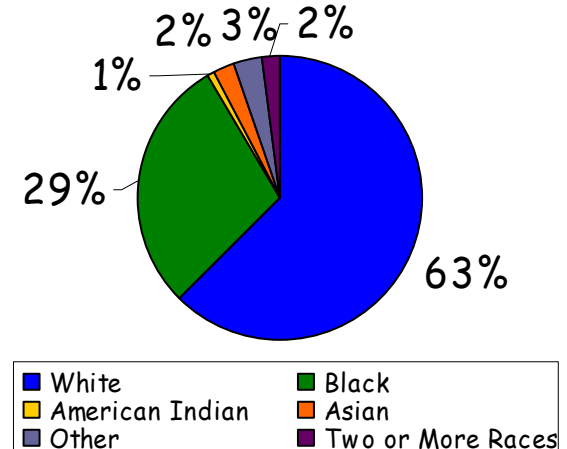
**Figure 10. Age**

Source: ESRI Business Analyst, 2012



**Figure 11. Race**

Source: ESRI Business Analyst, 2012



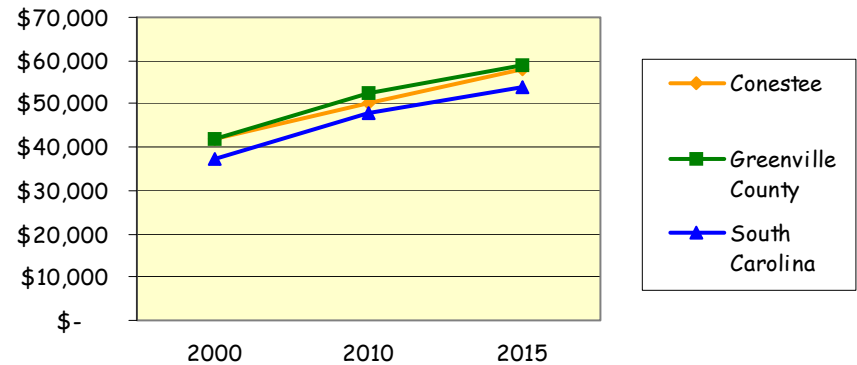
# ECONOMICS

According to available data, the median household income in Conestee in 2000 was \$42,096, slightly above Greenville County’s median of \$41,234, though projections for 2015 forecast Conestee’s median household income will dip slightly below the county median (Figure 12). The survey responses depict a different outcome. Out of 40 responses, 67% of respondents reported household incomes between 30% and 80% of the Greenville County median, 23% reported household incomes below 30% of that median and only 10% reported incomes above 80% of the county-defined median.

The unemployment rate for residents age 16 and up was 3.8% in 2000 and estimated to be 10.3% in 2010.

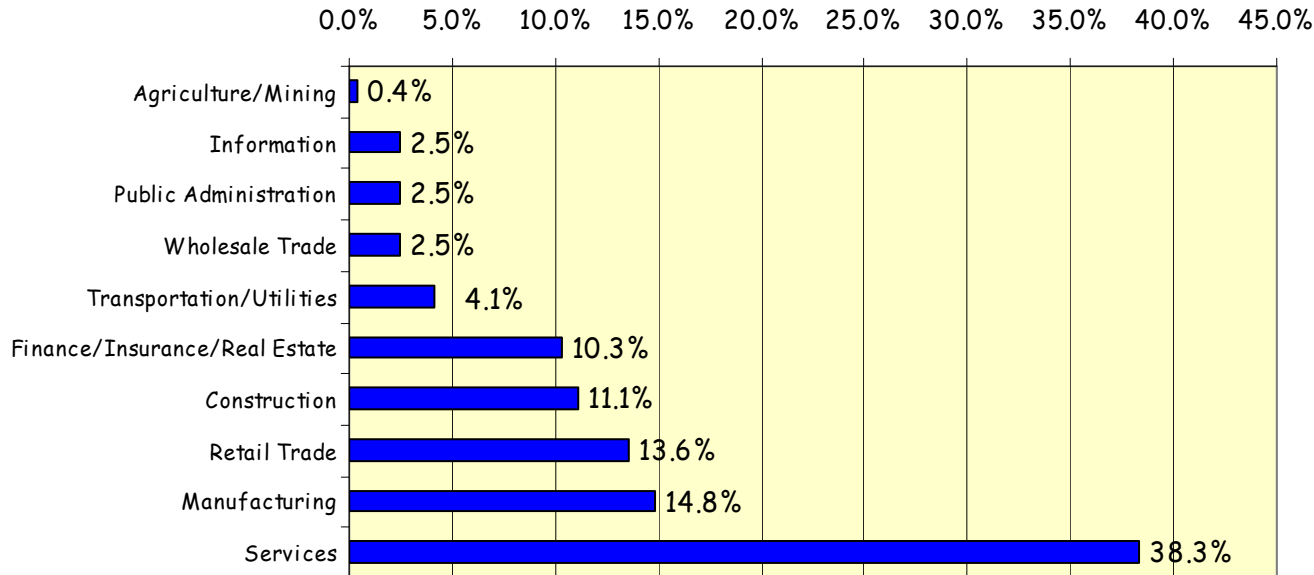
**Figure 12. Median Household Income**

Source: ESRI Business Analyst.2012



**Figure 13. 2010 Employment by Industry**

Source: ESRI Business Analyst, 2012



The 2010 forecasts for employment by industry for Conestee residents are represented in Figure 13. The top three sectors of employment are the “Services”, “Manufacturing”, and “Retail Trade” industries though the “Service” sector leads by a large margin (23.5% above the next largest employer).



# LAND USE

Conestee is best characterized as a traditional southern textile mill village with the predominant land use being single family residential housing. Over the past 40 years many of the original mill village-style homes have been demolished or destroyed by fire, and have been replaced by post 1980's construction and mobile homes. Today, the median age of a house in Conestee is 32 years old with a roughly even mix of traditional site built homes (146) and mobile homes (168). Good examples of 20's and 30's style mill village homes with pitched roofs and spacious covered front porches can still be found throughout the village with a heavy concentration along Main Street.

Other land uses within the study area include commercial/industrial with retail, personal service, and manufacturing uses concentrated along Conestee Road and Fork Shoals Road. Although 36% of the study area is zoned for multi-family housing there are no examples of this residential type within the community. There are also no senior living facilities, though such housing was proposed as part of an approved "Planned Development" for redevelopment of the historic Conestee Mill and surrounding property.

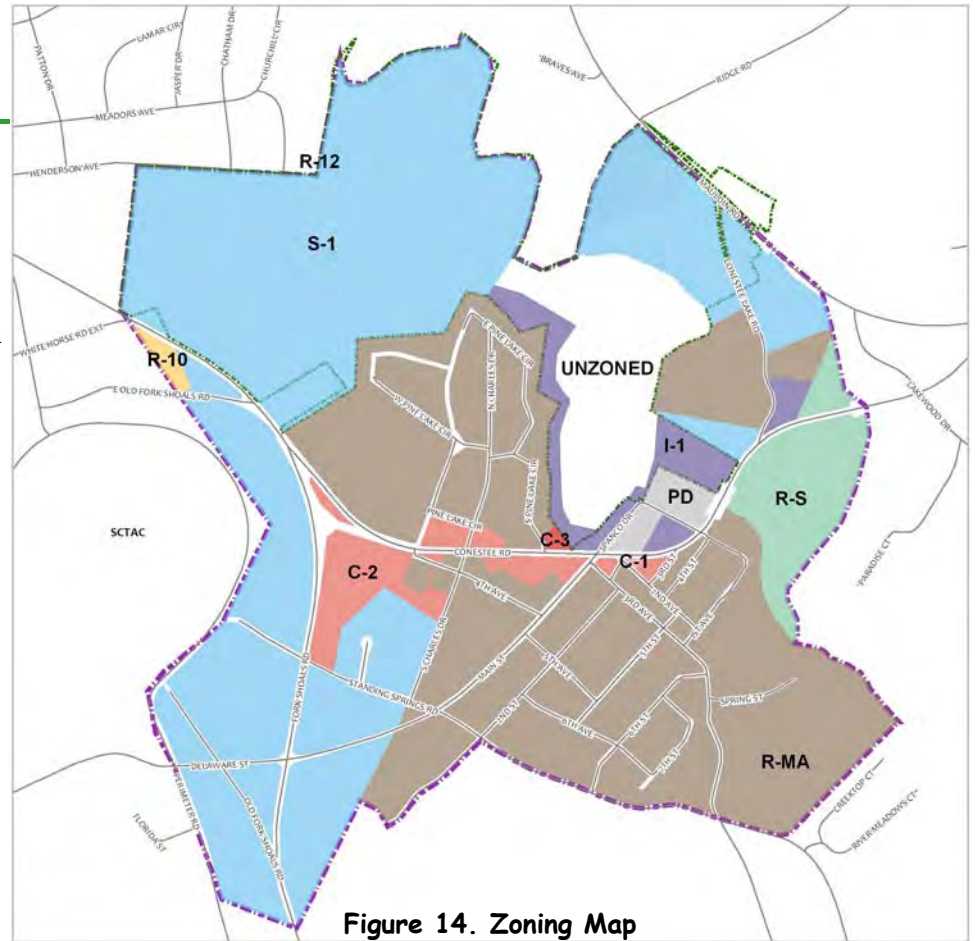
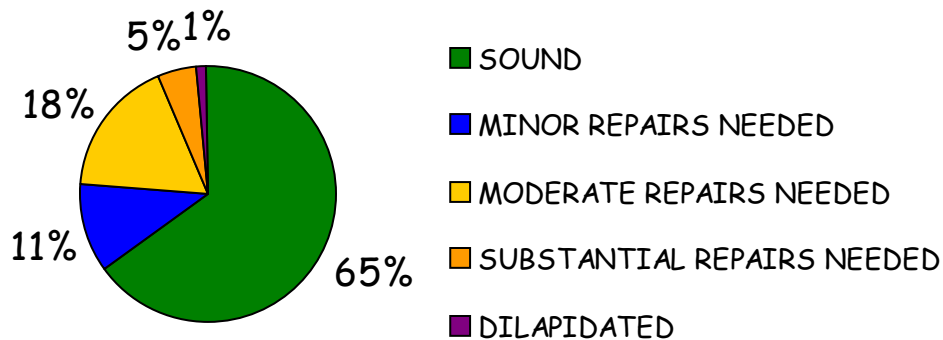


Figure 14. Zoning Map

Figure 15. Housing Conditions



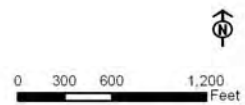
Residents expressed great concern over the issue of property maintenance and the high rate of substandard rental properties in the area. According to county data, out of 307 housing units, only 40% are owner-occupied. This is less than Greenville County's 2010 home ownership rate of 67% (U.S. Census Bureau). Additional concern was voiced regarding the lack of property maintenance within the neighborhood. A windshield housing assessment revealed that 65% of Conestee homes were in sound condition, though 24% ranged from "moderate repairs needed" to "dilapidated" based on structurally visible criteria.

# FIGURE 16. EXISTING LAND USE

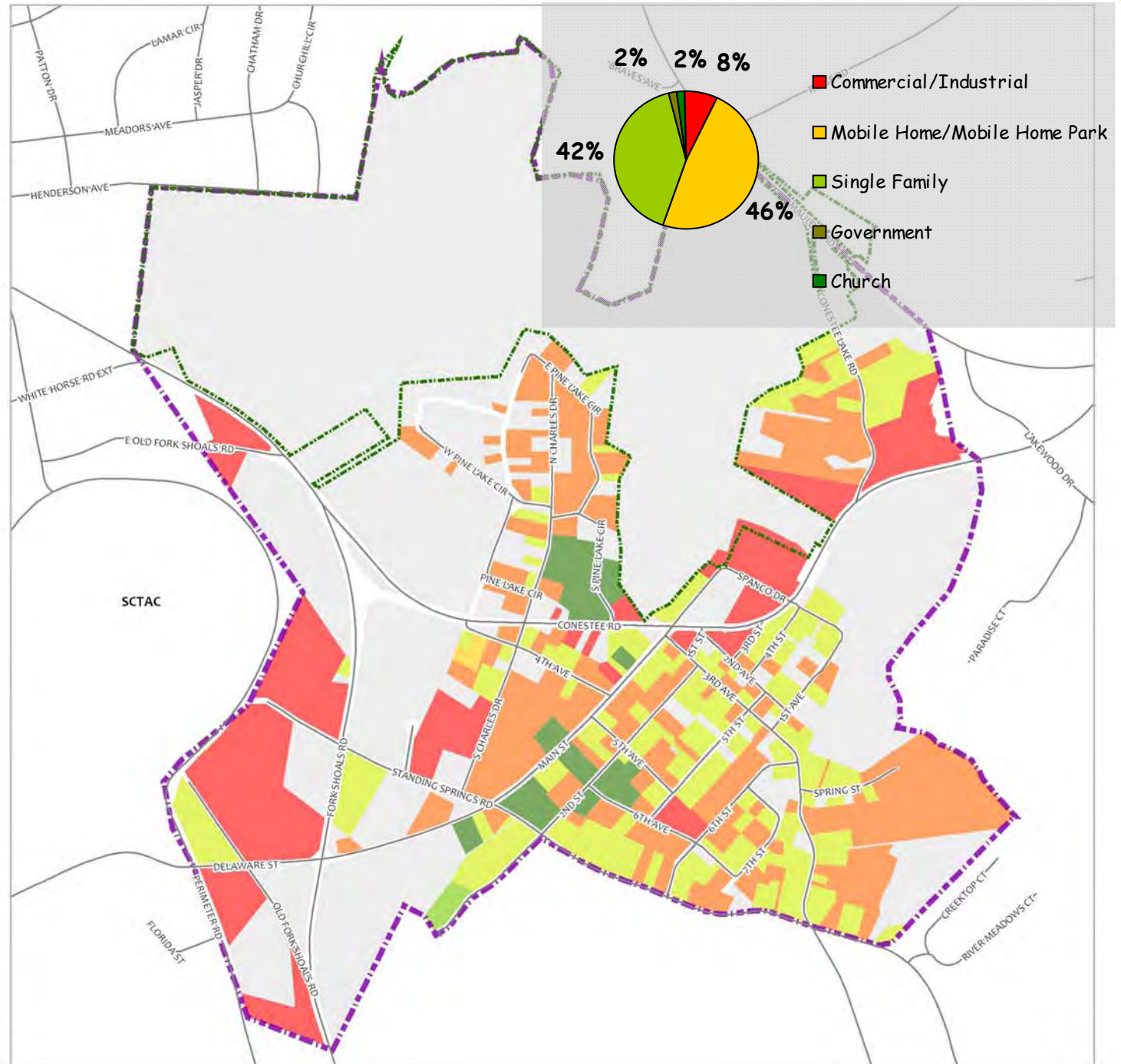
## Legend

### Land Use

- Undeveloped
- Commercial or Industrial
- Mobile Home
- Mobile Home Park
- Single Family
- Public
- Church
- LCNP Boundary



Source: Greenville County





# TRANSPORTATION

An assessment of existing streets was conducted and is included in Appendix A of this plan. The assessment included a windshield survey of existing road conditions including: pavement width, right-of-way, street ownership, and a sidewalk inventory.

## Streets

In general, neighborhood roads are in fair condition, but there is a notable lack of sidewalks throughout the entire neighborhood. Speeding is a major issue on several neighborhood streets, most notably on Conestee Road, Main Street, and 3rd Avenue. For the most part street widths are adequate. The major exception to this rule is 3rd Avenue. 3rd Avenue serves as a primary north-south collector road through the neighborhood and is as narrow as 14 feet near Spring Street.

Conestee Road is a major thoroughfare that serves as a major connection to employment at the South Carolina Technology and Aviation Center (SCTAC) and employment, shopping, and dining in Mauldin. Known as the “Four Lane”, this road stretches through the heart of the village for approximately 3000 feet from the Reedy River bridge to 4th Avenue

dissecting the center of the Conestee Village. It is not clear what purpose this short four-lane section serves but it is clear that it plays a factor in the chronic speeding and is a physical barrier to the nearby Swamp Rabbit Trail and Lake Conestee Nature Park for many community



Four-lane section of Conestee Road

residents. As one can see from Figure 17, the average daily traffic on Conestee Rd. has dropped 35% over the past twelve years while the counts for Fork Shoals Rd. (another “Urban Collector” in the study area) have increased by almost 24% in that same time. These low traffic volumes do not warrant the 3000 foot stretch of four-lane construction.

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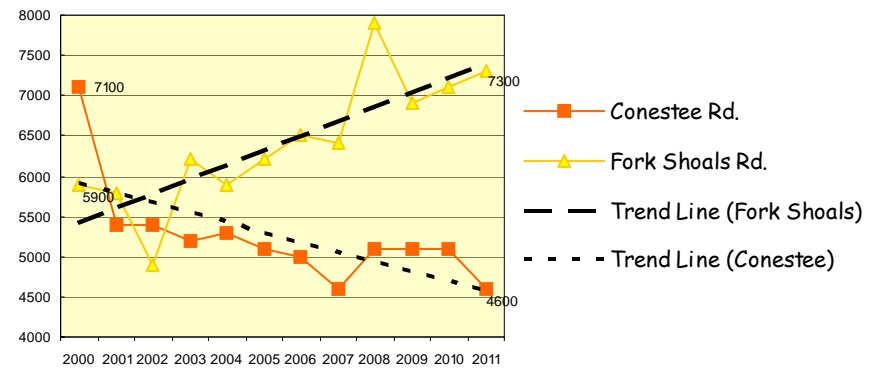


Figure 17. Average Daily Traffic Trends

For this reason the GPATS Long Range Transportation Plan calls for this road to be improved and redesigned into 3 lanes with bike lanes and sidewalks from Mauldin Road to Fork Shoals Road.




Recently completed Fork Shoals Road traffic circle

# FIGURE 18. STREET INVENTORY

**Legend**

Jurisdiction

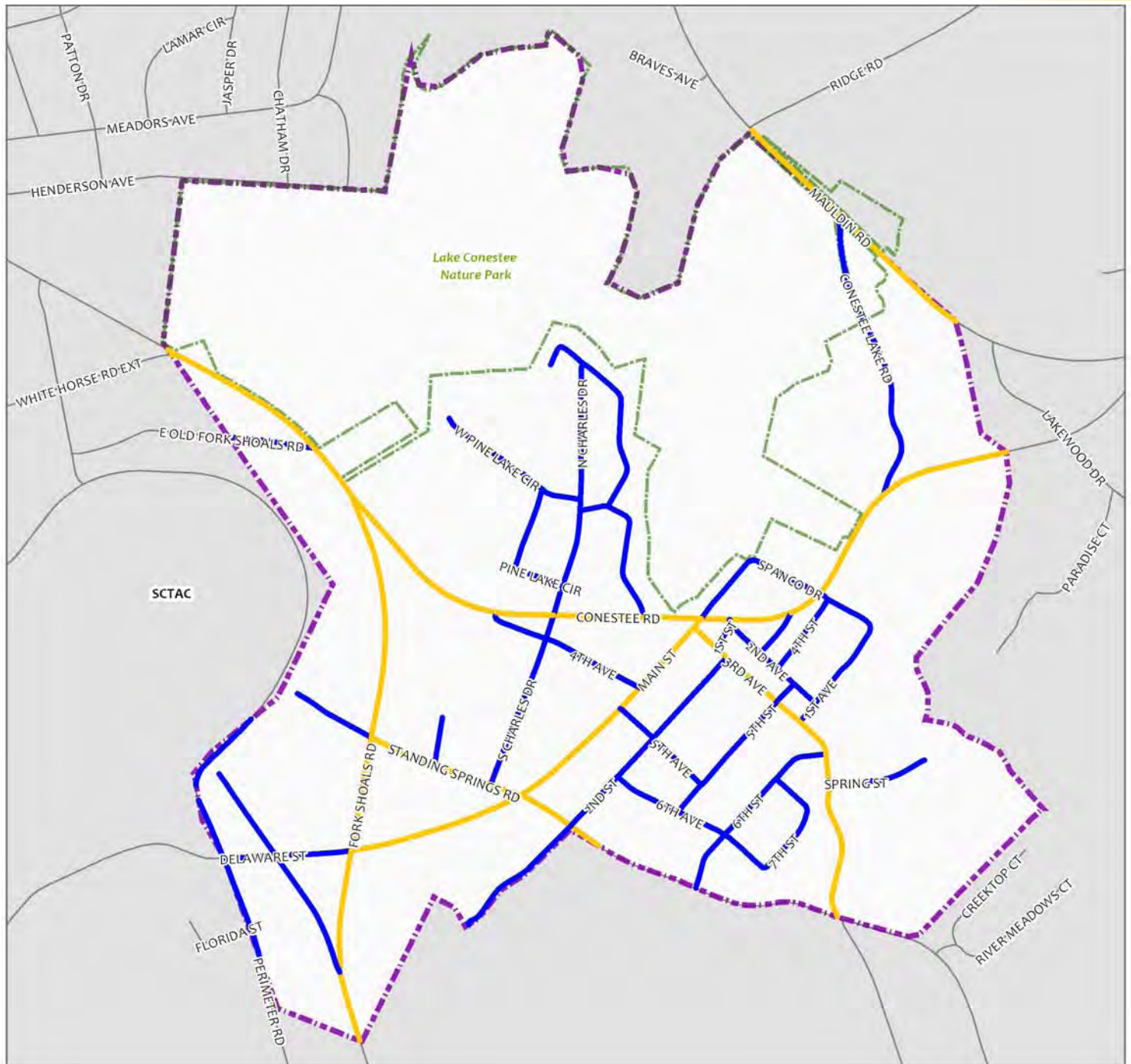
 State Road

 County Road

 LCNP Boundary



Source: Greenville County





# TRANSPORTATION

## Sidewalks and Trails

While Conestee boasts ease of access to surrounding areas, the village community also lends itself well to a pedestrian environment. However, residents have identified the need for enhanced sidewalk infrastructure and lighting to encourage such transportation. A sidewalk inventory map is provided on page 25 to illustrate areas in which connections could be made. Additional future connections are addressed in the Lakeshore Gateway section of Chapter 3. The connections map includes suggestions for additional sidewalks, bike lanes, and trail connections to enhance connectivity within and extending from Conestee, something residents have indicated as one of their top priorities.



View of Conestee Road and existing sidewalk near Main Street



Swamp Rabbit Trail within Lake Conestee Nature Park  
Courtesy: Conestee Foundation




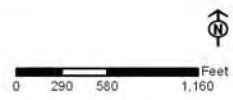
Pedestrians on Conestee Road

# Figure 19. Sidewalk and Trail Inventory

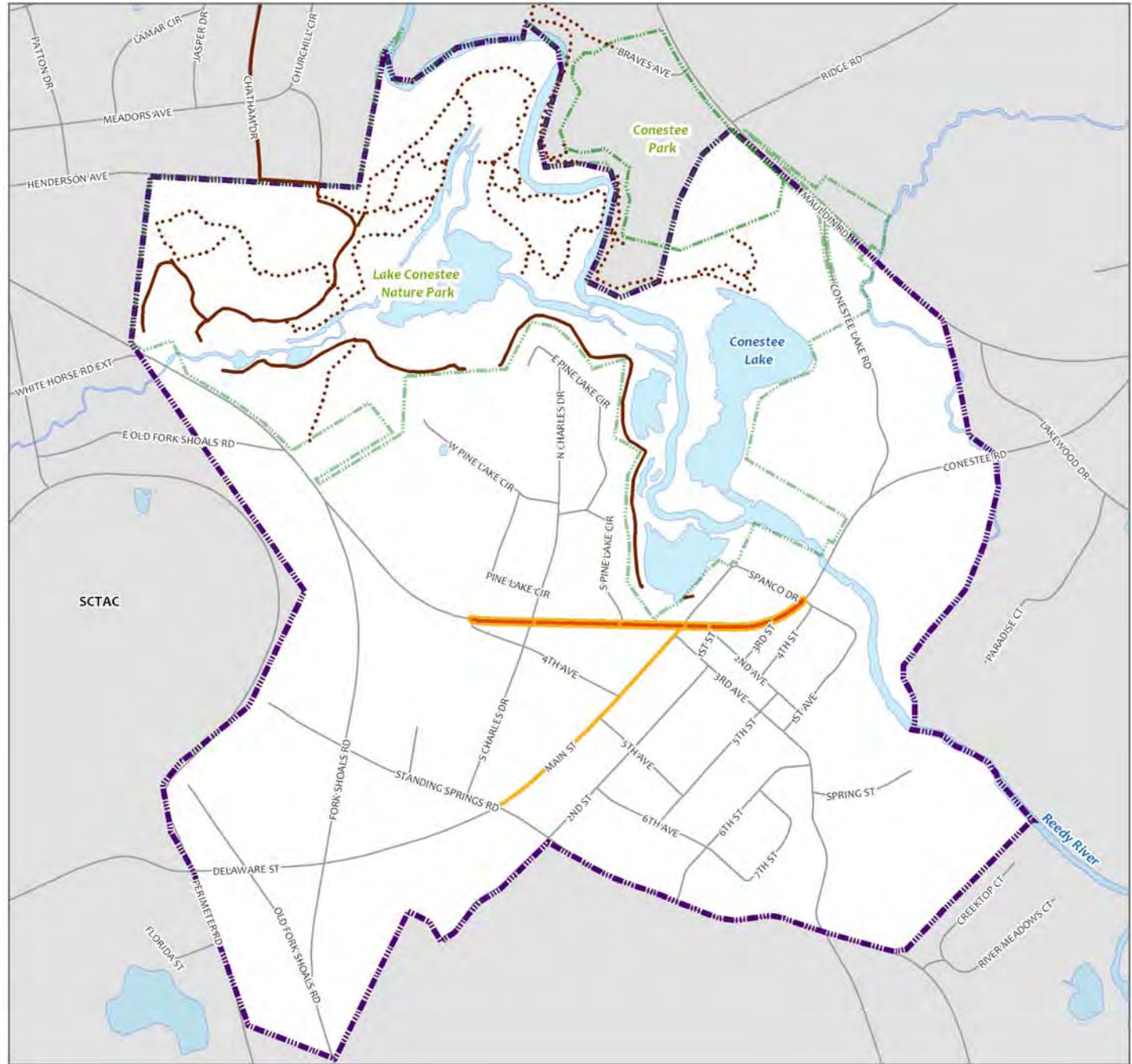
**Legend**

Sidewalks

-  Both Sides
-  One Side
-  Park Boundary



Source: Greenville County





# PUBLIC SERVICES

As a community in Greenville County, essential public services such as codes enforcement, road maintenance, and public safety are provided by various county departments. Additional services such as fire protection, waste disposal, and sewer services are rendered by multiple special district providers.

## Water and Sewer Services

Greenville Water serves as the area’s water service provider. Sewer service is provided by both ReWa (Renewable Water Resources), and Metro (Metropolitan Sewer Sub-District), depending upon where a property is located within the community.

## Public Safety and Fire Protection

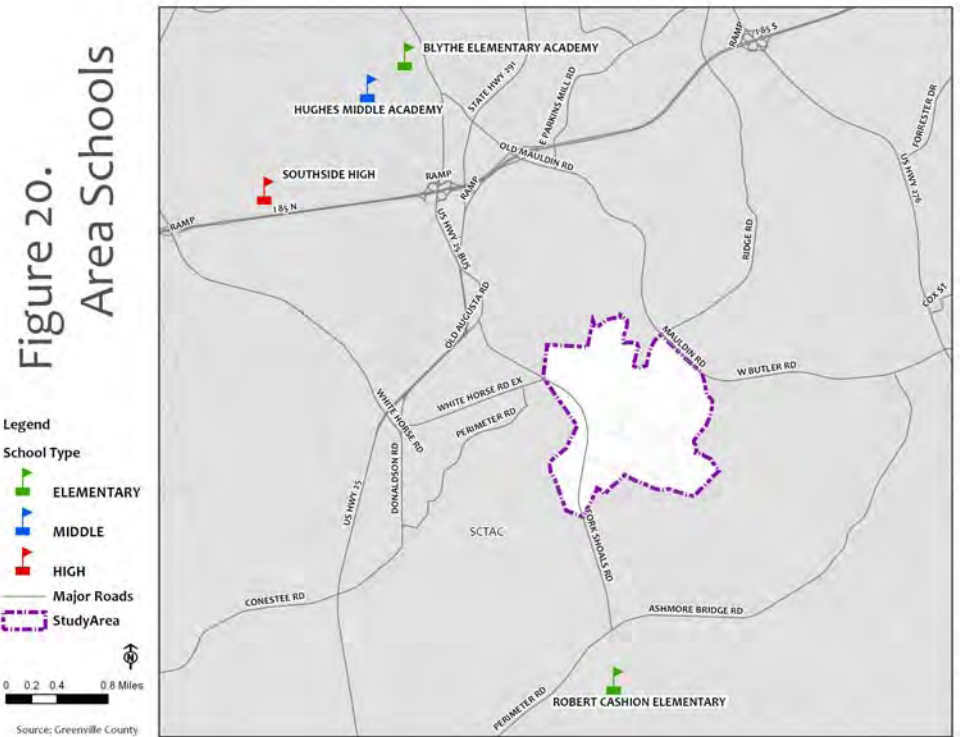
Conestee is within the jurisdictions of the Greenville County Sheriff’s Office and Belmont Fire District. The Belmont Fire Department, located on Fork Shoals Road, is responsible for providing fire protection for Conestee. The facility also houses an ambulance for emergency services.



Belmont Fire Department, 701 Fork Shoals Road, Conestee, SC  
 Courtesy: Belmont Fire Department

## Schools

The Greenville County School District has assigned Conestee students to Robert Cashion Elementary or Blythe Elementary Academy (depending upon where a property is located within Conestee), Hughes Middle Academy, and Southside High School. Robert Cashion is within a 3-mile radius of the study area, while the other three schools are within a 5-mile radius, as seen in Figure 20.

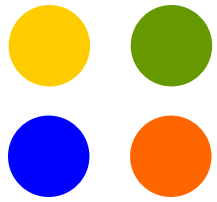






Conestee

# THREE: THE COMMUNITY

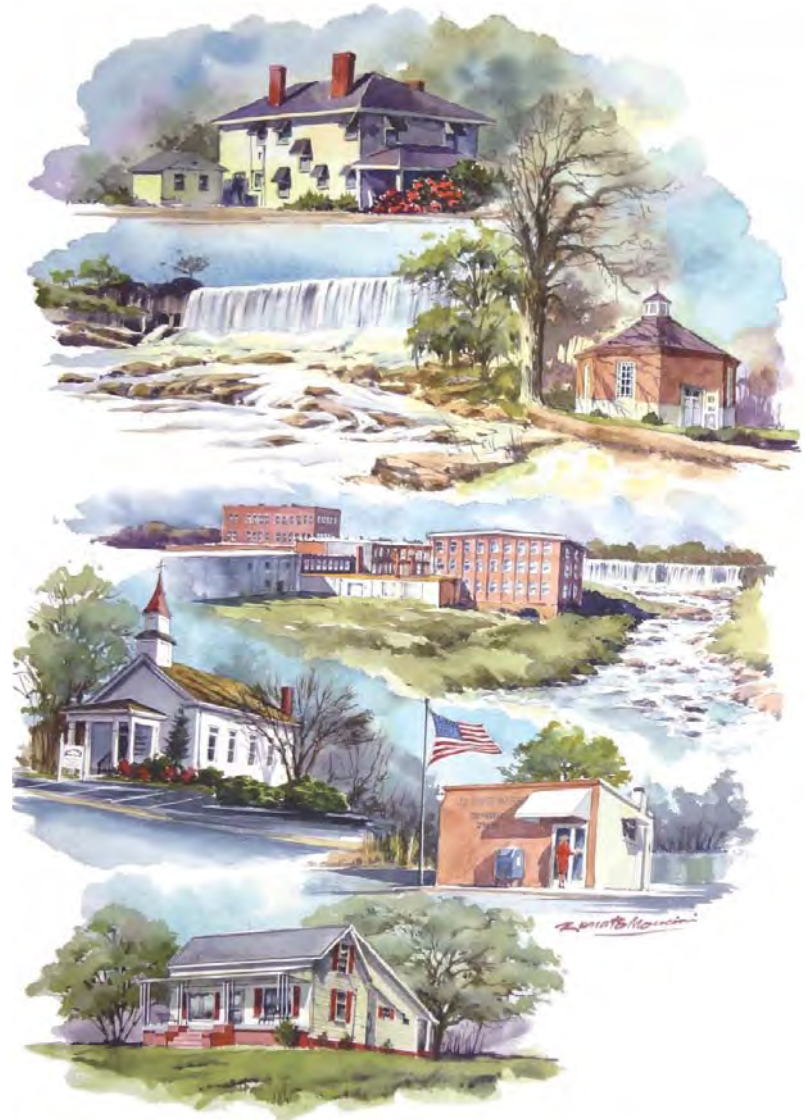


# THE COMMUNITY

This chapter of the plan provides a look at the overall physical make-up of the community and suggests potential development scenarios. It provides guidance in 3 primary areas; land use, design, and transportation network connections.

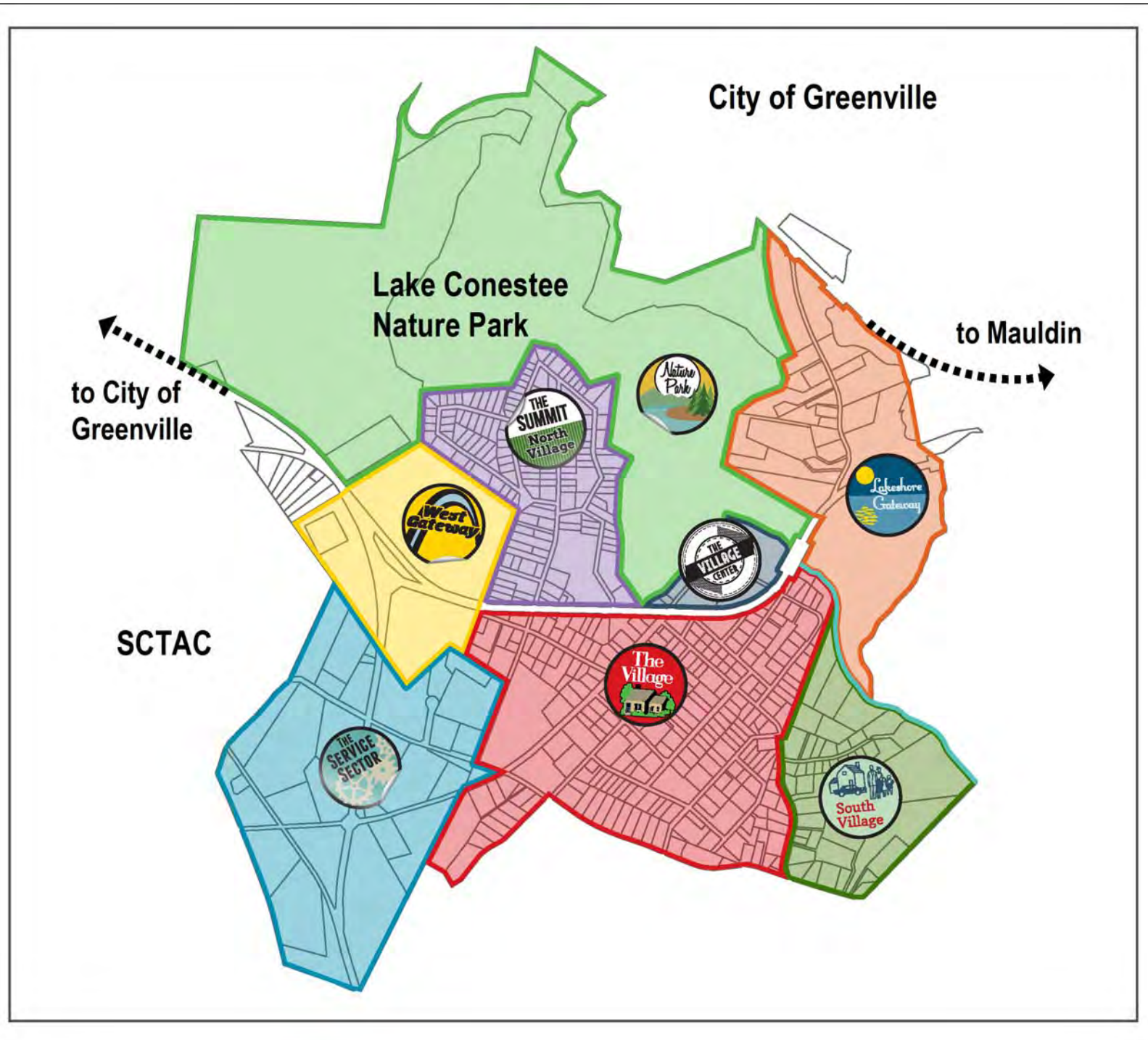
The community is comprised of a collection of seven sub-areas; *The Village, Village Center, North Village, South Village, Lakeshore Gateway, West Gateway, and The Service Sector*. Each of these sub-areas are defined by their distinctive characteristics including land use, geographic location, physical design, and development potential. The sub-areas are delineated in the Conestee Area Map on the following page.

The ideas, renderings, and scenarios presented establish expectations for future development, and express a shared vision for the future. The development scenarios and renderings are conceptual and express potential development options for privately owned properties within the community. These are only an expression of potential and should not be interpreted as the only future development option for a particular area or land parcel. Further, it is important to note that the development scenarios shown do not impose any regulatory changes nor do they mandate any specific land use or development type on privately owned land.



CONESTEE COMMUNITY  
GREENVILLE COUNTY, SOUTH CAROLINA

# Conestee Area Map



**Legend**

- Streets
- Tax Parcels
- Study Area
- West Gateway
- Service Sector
- The Village
- Nature Park
- North Village
- South Village
- Reedy Corridor
- Village Center
- Lakeshore Gateway

0 185 370 740 1,110 Feet  
Source: Greenville County Planning Department

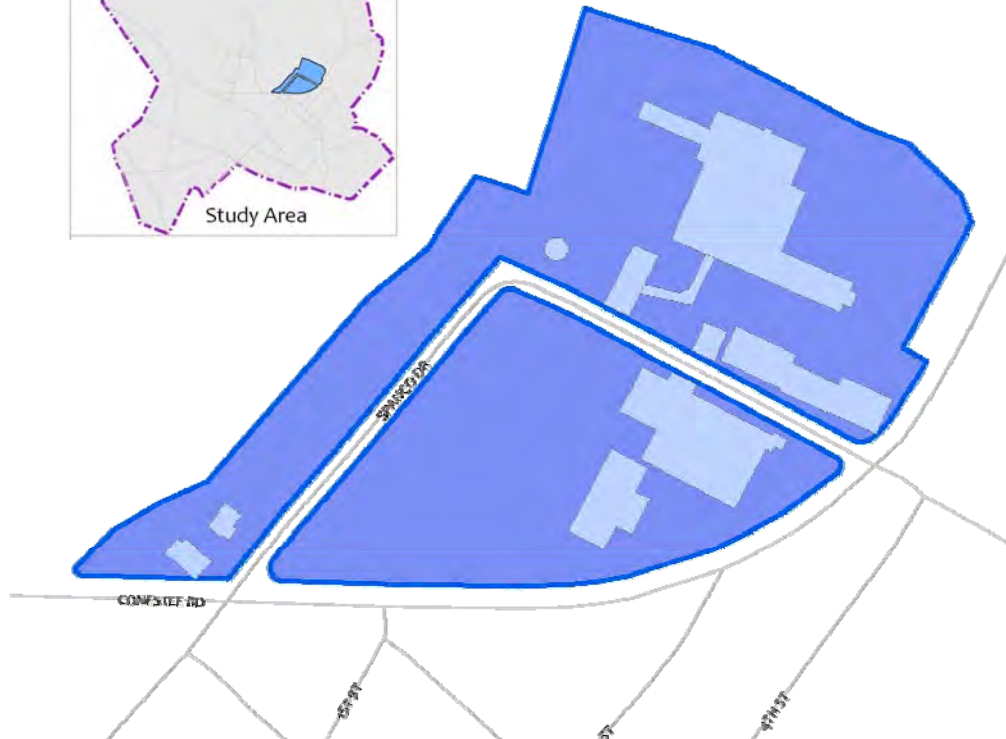




# THE VILLAGE CENTER

This Village Center is the heart of the community. Historically, this area was the location of the Mill, Company Store, post office, and local movie theater. It is where the community worked, shopped, and gathered. Today it is still utilized by the community for the annual Conestee Spring Festival in the open field and Swamp Rabbit Trail and Lake Conestee Nature Park access.

This Village Center provides the most exciting opportunities for redevelopment as the Mill, Company Store building, and associated properties are currently for sale and zoned for a master planned mixed-



use development. The vision for this area is to redevelop the mill and transform Spanco Drive into a vibrant village style main street environment with a complimentary mix of residential housing options, shopping, dining, and public gathering space. Situated at the southern terminus of the Swamp Rabbit Trail, the Conestee Village Center will be a place where trail users and residents alike can enjoy a cool refreshment after a long hike, enjoy outside dining, rent a bike and hit the trail, or soak up the scenic views of the park over a cup of coffee.

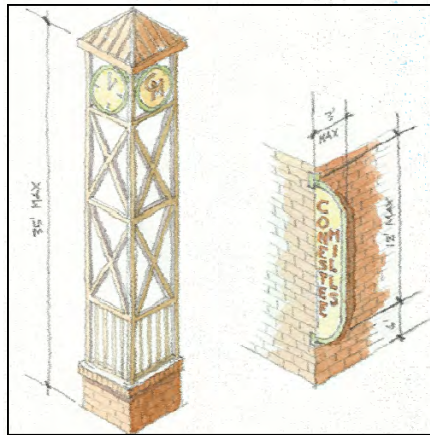






Figure 21. Conceptual mixed-use development on Spanco Drive approved as a Planned Development in 2008

Source: Martin Riley Associates - Architects, P.C.



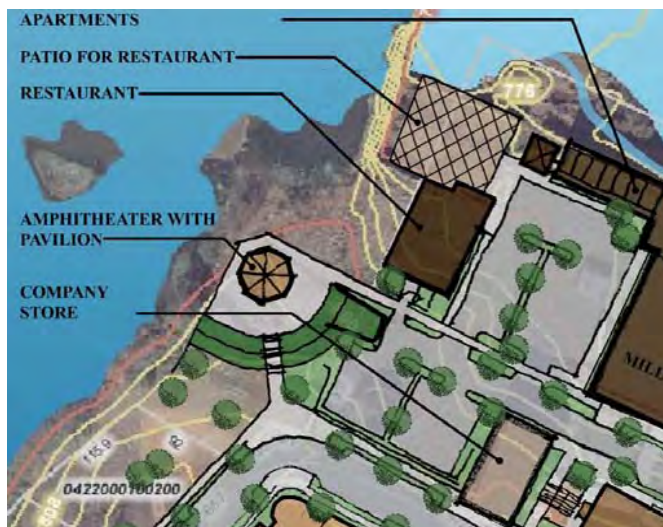




# THE VILLAGE CENTER

## Design Principles

- Utilize street trees to create a distinctive streetscape.
- Preserve historic buildings.
- Locate future buildings to encourage an active pedestrian “Main Street” environment.
- Place parking along the rear and sides of street-oriented buildings.
- Incorporate public gathering space in future development.
- Provide pedestrian-scaled street lighting.
- Incorporate Crime Prevention Through Environmental Design (CPTED) measures.



Historic Conestee Mill Store along Spanco Drive (above, right) and rendering showing potential redevelopment of the site (below, right)



Figure 22. Conceptual rendering of Spanco Drive Redevelopment  
Source: Martin Riley Associates - Architects, P.C.



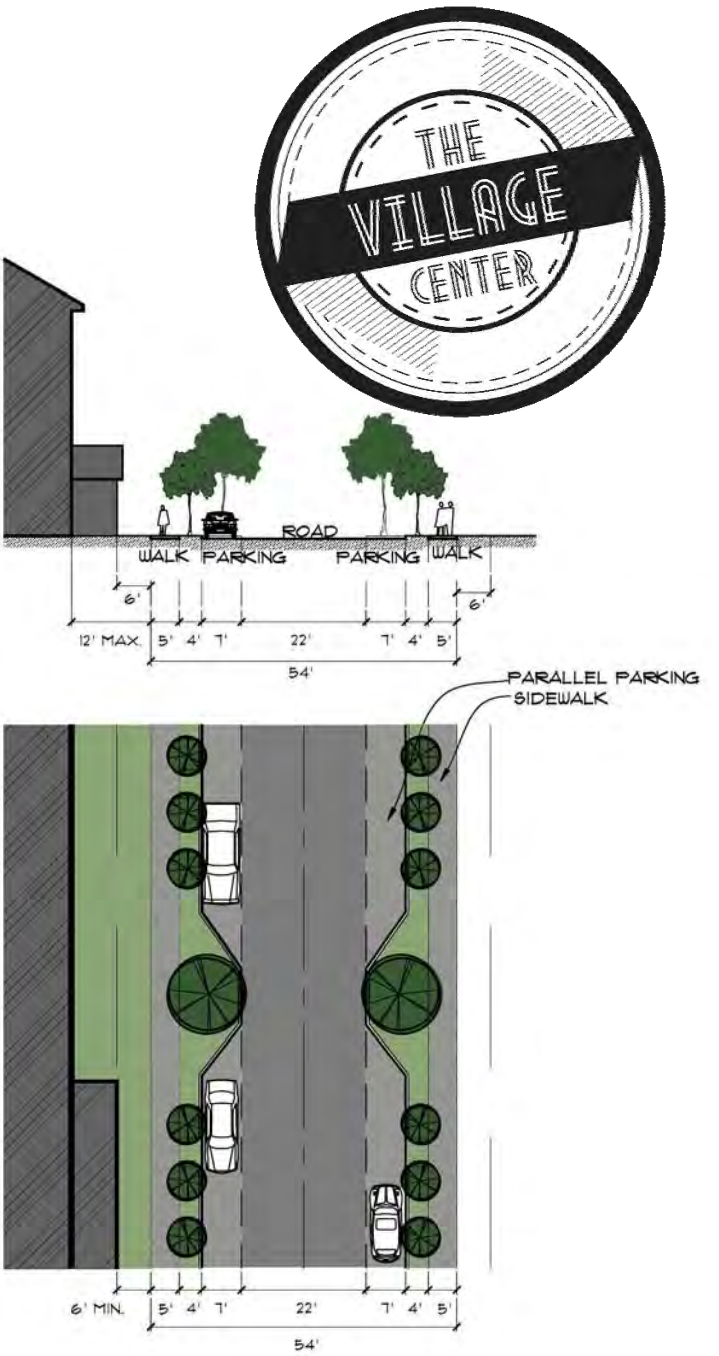
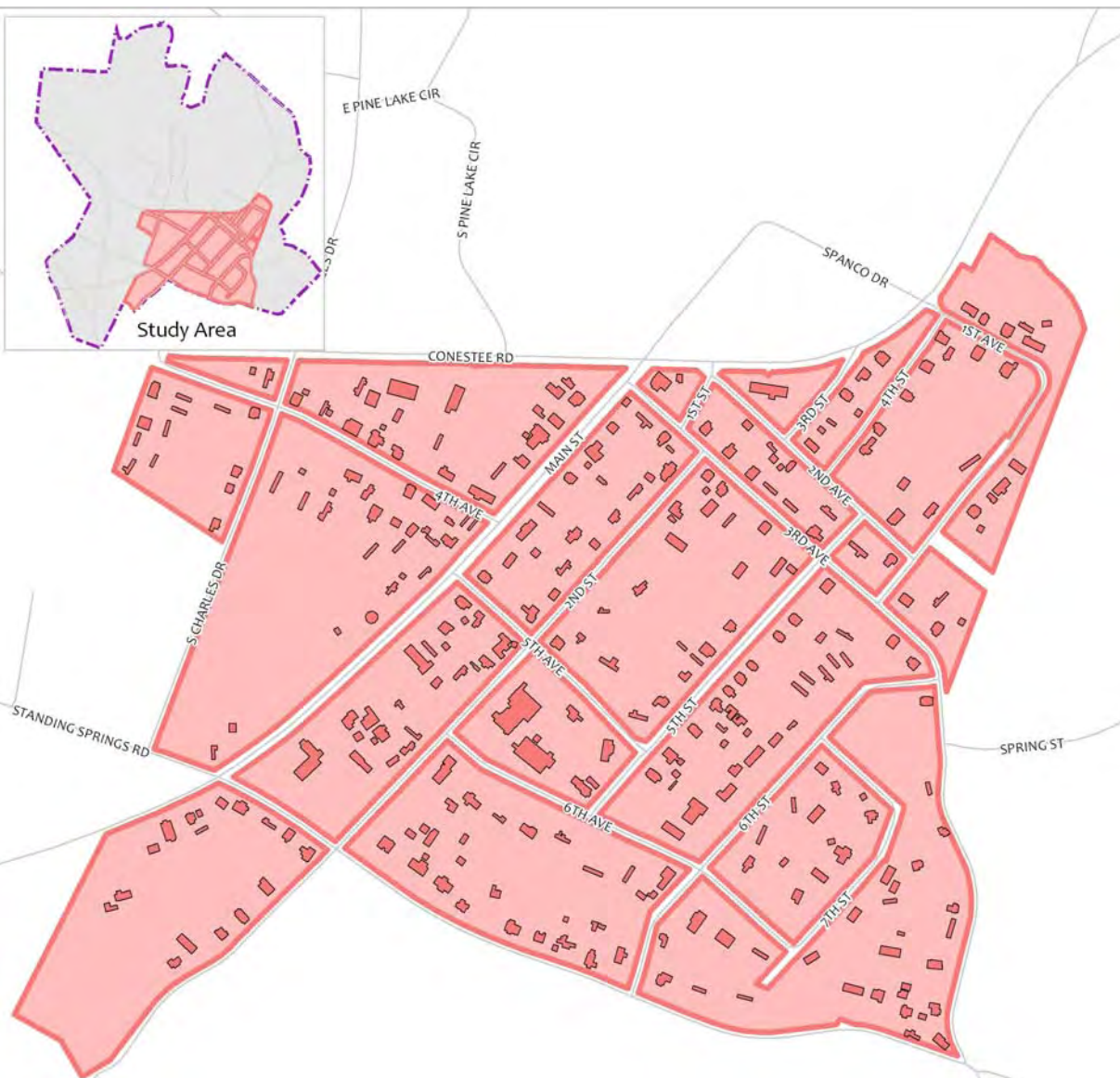


Figure 23. Spanco Dr. Cross-Section (above) and Plan View (below)



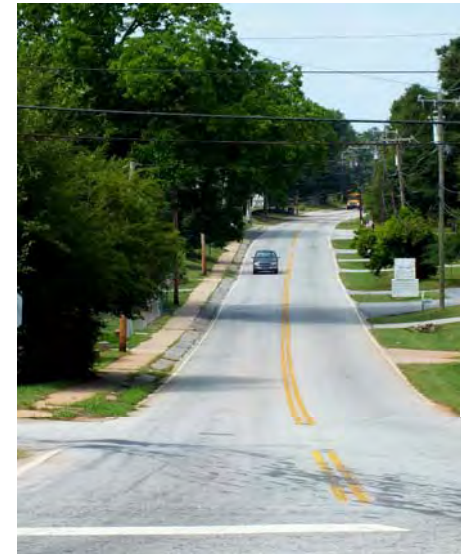


# THE VILLAGE



The Village is home. From the beginning of the mill's operation, this area was the location of housing for most of the mill workers. Situated within walking distance to the mill, this area continues to benefit from the traditional grid patterned road network making the neighborhood easy to navigate.

The Village is mostly residential although commercial is established on Conestee Road between Main Street and 3rd Avenue. Future conditions include maintaining the residential feel throughout while expanding commercial opportunities west along Conestee Road.

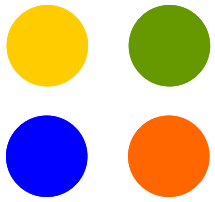


## Design Principles

- Integrate new construction with the existing fabric and scale of development.
- Provide transitions of scale between higher-density development and existing residential.
- Achieve a mix of housing types.
- Preserve historic buildings.
- Incorporate Crime Prevention Through Environmental Design (CPTED) measures.







Conestee

# WEST GATEWAY



## Legend

### potential development

multi-family

mixed-use

### potential land uses

SCTAC entrance

greenway

The West Gateway has been the subject of much attention during this planning exercise. A traffic circle (or roundabout), among the first installed in the county, was recently constructed to improve safety on Fork Shoals Road and Conestee Road.

This area has a high potential for development. The tracts of land surrounding the roundabout are under single ownership and together they offer a potential location for a wide variety of uses like mixed-use and residential developments in support of SCTAC/ CU-ICAR operations. The mixed-use footprint area as shown is over 200,000 square feet and the multi-family footprint is about 24,000 square feet with a potential for multiple floors. The park space proposed here is over two acres in size.

This area is a well-traveled corridor that lends itself nicely to community identification and way-finding opportunities. SCTAC has voiced interest in considering a formal entrance at the roundabout.





- ### Design Principles
- Improve walkability, bicycling, and transit integration.
  - Utilize landscaping, lighting, and signage to create a distinctive streetscape and enhance community identity.
  - Place parking along the rear and sides of street-oriented buildings.
  - Design commercial signs to minimize negative visual impacts.

Many options exist to highlight the roundabout and formalize the entrance into the Conestee community. Signage, landscaping, and maintenance, with the help of local organizations and neighbors, can increase community pride and participation .

The design principles on this page should be considered when new projects are developed in the West Gateway area.





# WEST GATEWAY

## Community Connections

### South Carolina Technology & Aviation Center (SCTAC)

The SC Air National Guard (SCANG) is currently constructing a \$26M, 111,162 SF Upstate Army Aviation Support Facility at SCTAC. This facility will provide flight operations, instruction, flight planning, maintenance test flights, and helicopter maintenance, employing approximately 75 full-time personnel.

In January 2014, construction will begin on a \$12.7M, 57,878 SF National Guard Readiness Center to house HHC 2-151 Aviation Battalion and Company A 2-151 Aviation Battalion. There will be approximately 15 full-time personnel and 151 traditional part-time soldiers assigned to this facility.

As part of the future Readiness Center, the SCARNG is partnering with Greenville Technical College to construct a regional or national training center at SCTAC. Both agencies are currently conducting planning meetings to identify sole use space requirements and areas that could be shared between the two agencies. Initial indications are that the joint construction project will consist of a 90,000 SF facility. As mentioned above, the Guard will provide a maximum of \$12.7M and Greenville Technical College will provide a maximum of \$6M for construction of the joint use facility.



In addition to the new Readiness Center at SCTAC, in January 2014, the SCARNG will begin construction of a 49,000 SF Regional Field Maintenance Shop that will provide maintenance support to multiple units as-

signed to the upstate of South Carolina. The cost of the construction of this maintenance facility is approximately \$12.8M. There will be approximately 73 full-time employees assigned to this regional maintenance facility.

### Summary of Military Construction Projects at SCTAC:

#### Upstate Army Aviation Support Facility

- Cost: \$26M
- Full-time personnel: approximately 75

#### Readiness Center (National Guard & Greenville Technical College)

- Federal Dollars: \$12.7M
- Greenville Tech Dollars: \$6.0M
- Guard full-time personnel: approximately 15
- Greenville Tech full-time personnel: approximately 12

#### Regional Field Maintenance Shop

- Cost: \$12.8M
- Full-time personnel: approximately 73

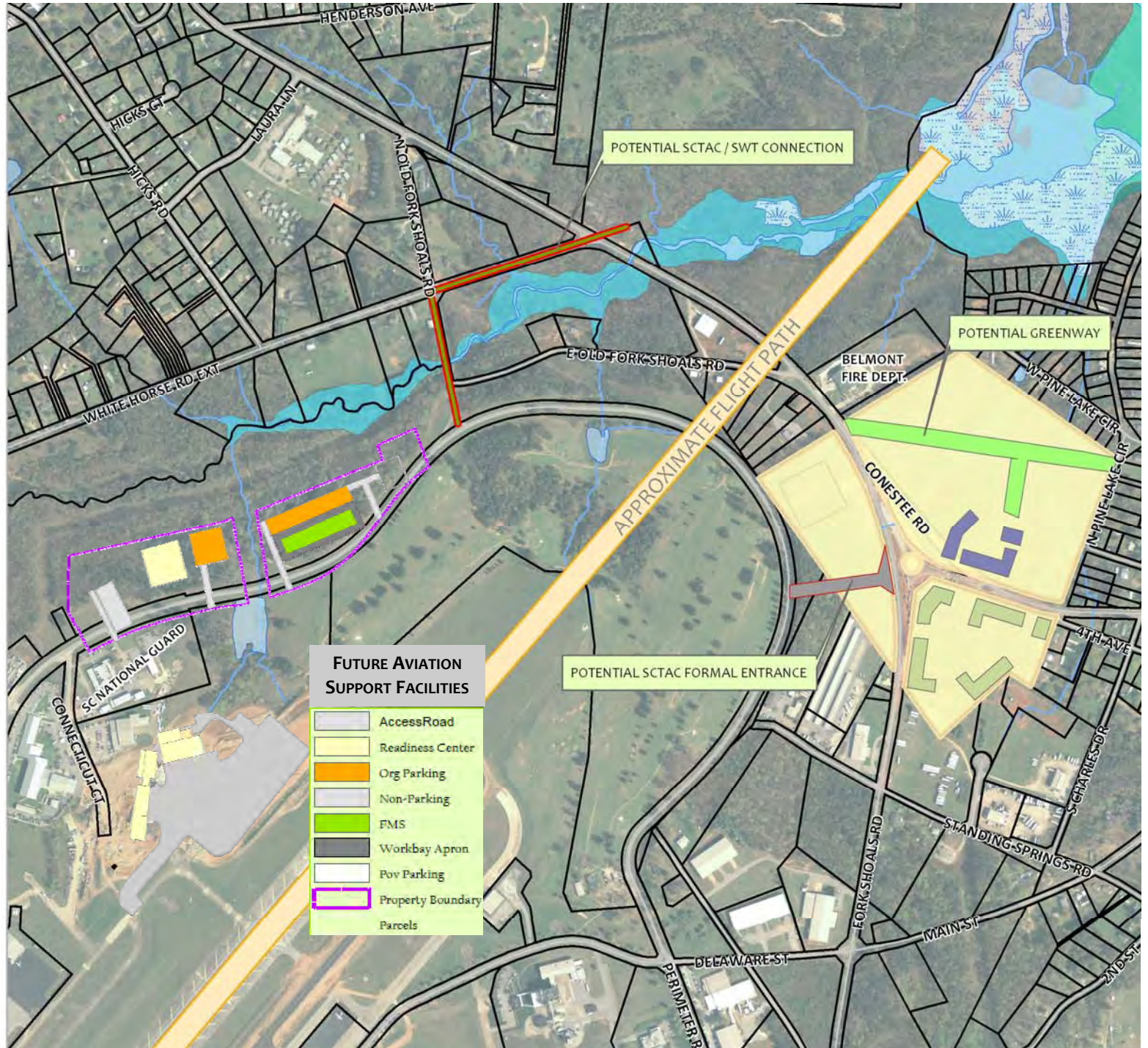
Based on the number of personnel that will re-locate to SCTAC (Greenville, SC) and the amount of construction that is on-going or will begin in 2014, it is estimated that the projects described above will provide a **\$73,478,401** economic impact to Greenville County.



FIGURE 24.

# FUTURE SCTAC

## DEVELOPMENT

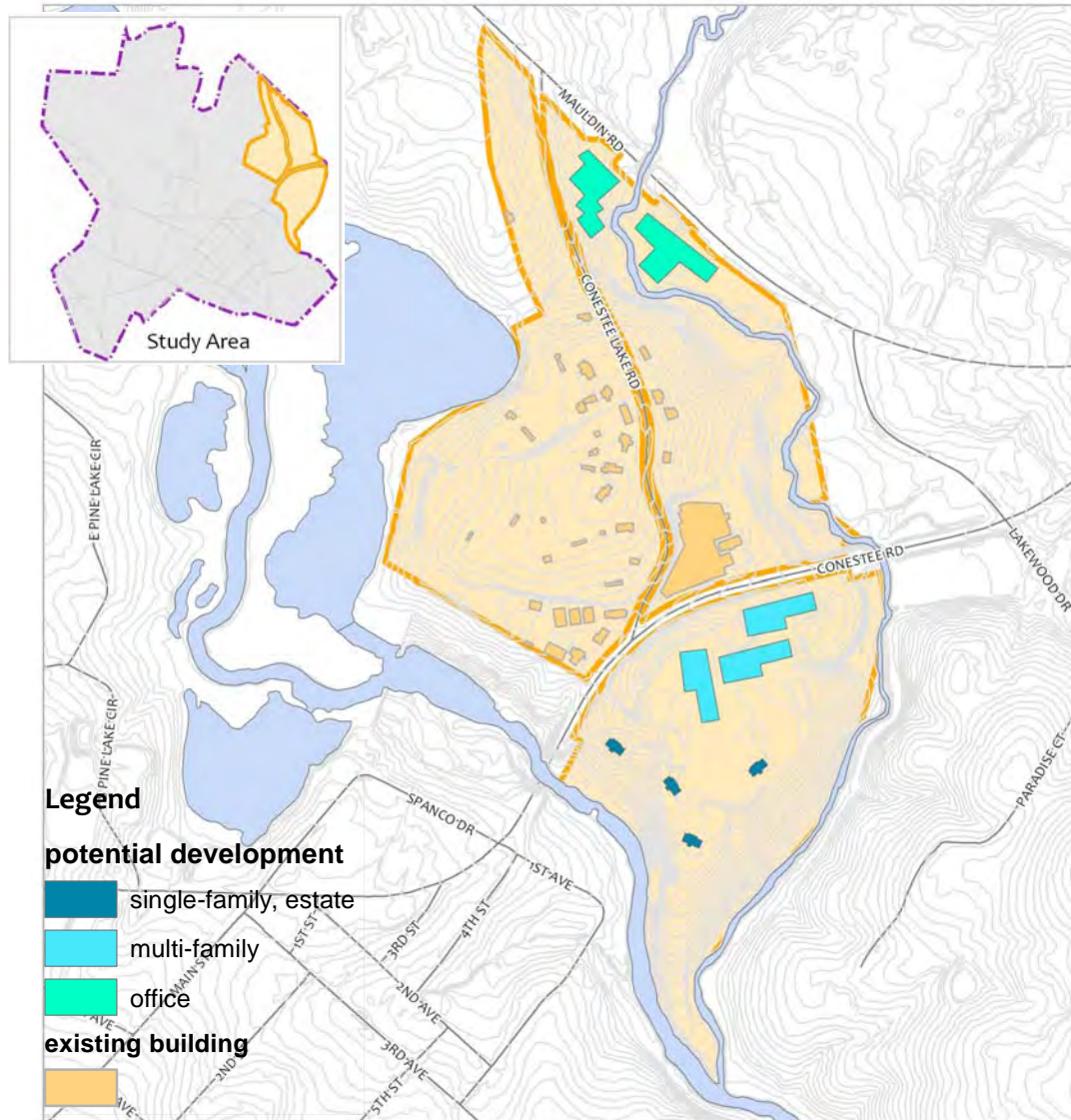


Source: Greenville County

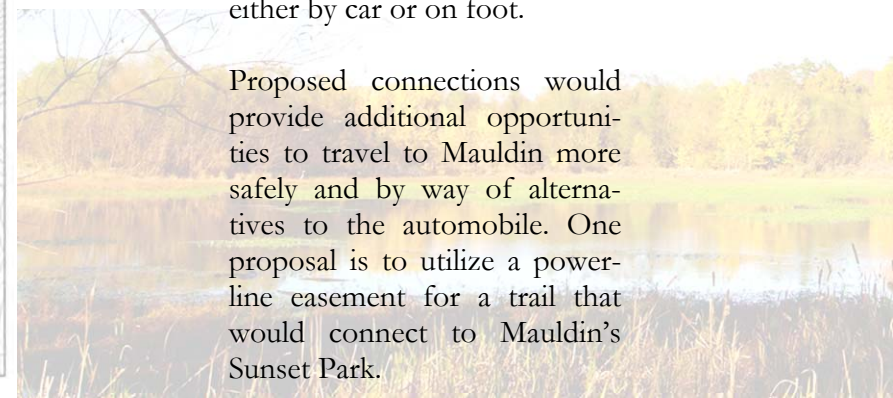




# LAKESHORE GATEWAY



The Lakeshore Gateway is one of the main entrances to the community and a throughway to nearby destinations. Many residents use Conestee Road as their connection to Mauldin either by car or on foot.



Proposed connections would provide additional opportunities to travel to Mauldin more safely and by way of alternatives to the automobile. One proposal is to utilize a power-line easement for a trail that would connect to Mauldin's Sunset Park.





Other connections would be to closer amenities like the new baseball fields at Conestee Park or the proposed Lake Conestee Nature Park Welcome Center and Environmental Education Center.

This area includes a wide range of uses including park land, residential, commercial, manufacturing and min-



ing. Future uses may include office and large parcel residential along the Reedy River.

Challenges exist to development in this area. The topographic map on the preceding page shows significant elevation changes as well as potential floodplain encroachment. For certain types of development, including residential, these characteristics may increase property values.






# NORTH VILLAGE



## Legend

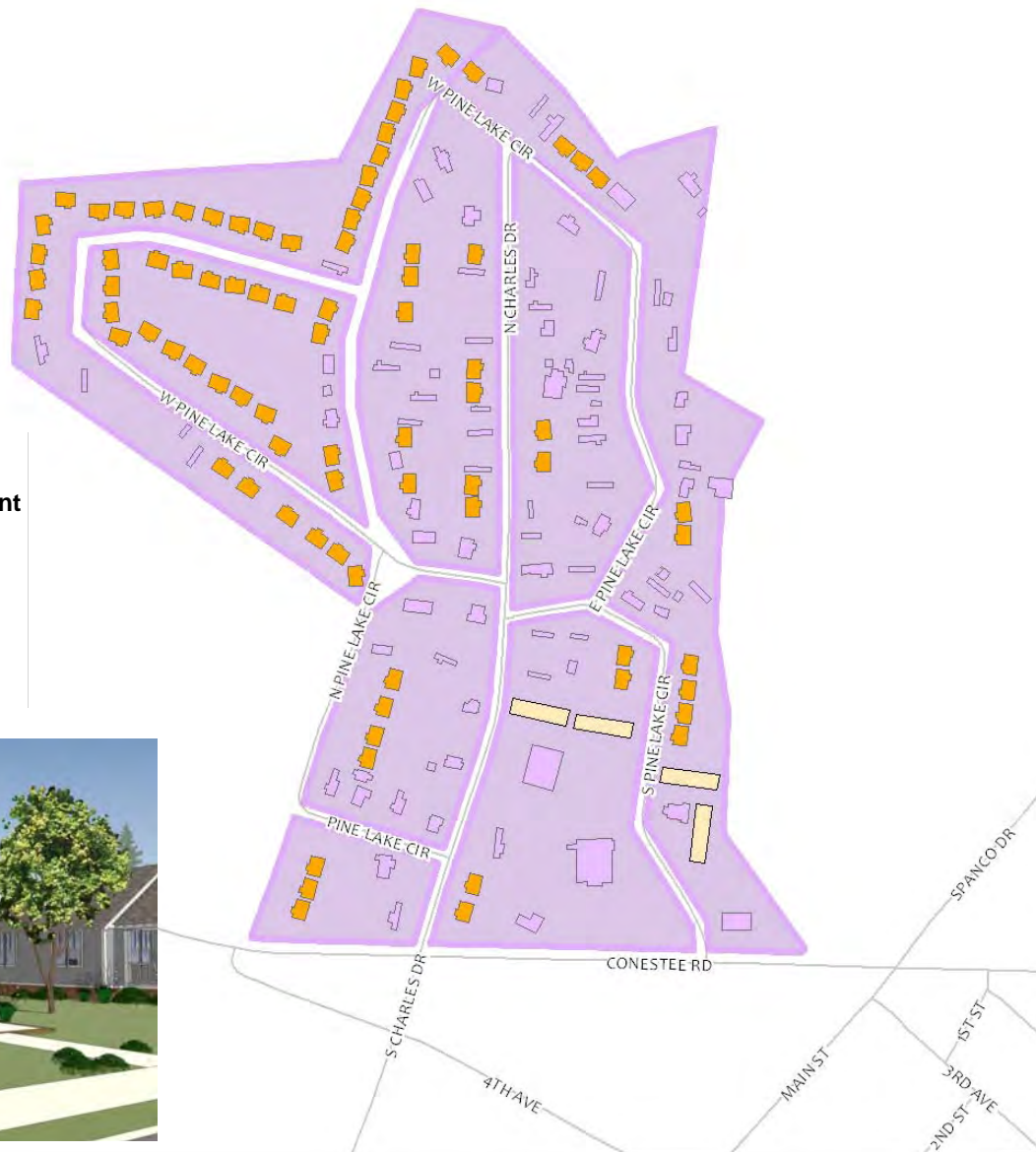
### potential development

 single-family

 multi-family

### existing building





The North Village area was the historic location of Riley Pendergrass's residence and the site for the mill's baseball field.

Today, this area offers some of the best access to the Lake Conestee Nature Park and Swamp Rabbit Trail.

The area is zoned residential, RM-A, with potential for various types of housing. Shown in the map are some ideas for future development. The inset drawing is of a new highly energy-efficient house that would fit the local style.

Discussions have already begun concerning a future playground and formal connection to the nature park in this area.

With further development, the road network, namely West Pine Lake Circle, should be completed.



# SOUTH VILLAGE



The South Village area was a natural residential expansion of the original mill town. This area is composed of single-family homes in a nearly pastoral setting. The Reedy River makes up the northern boundary and a significant forested area makes up the north tip.

ReWa, one of the local sewer service providers, owns an easement along the river which may serve as a natural extension to the Swamp Rabbit Trail.

The undeveloped forest area could become a significant passive park.

The South Village should formalize connections to adjacent natural resources so more residents can enjoy them.

Significant land may be available here for further residential development with installation of more formal access.



## Legend

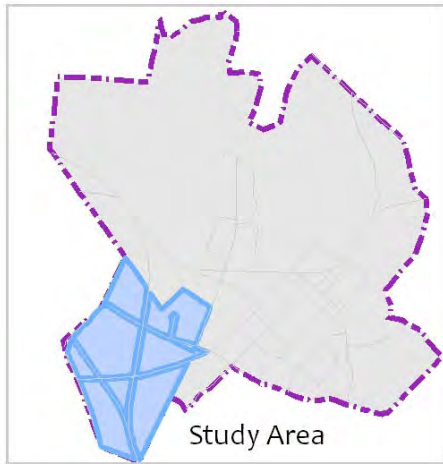
- potential development
  - single-family
  - potential road
- potential land uses
  - passive park space
  - Swamp Rabbit Trail
- existing building
  -







# SERVICE SECTOR



- Legend**
- potential development
  - existing building

The Service Sector of Conestee is one of the many locations adjacent to SCTAC. These areas include support businesses for aerospace, automobile manufacture and the pharmaceutical industries.

Further development of SCTAC into more intense automotive research will make the Conestee Service Sector even more popular for new and expanding support businesses.

Even with some challenging terrain, this area has ample space for expansion and new development. Together with ample local and interstate road access, this location is ideal for warehousing, staging, and light manufacturing.







Northeast view of the mill and Conestee Road taken on October 5, 1970





# FOUR: RECOMMENDATIONS

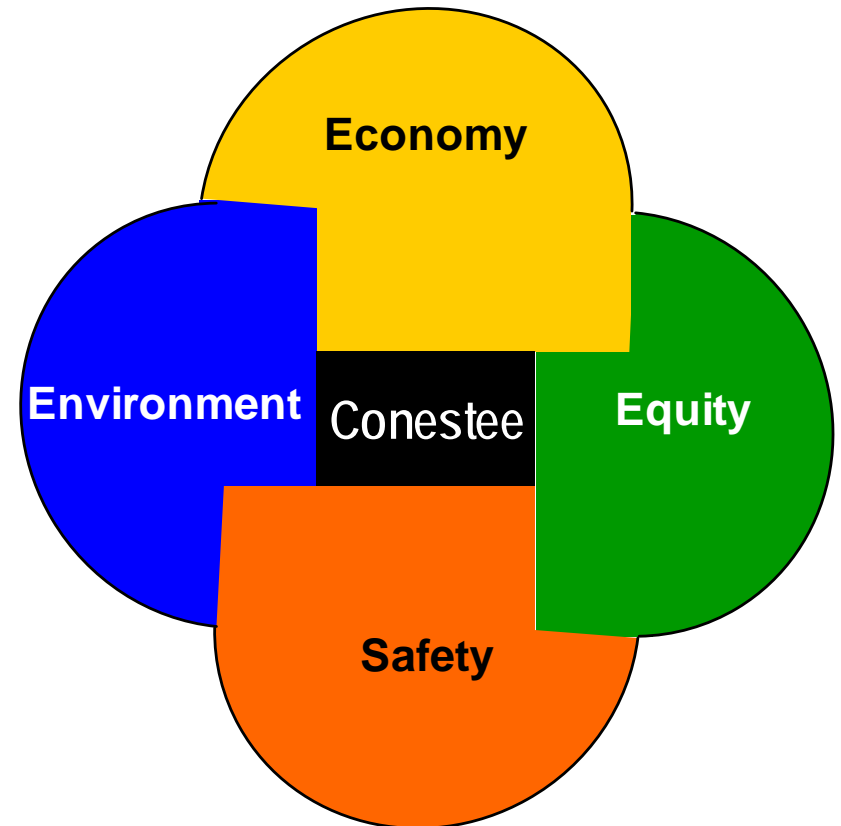


## Introduction

This community plan is the result of a planning process that included neighborhood residents, business owners, and local stakeholders working together to develop a shared vision for Conestee. It recommends a comprehensive approach and incorporates a variety of strategies to address all the community's needs as they relate to the ***economy, environment, equity, and public safety***.

The strategies recommended attempt to address both physical improvements and other quality of life issues that contribute to healthy, livable neighborhoods (such as crime/safety, promoting a sense of community, creating community capacity and leadership), and are organized into the following four categories.

- **Infrastructure and Housing**
- **Public Safety**
- **Economic Vitality**
- **Youth and Leadership Development**





# INFRASTRUCTURE & HOUSING

## Transportation

### Issues & Opportunities

- Speeding traffic on Conestee Road, Main Street, and other neighborhood streets is a recurring problem.
- Traffic control signage (speed limit, stop signs, etc.) is inadequate.
- Several intersections (Fork Shoals at White Horse Rd. Ext., Main St. at Standing Springs Rd., and Main St. at Fork Shoals Rd.) are unsafe.
- Sections of 3rd Avenue are narrow, curvy, and dangerous.
- Safe accessibility to neighborhood destinations is limited by lack of sidewalks.
- Transportation options are limited and bus service is currently unavailable.
- Trail and sidewalk network should be expanded to connect Conestee to major destinations outside the community.



Four-lane section of Conestee Rd.



3rd Avenue near 6th St.



## Recommendations

### Short -Term (1-3 years)

- Program and seek funding to install sidewalks along Spanco Dr., 3rd Ave., 5th Ave., and Conestee Rd. from 1st Ave. to Mauldin Rd.
- Address neighborhood speeding through appropriate traffic calming measures including: speed tables, lowered speed limits, increased signage, radar signage, and consistent enforcement.

### Medium -Term (3-6 years)

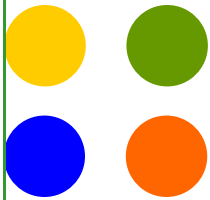
- Make necessary safety improvements to 3rd Ave. near Spring St.
- Consider expansion of Swamp Rabbit Trail and study feasibility of Mauldin trail connection via power line easement.



Example of a radar speed limit sign



Example of a safe crossing for children



# INFRASTRUCTURE & HOUSING

## Transportation

### Recommendations

#### Long-Term (6-10 years)

- Reconfigure four-lane section of Conestee Road to three lanes with center turn lane and landscaped medians, sidewalks, and bike lanes (see Figures 24 and 25)

Current view of four-lane section of Conestee Rd. from Main St.



View that could exist from the same vantage point with the proposed street re-design





## Recommendations

### Conestee Road

Redesigning Conestee Road to include context sensitive design features is an important part of the long-term vision for the Conestee community. The typical commercial collector cross section depicted on this page is a recommended alternative to the current four lane road section. This commercial collector has a design speed of 30 miles per hour and has two 14-foot travel lanes with an 11-foot center left-turn lane. The extra wide travel lanes allow for plenty of room to accommodate autos, trucks, and bicycles. A planted median may be a desirable alternative to the left-turn lane to provide for additional traffic calming and beautification.

Other design considerations should include:

- Curb and Gutter
- Street trees
- Sidewalks
- Street lights

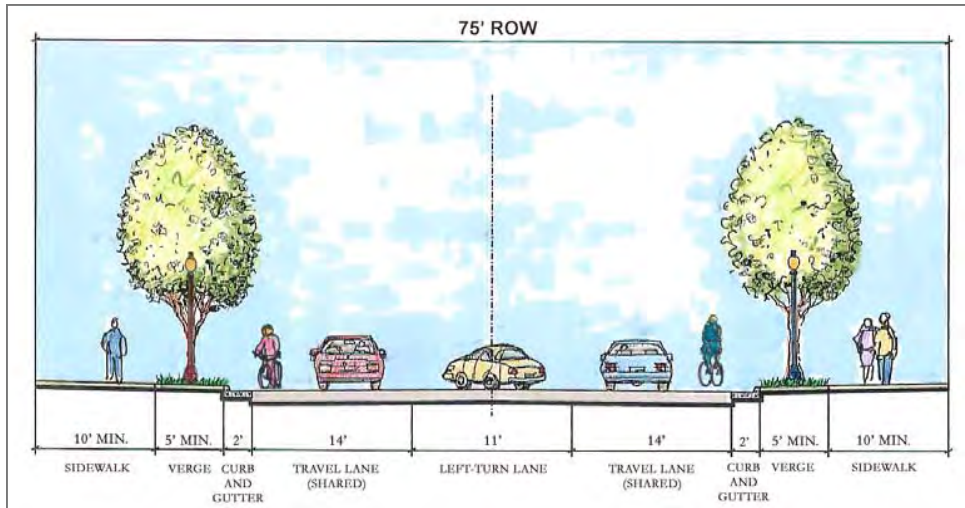


Figure 25. Commercial Collector Cross Section  
Source: GPATS Long Range Transportation Plan,  
Kimley-Horn & Associates, Inc.

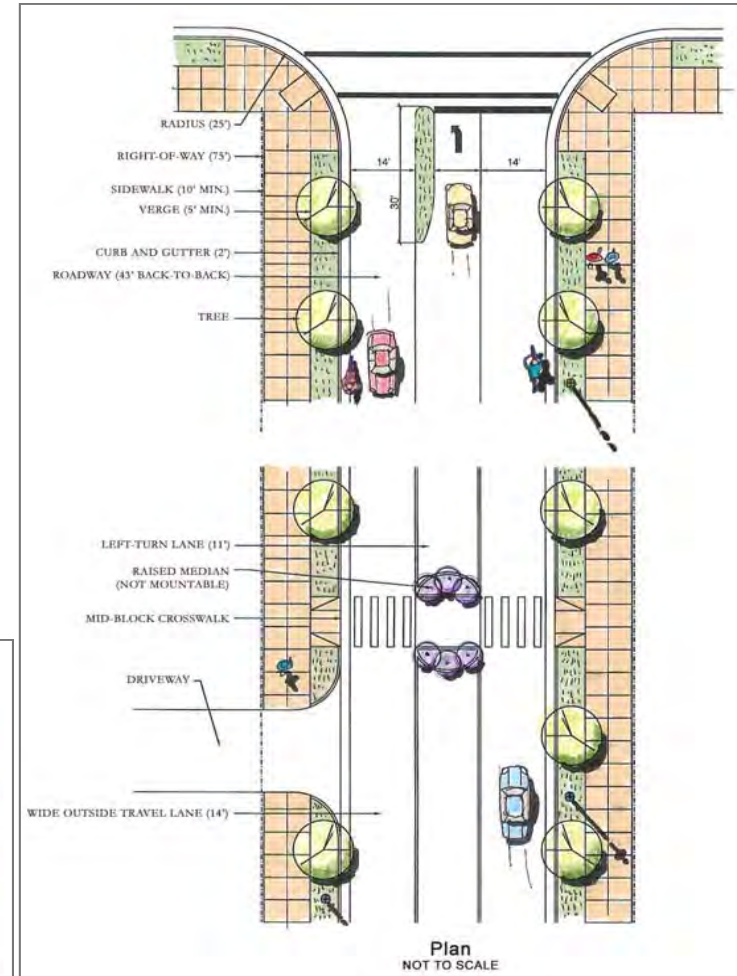
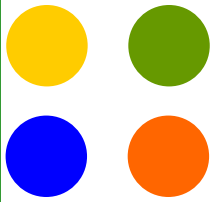


Figure 26. Commercial Collector Plan View  
Source: GPATS Long Range Transportation Plan,  
Kimley-Horn & Associates, Inc.



## INFRASTRUCTURE & HOUSING

### Housing

#### Issues & Opportunities

- Many houses within the community are in need of substantial repairs or are dilapidated.
- There is a very high percentage of rental housing within the community.
- Property maintenance of rental housing is a major issue.
- There are many elderly homeowners that do not have the ability or means to maintain their property.
- There is an opportunity to provide new safe, energy efficient, affordable housing.
- Sewer service is available to support existing and future development.



The previous mill superintendent's home has been well taken care of and maintained.



Typical mill-village style home, Main St. Conestee, SC



## Recommendations

### Short-Term (1-3 years)

- Continue to seek avenues for improving housing conditions and develop new affordable housing options.
- Promote long-term housing affordability through energy-efficient construction (see Figures 27 and 28).
- Increase utilization of existing sewer system.



Renovation of house along 3rd Avenue



Figure 27. LoCAL Model Home

Source: Homes of Hope

Figures 27 and 28 depict a new housing product from the local non-profit agency, Homes of Hope. The houses are referred to as LoCAL for: Long-term Affordable *and* LEED-certified. These homes represent an attractive alternative to other more common low-income housing options.



Figure 28. LoCAL Model Homes

Source: Homes of Hope



# INFRASTRUCTURE & HOUSING

## Storm water Runoff

### Issues & Opportunities

- Broken/clogged drainage pipes along 5th Avenue (at Conestee Road & Main Street) and at the intersection of Main Street and Standing Springs Road are causing overflow.
- Storm water overflows across Conestee Road (in front of the Mill) during heavy rains create flood-like conditions.



Conestee Rd. at Reedy River bridge



Main St. at Standing Springs Road



## Recommendations

Since beginning the planning process for Conestee earlier in the year, Greenville County Public Works has addressed many of the initial concerns regarding storm water infrastructure. One promising option for managing storm water in the community in the future is the community-wide storm water drainage improvement project listed in the recommendations. This project requires the collaboration and cooperation of each resident in the community.

### Short-Term (1-3 years)

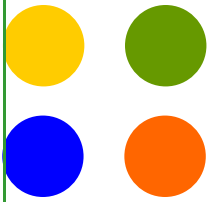
- Program and implement collaborative community-wide storm water drainage improvement project.
- Perform regular storm water infrastructure assessments to identify and address needs.



6th St. at 3rd Ave.



Improved drainage at intersection of 2nd St. and 3rd Ave.



# PUBLIC SAFETY

## Public Safety

### Issues & Opportunities

- Residents would like to eradicate illegal drug activity and other criminal activity in the neighborhood.
- The neighborhood is not as “family-friendly” as it used to be as residents have grown older.
- The lack of street lights creates an unsafe and uninviting environment for neighborhood residents.



Belmont Fire Department at Conestee May Festival 2012



Conestee May Festival 2012



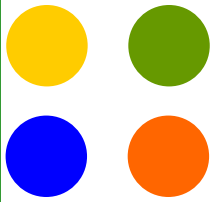
## Recommendations

### Short-Term (1-3 years)

- Seek funding opportunities to provide street lighting throughout the neighborhood.
- Promote safety and a “family-friendly” neighborhood through environmental design.
- Conduct regular neighborhood meetings with neighborhood Sheriff’s Deputy to discuss and report criminal activity.



Conestee May Festival 2012



Conestee

## ECONOMIC VITALITY

### Redevelopment/Revitalization

With over \$15 million invested over the past ten years in the nearby Lake Conestee Nature Park and new Conestee Park, the Conestee community is beginning to see a remarkable resurgence. With a combined total of approximately 700 acres of open/park space, over 11 miles of wooded trails, unlimited opportunities for bird watching, family outings, and scenic bike rides, Lake Conestee Nature Park is becoming a major regional recreation destination. Gene Smith, Director of the Greenville County Recreation District envisions a regional recreation complex unrivaled in the south and even the entire country, “It invites comparisons to New York’s Central Park because of its location and size” Smith says. This is a bold vision but one that the residents of Conestee welcome as they continue to deal with life in the post textile age. To effectively realize the revitalization and redevelopment potential, Conestee must first address the following challenges.

#### Issues & Opportunities

- There are many vacant buildings and undeveloped properties in the heart or “Village Center” area of the community, including the mill, old community store, and undeveloped properties on Spanco Dr.
- Many residents feel that people outside the community maintain a negative perception of Conestee.
- There are limited options for shopping, dining, and healthy foods within the community.
- The community lost much of its sense of community and positive community identity after the mill closed.

“It invites comparisons to New York’s Central Park because of its location and size.”

- Gene Smith



View to the East on Conestee Rd. from Main St.

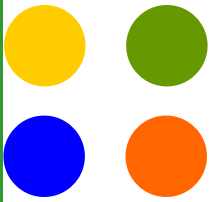


## Recommendations

### Short-Term (1-3 years)

- Encourage community revitalization and redevelopment of village center and mill property.
- Enhance, preserve, and celebrate Conestee's history and cultural identity.
- Build community pride through celebrating Conestee's strengths (LCNP, Swamp Rabbit Trail, Conestee Park, historic resources).
- Create a positive perception of the Conestee community by highlighting the community's strengths and assets.
- Launch a Conestee Corridor beautification project.
- Conduct collaborative community-wide clean-up efforts.





# YOUTH AND LEADERSHIP DEVELOPMENT

## Leadership Development

### Issues & Opportunities

- There is not an identifiable leadership base through which future community concerns can be addressed.
- There lacks a direct outlet for communicating concerns, code violations, and ideas to elected leaders, county, and other public service providers.



Fruitful discussion from Ms. Tollison's front porch



Conestee Citizen Advisory Committee



## Recommendations

### Short-Term (1-3 years)

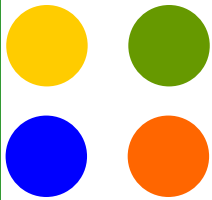
- Establish an identifiable leadership base through which future community concerns can be addressed.
- Organize Conestee Neighborhood Association.
- Establish and improve lines of communication with Greenville County departments and elected representatives through designated neighborhood association board.



Conestee May Festival 2012



Conestee Citizen Advisory Committee Prioritization Meeting



# YOUTH AND LEADERSHIP DEVELOPMENT

## Youth Development

### Issues & Opportunities

- There is a lack of organized educational and recreational activities for neighborhood youth.
- Neighborhood youth do not have a place to hang out after school or at night. As a result they wander the streets and get in trouble.
- Many neighborhood youth do not have access to organized youth sports leagues as many families lack transportation or financial means to pay for sports leagues.
- Many residents mentioned that they would like a neighborhood playground.



Championship stadium at Conestee Park



Neighborhood playgrounds provide afterschool activities for children.



## Recommendations

### Short-Term (1-3 years)

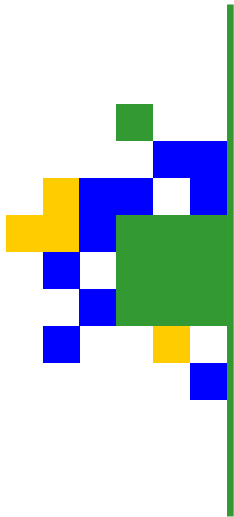
- Establish recreational venues and activities for community residents.
- Work with LCNP to develop and support an environmental education center.
- Partner with local churches and seek funding for at least one public neighborhood playground.
- Partner with churches and other local organizations to provide after school programming and tutoring service for youth.
- Explore the idea of a “textile village” youth baseball league with practices and games held at Conestee Park.



Three young Conestee residents at the 2012 May Festival

# FIVE: IMPLEMENTATION





## IMPLEMENTATION

The following chapter consists of a matrix detailing the immediate (now), short (1-3 year), mid (3-6 year), and long-term (6+ years) actions that are necessary to accomplish the goals of the Conestee Neighborhood Plan, set forth in the previous chapter. The “Action Plan” matrix depicts the responsible party and estimated time frame for project completion. For one’s reference, the responsible parties listed include:

BFD.....	Belmont Fire District
CF.....	Conestee Foundation
CNA.....	Conestee Neighborhood Association
GCERB.....	Greenville County Engineering, Roads and Bridges
GCPCC.....	Greenville County Planning and Code Compliance
GCRA.....	Greenville County Redevelopment Authority
GCRec.....	Greenville County Recreation District
GCSO.....	Greenville County Sheriff’s Office
GL.....	Greenlink
ReWa.....	Renewable Water Resources
SCDOT.....	South Carolina Department of Transportation
UF.....	Upstate Forever

## Infrastructure & Housing








Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Install crosswalks at intersection of Spanco Dr./ Main St. and Conestee Rd.	SCDOT		<input checked="" type="checkbox"/>		
Install sidewalk connection on Spanco Dr. from Conestee Rd. to LCNP trailhead.	GCERB		<input checked="" type="checkbox"/>		
Install sidewalks along Standing Springs Rd., and 5th Ave.	GCERB, SCDOT				<input checked="" type="checkbox"/>
Install sidewalks from 1st Ave. to Mauldin Rd.	SCDOT				<input checked="" type="checkbox"/>
Repair and maintain sidewalk along Main St.	SCDOT		<input checked="" type="checkbox"/>		
Provide accessible trailhead to Lake Conestee Nature Park along S. Pine Lake Circle.	CF		<input checked="" type="checkbox"/>		
Establish a formal canoe launch on the Reedy River below the Conestee Road bridge.	GCPCC, SCDOT, ReWa, GCREC		<input checked="" type="checkbox"/>		
Expand Swamp Rabbit Trail to connect to City of Mauldin.	GCPCC, GCREC, City of Mauldin			<input checked="" type="checkbox"/>	
Study feasibility of trail to Mauldin via power line easement, including funding opportunities.	GCREC		<input checked="" type="checkbox"/>		
Conduct traffic study to identify most appropriate traffic calming devices for Main St, Conestee Rd, 1st Ave, 4th Ave, and 2nd St. Ext.	GCERB, SCDOT		<input checked="" type="checkbox"/>		



## Infrastructure & Housing

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Expand Greenlink bus service to Conestee Rd. and the Village Center.	GCPCC, CNA, GL		<input checked="" type="checkbox"/>		
Work with Upstate Forever to install bike share facility at Spanco Drive trailhead.	GRec, GL, CF, UF				<input checked="" type="checkbox"/>
Request additional speed limit signage along Main St. and Conestee Rd.	SCDOT, GCERB		<input checked="" type="checkbox"/>		
Install a speed limit radar sign on Conestee Rd.	GCSO, SCDOT, GCERB		<input checked="" type="checkbox"/>		
Request speed limit reduction on four-lane section of Conestee Rd.	SCDOT		<input checked="" type="checkbox"/>		
Study feasibility of a traffic light at the intersection of Conestee Rd. and Main St.	SCDOT		<input checked="" type="checkbox"/>		
Conduct traffic study on 3rd Ave. to determine necessary design changes to enhance safety.	GCPCC, SCDOT		<input checked="" type="checkbox"/>		
Pursue four-way stop at intersection of Standing Springs Rd. and Main St.	SCDOT		<input checked="" type="checkbox"/>		
Program and implement collaborative community-wide storm water drainage improvement project.	GCPCC, CNA		<input checked="" type="checkbox"/>		

## Infrastructure & Housing

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Improve Conestee Road to 3-lanes with center turn lane, landscaped medians, bike lanes, and sidewalks from Mauldin Road to Fork Shoals Road.	SCDOT				
Create bike lanes along Main St.	SCDOT				
Seek funding for trail to connect to Conestee Park.	CF, GCRA				
Perform regular traffic enforcement and aggressively ticket speeders.	GCSO				
Reach out to local non-profits and neighborhood churches to provide new home construction, home improvement, and yard maintenance assistance to elderly and disabled homeowners.	CNA GCRA				
Invite public service providers to regular community meetings.	CNA				
Partner with Homes of Hope and other housing providers to build new energy-efficient "LoCal" housing product in Conestee.	GCPCC, GCRA				



## Public Safety

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Organize a Neighborhood Watch program.	CNA	<input checked="" type="checkbox"/>			
Conduct regular neighborhood meetings with neighborhood patrol officer to discuss and report criminal activity.	CNA		<input checked="" type="checkbox"/>		
Explore all options to fund street lighting.	CF, CNA		<input checked="" type="checkbox"/>		
Cooperate and partner with local law enforcement to identify known or suspected drug houses.	CNA	<input checked="" type="checkbox"/>			
Increase regular Sheriff's Office patrol in Lake Conestee Nature Park.	GCSO		<input checked="" type="checkbox"/>		

## Economic Vitality

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Summarize and market community plan and available tax credits for redevelopment.	GCPCC		<input checked="" type="checkbox"/>		
Launch a rebranding campaign that emphasizes the community's natural/historic resources and its many recreational opportunities.	GCPCC		<input checked="" type="checkbox"/>		
Establish Conestee as a site for community service hours to be performed.	CNA		<input checked="" type="checkbox"/>		
Organize residents or partner with local church to regularly maintain the public cemetery on 2nd St. Ext.	CNA	<input checked="" type="checkbox"/>			
Rename Spanco Dr. to N. Main Street.	GCPCC		<input checked="" type="checkbox"/>		
Seek funding from Keep America Beautiful for neighborhood clean up and beautification projects.	GCPCC		<input checked="" type="checkbox"/>		
Establish two "Conestee Clean-up Days" each year and target Conestee for Hands On Greenville Clean-up once a year.	CNA		<input checked="" type="checkbox"/>		
Provide neighborhood youth with volunteer opportunities at LCNP.	CF		<input checked="" type="checkbox"/>		
Install and maintain two community welcome signs with landscaping.	BFD, CNA	<input checked="" type="checkbox"/>			



## Economic Vitality

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Initiate historic survey and seek national register designation for historic sites.	GCPCC	<input checked="" type="checkbox"/>			
Raise funds to purchase McBee Chapel historical marker.	GCPCC		<input checked="" type="checkbox"/>		
Re-establish the Conestee Christmas parade.	CNA		<input checked="" type="checkbox"/>		
Partner with Conestee Foundation and GCRec to host annual Conestee Community Festival to celebrate Conestee's history and the park.	CNA, CF, GCRec	<input checked="" type="checkbox"/>			
Plant a community tree.	CNA		<input checked="" type="checkbox"/>		
Highlight historical resources by adding way-finding signs and historical markers.	GCPCC, GCRec, CF		<input checked="" type="checkbox"/>		
Partner with Trees Greenville for support to plant trees at community gateways and along Conestee Rd.	GCPCC		<input checked="" type="checkbox"/>		
Continue enforcement of codes and crimes.	GCSO, GCPCC	<input checked="" type="checkbox"/>			

## Youth and Leadership Development

Action	Responsible Group	Time Frame			
		Now	1-3 years	3-6 years	6-10 years
Establish regular meetings of the neighborhood association residents.	CNA		<input checked="" type="checkbox"/>		
Establish association's bylaws, goals, and working committees.	CNA		<input checked="" type="checkbox"/>		
Consider formalizing neighborhood association with 501 (c)(3) designation by 2016.	CNA			<input checked="" type="checkbox"/>	
Identify a designated community contact for Greenville County departments, Greenville County Sheriff's Office, and other public service providers.	CNA		<input checked="" type="checkbox"/>		
Create and maintain Conestee Facebook/online presence for sharing relevant, up-to-date community information.	CNA	<input checked="" type="checkbox"/>			
Establish centrally located community bulletin board on which to post news, events, items/ services needed and offered.	CNA		<input checked="" type="checkbox"/>		
Engage neighborhood youth to determine their preferences.	CNA			<input checked="" type="checkbox"/>	
Partner with local churches and seek funding for at least one public neighborhood playground.	CNA			<input checked="" type="checkbox"/>	
Partner with churches, City Initiative, and other local organizations to provide after school programming and tutoring services for youth.	CNA, local churches			<input checked="" type="checkbox"/>	
Improve access to organized youth sports leagues, such as exploring the idea of a "textile village" youth baseball league with practices and games held at Conestee Park.	GCREC			<input checked="" type="checkbox"/>	



# APPENDIX A: ROAD INVENTORY

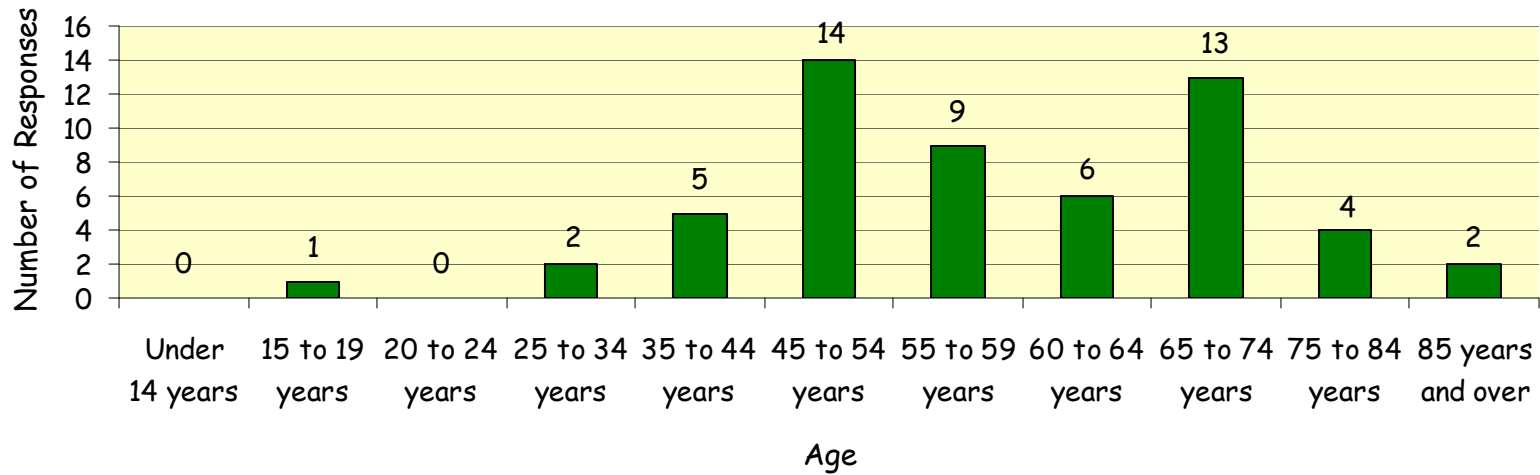
## ROAD INVENTORY

STREET NAME	SPEED	JURISDICTION	SIDEWALK INVENTORY	APPROX. WIDTH	APPROX. ROW	FUNCTIONAL CLASS
1ST AVE	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
1ST ST	30	COUNTY	-	17	D/D	RESIDENTIAL ACCESS
2ND AVE	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
2ND ST	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
3RD AVE (SR 84)	35	STATE	-	14-18	38	RESIDENTIAL ACCESS
3RD ST	30	COUNTY	-	20	D/D	RESIDENTIAL ACCESS
4TH AVE	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
4TH ST	30	COUNTY	-	14	D/D	RESIDENTIAL ACCESS
5TH AVE	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
5TH ST	30	COUNTY	-	20	40	RESIDENTIAL ACCESS
6TH AVE	30	COUNTY	-	18	40	RESIDENTIAL ACCESS
6TH ST	30	COUNTY	-	18	40	RESIDENTIAL ACCESS
7TH ST	30	COUNTY	-	18	40	RESIDENTIAL ACCESS
BUSINESS PARK CT	25	COUNTY	-	28	60	ACCESS
CONESTEE LAKE RD	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
CONESTEE RD (TRAFFIC CIR.TO 4TH AVE) (SR 221)	35	STATE	-	24	90	URBAN COLLECTOR
CONESTEE RD (1ST AVE TO MAULDIN RD) (SR 221)	35	STATE	-	24-30	65	URBAN COLLECTOR
CONESTEE RD (4TH AVE TO 1ST AVE) (SR 221)	35	STATE	BOTH SIDES	48-52	65	URBAN COLLECTOR
DELAWARE ST	35	COUNTY	-	20	D/D	ACCESS
E PINE LAKE CIR	30	COUNTY	-	24	40	RESIDENTIAL ACCESS
FORK SHOALS RD (SR 50)	35	STATE	-	22	68	URBAN COLLECTOR
MAIN ST (SR 107)	35	STATE	ONE SIDE	20-24	40-70	URBAN COLLECTOR
N CHARLES DR	30	COUNTY	-	30	40	RESIDENTIAL ACCESS
N OLD STANDING SPRINGS RD	30	COUNTY	-	18	D/D	ACCESS
N PINE LAKE CIR	30	COUNTY	-	24	40	RESIDENTIAL ACCESS
OLD FORK SHOALS RD	30	COUNTY	-	22	D/D	ACCESS
PINE LAKE CIR	30	COUNTY	-	40	40	RESIDENTIAL ACCESS
S CHARLES DR	30	COUNTY	-	20	D/D	RESIDENTIAL ACCESS
S PINE LAKE CIR	30	COUNTY	-	20	40	RESIDENTIAL ACCESS
SPANCO DR	30	COUNTY	-	20	D/D	ACCESS
SPRING ST	30	COUNTY	-	18	D/D	RESIDENTIAL ACCESS
STANDING SPRINGS RD (SR 901)	35	STATE	-	18	36-52	URBAN COLLECTOR
W PINE LAKE CIR	30	COUNTY	-	40	40	RESIDENTIAL ACCESS

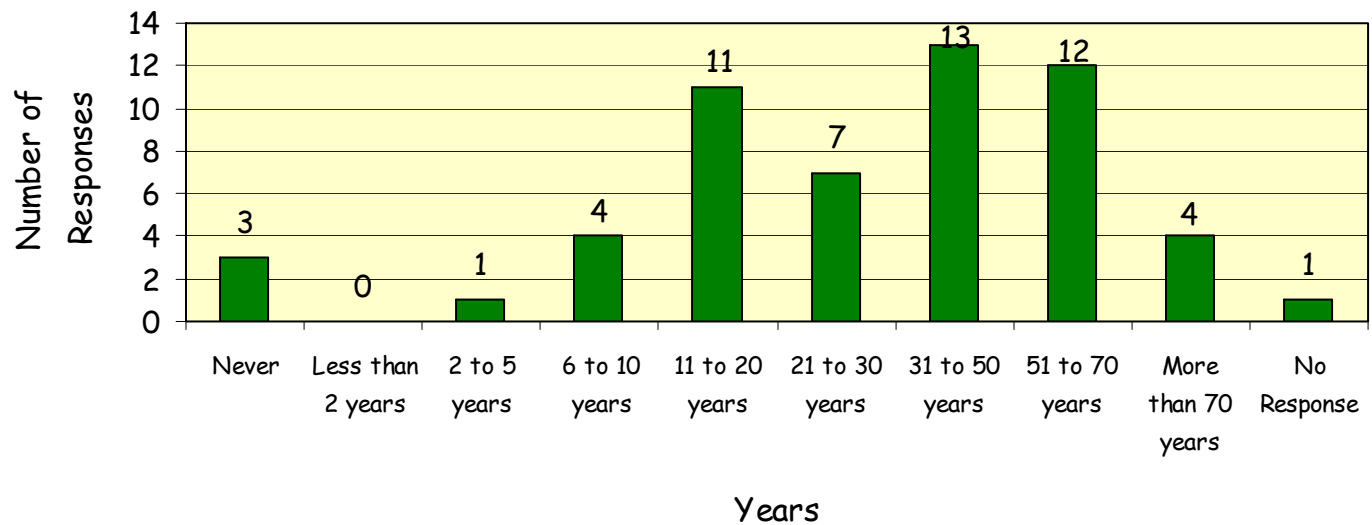


# APPENDIX B: SURVEY RESULTS

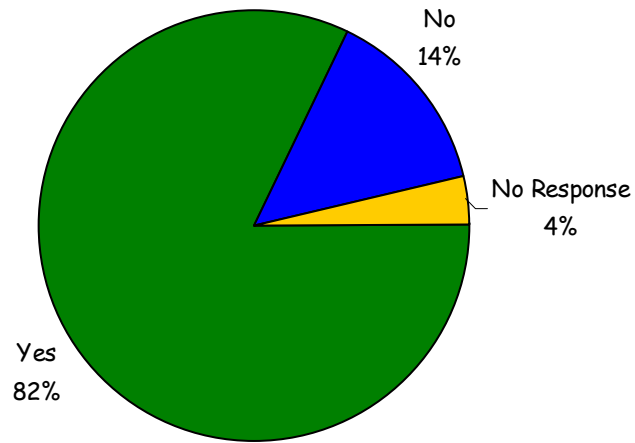
### Question 1: How old are you?



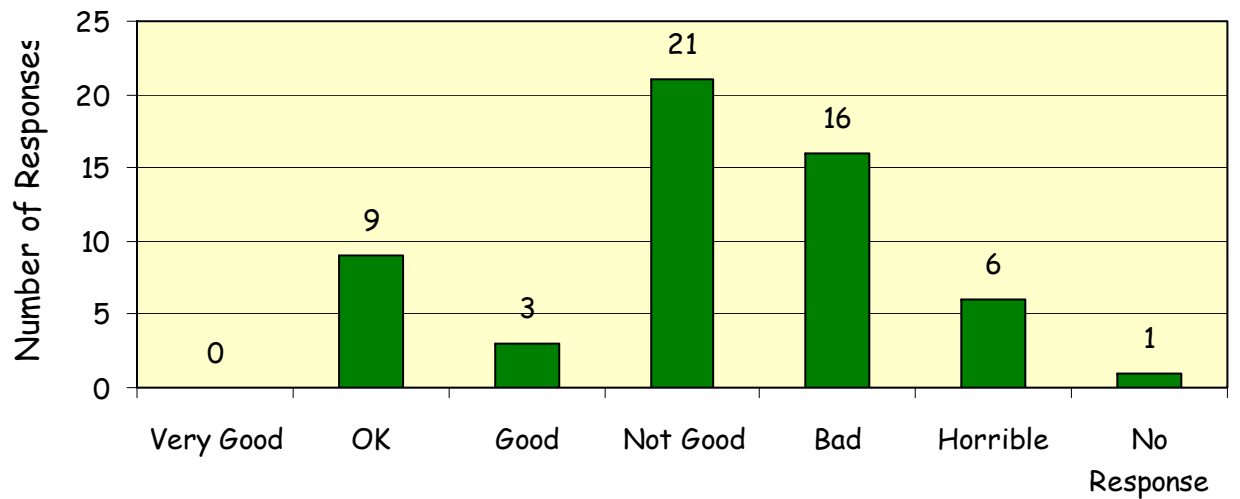
### Question 2: How long have you lived in Conestee?



Question 3: Do you feel that the Conestee area has changed in your time as a resident?

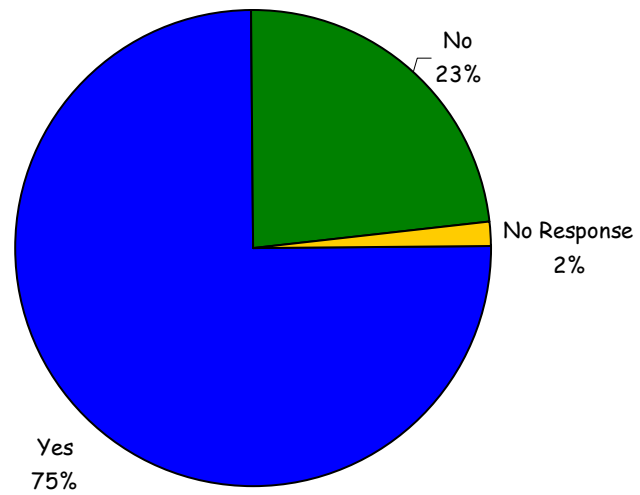


Question 4: How do you feel others (from outside the community) view Conestee?

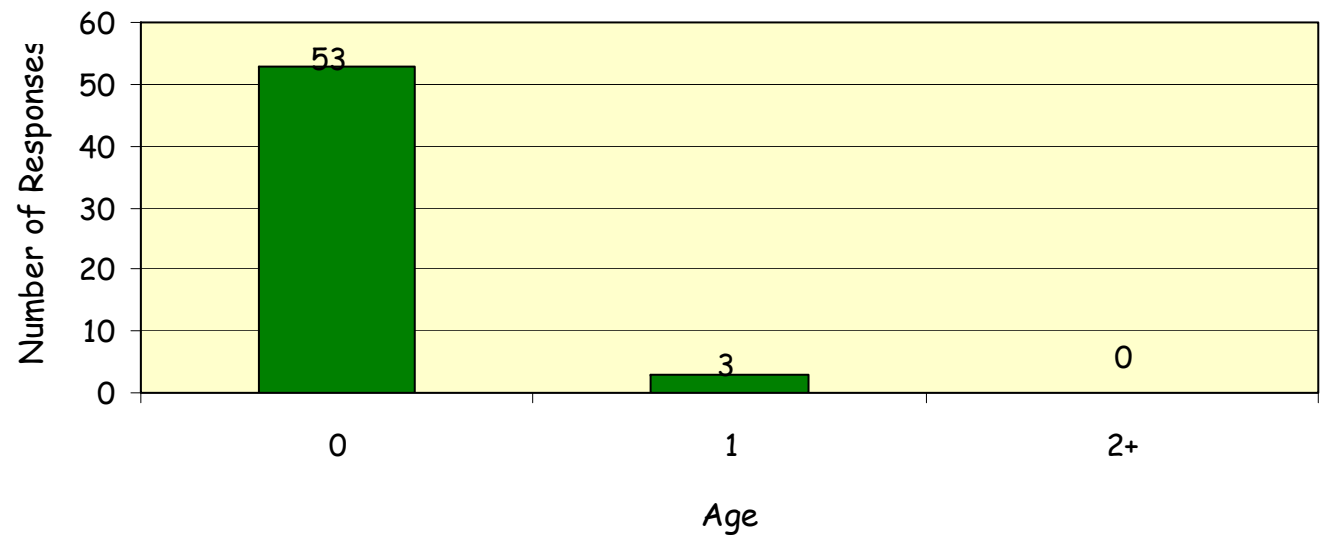




### Question 5a: Do you have Children?



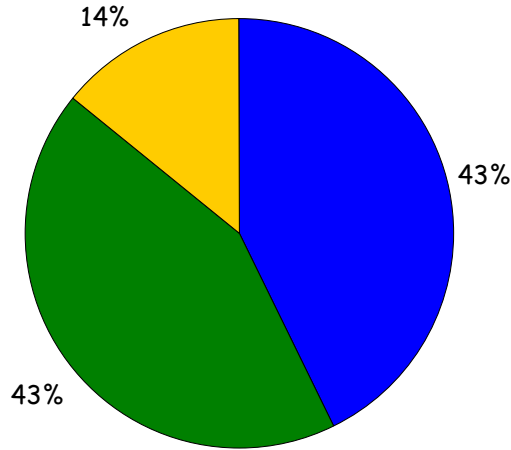
### Question 5b: If so, how many are below school age (5 years old)?



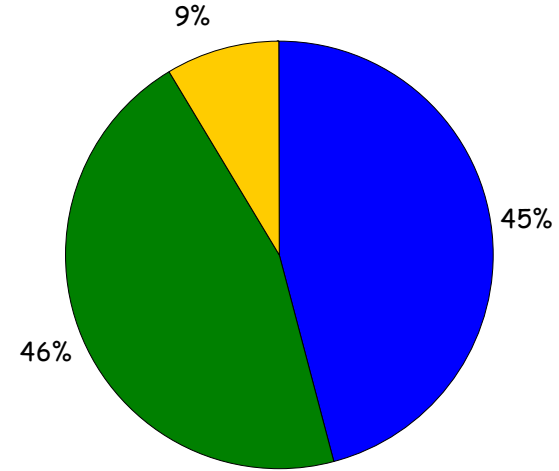
Survey respondents prioritized ten areas of focus on a scale of 1-10 from highest priority to lowest, based on what they felt needed the most attention in Conestee. The pie charts on pages 79-80 depict the percentage of respondents choosing each category as a high (ranked 1 to 3), middle (ranked 4 to 7) or low (ranked 8 to 10) priority. Public safety by far was the highest priority with 71% of respondents selecting the area of focus as a top priority and 23% more selecting it as a middle-tier priority.

■ High Priority     
 ■ Middle Priority     
 ■ Low Priority

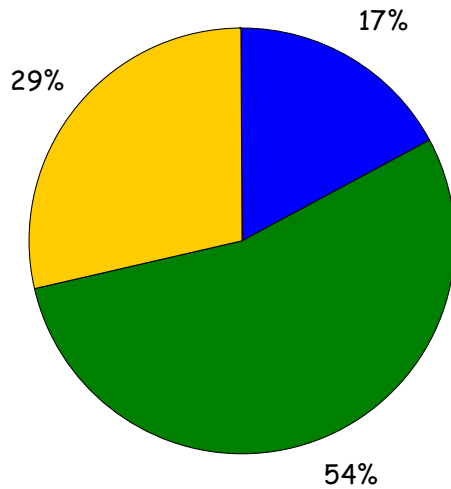
Community Infrastructure



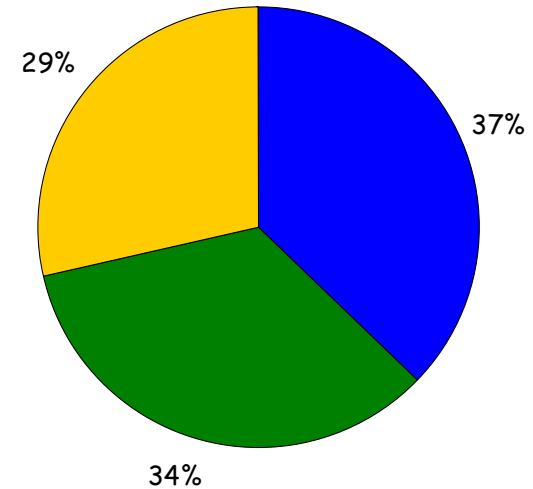
Community Pride and Involvement

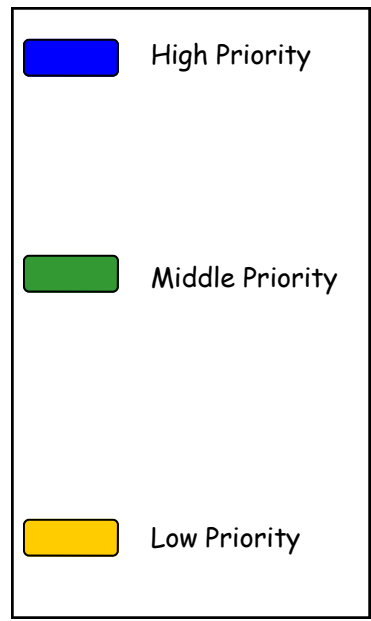
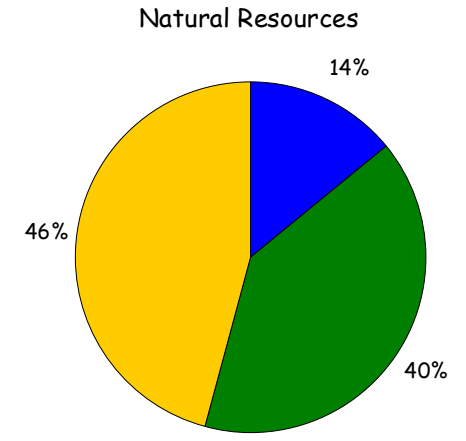
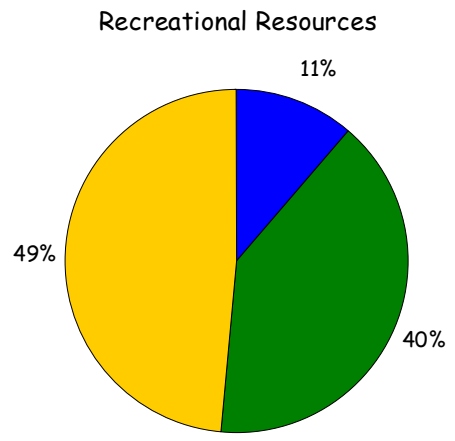
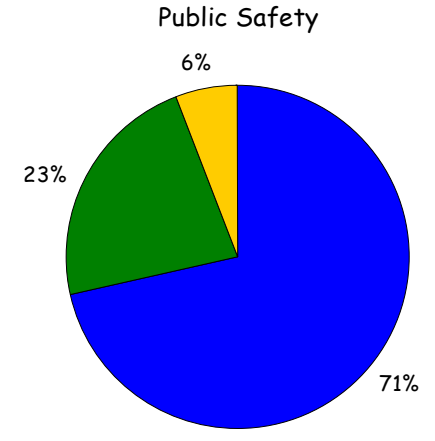
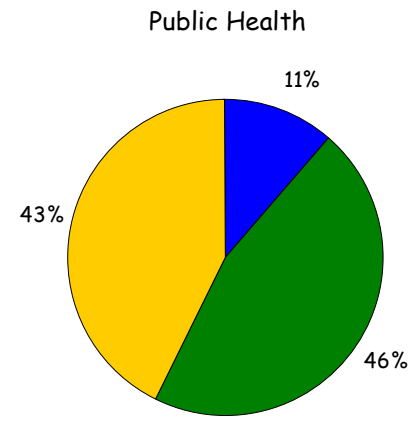
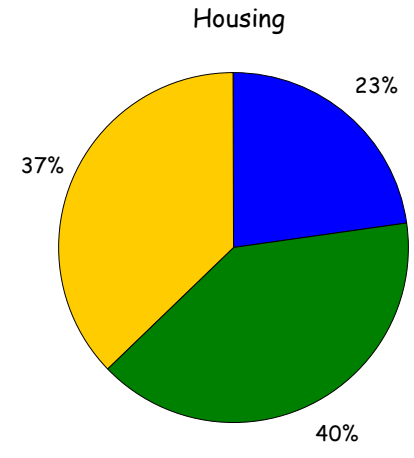
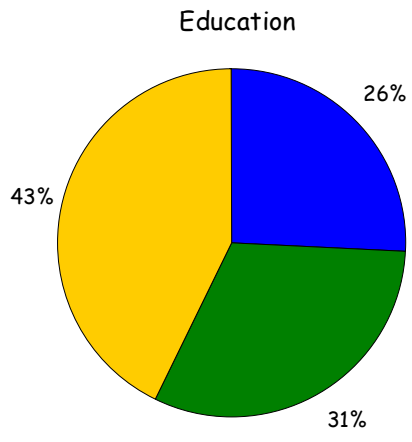


Cultural Heritage



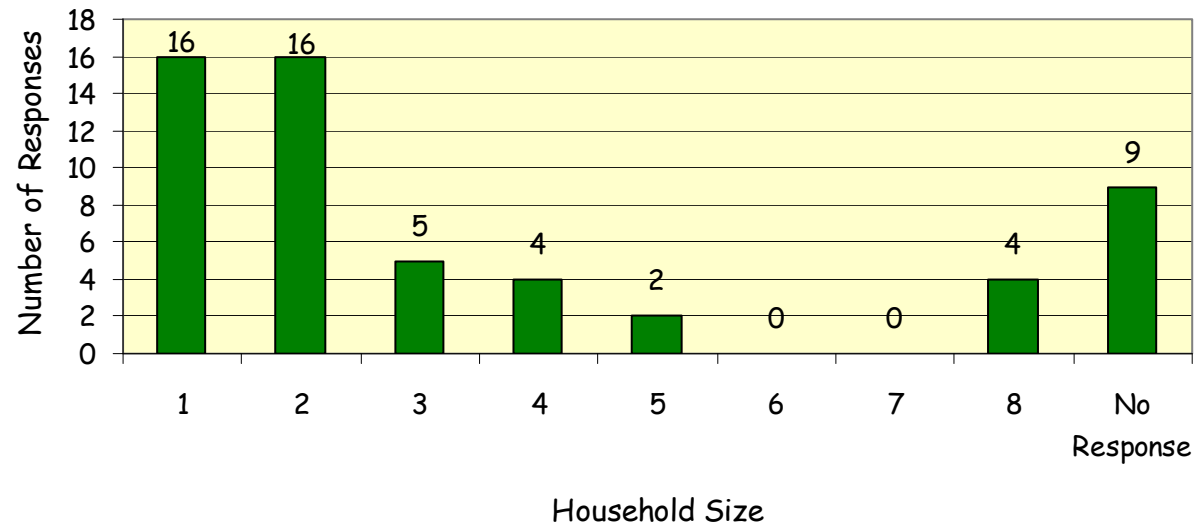
Economy







Question 11a: Your household size is?



Question 11b: Household income is?

