

# Gowensville Survey Results

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GREENVILLE COUNTY LONG RANGE PLANNING



# Survey Statistics

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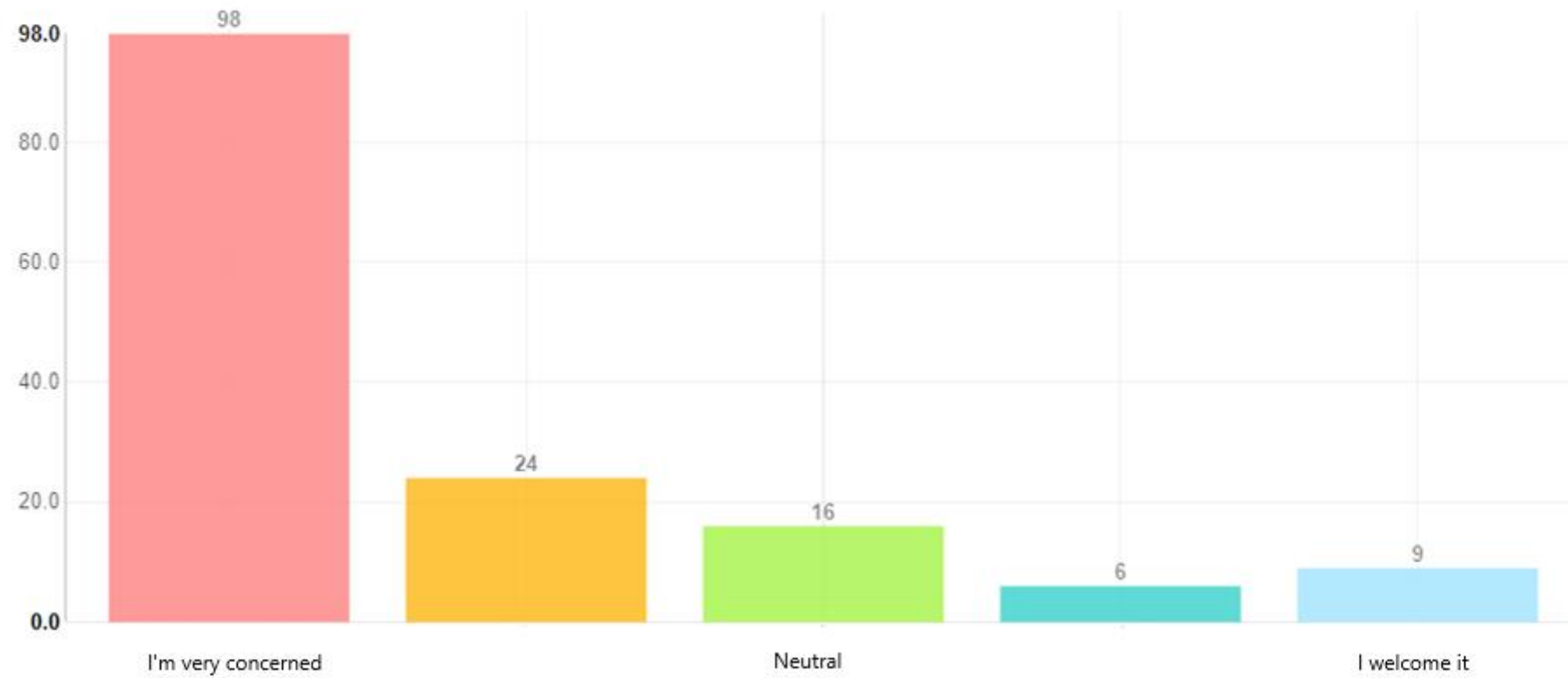
- The survey was open on the Survey Legend website from December 10 through December 31, 2022
- Paper surveys were made available to those not online
- 1182 postcards with the survey link were sent to residents within the Gowensville Fire District
- 152 responses were received, including 5 paper responses
- Survey results were anonymous
- 68 respondents submitted contact information

# Survey Responses

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How do you feel about population growth and development in your community?



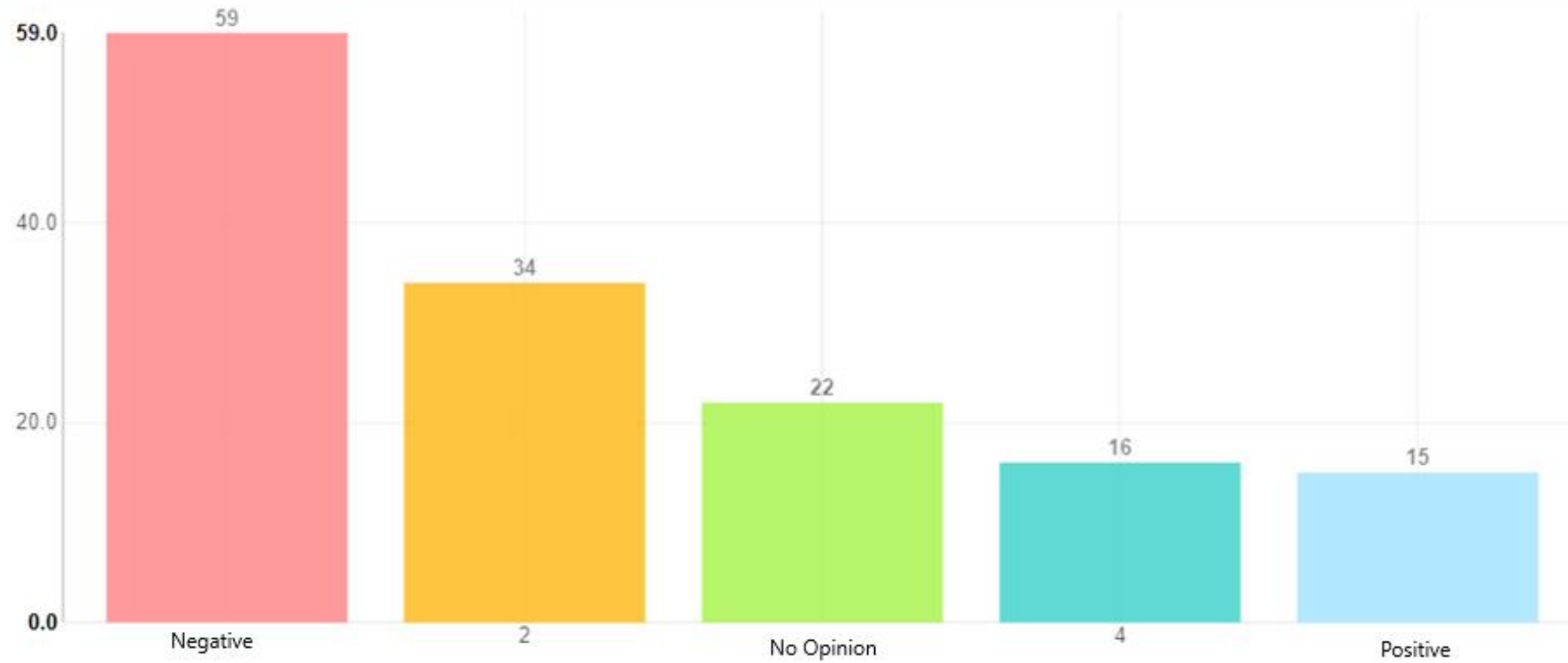
Answered: 153 | Skipped: 0

Q1

Q1



In general, how do you feel about zoning and land use regulations in your community?



Answered: 146 | Skipped: 2

Q 2

Q2



How familiar are you with the following land use tools?

Private Conservation Easements



Very familiar

21 16%

Somewhat familiar

54 42%

Not familiar

53 41%

Answered: 145 | Skipped: 0

Q 3

Q3a



How familiar are you with the following land use tools?

Private Deed Restrictions /Covenants



Very familiar

20 23%

Somewhat familiar

32 37%

Not familiar

35 40%

Answered: 145 | Skipped: 0

Q 3

Q3b



How familiar are you with the following land use tools?

Zoning



Very familiar

22 22%

Somewhat familiar

52 52%

Not familiar

26 26%

Answered: 145 | Skipped: 0

Q 3

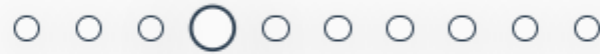
Q3c





How familiar are you with the following land use tools?

County Subdivision Regulations



Very familiar

10

11%

Somewhat familiar

32

34%

Not familiar

52

55%

Answered: 145 | Skipped: 0

Q 3

Q3d



How familiar are you with the following land use tools?

Agricultural/Rural Preservation



Very familiar

16 16%

Somewhat familiar

43 43%

Not familiar

40 40%

Answered: 145 | Skipped: 0

Q 3

Q3e



How familiar are you with the following land use tools?

Historic Preservation



Very familiar

18 18%

Somewhat familiar

47 46%

Not familiar

37 36%

Answered: 145 | Skipped: 0

Q 3

Q3f



How familiar are you with the following land use tools?

Tree Preservation Ordinances



Very familiar

12 12%

Somewhat familiar

25 26%

Not familiar

60 62%

Answered: 145 | Skipped: 0

Q 3

Q3g



How familiar are you with the following land use tools?

Urban Growth Boundaries



Very familiar

6

6%

Somewhat familiar

26

28%

Not familiar

62

66%

Answered: 145 | Skipped: 0

Q 3

Q3h



How familiar are you with the following land use tools?

Transfer of Development Rights Programs



Very familiar

6 6%

Somewhat familiar

20 20%

Not familiar

72 73%

Answered: 145 | Skipped: 0

Q 3

Q3i



How familiar are you with the following land use tools?

Design Standards/Aesthetic/Architectural Controls



Very familiar

11

11%

Somewhat familiar

31

30%

Not familiar

60

59%

Answered: 145 | Skipped: 0

Q 3

Q3j



What is your opinion of each?

Private Conservation Easements



Positive opinion

45 35%

Neutral opinion

22 17%

Negative opinion

9 7%

Not familiar enough to have an opinion

53 41%

Answered: 138 | Skipped: 0

Q 4

Q4a





What is your opinion of each?

Private Deed Restrictions /Covenants



Positive opinion

27

29%

Neutral opinion

15

16%

Negative opinion

14

15%

Not familiar enough to have an opinion

38

40%

Answered: 138 | Skipped: 0

Q 4

Q4b



What is your opinion of each?

Zoning



Positive opinion

24 25%

Neutral opinion

20 21%

Negative opinion

23 24%

Not familiar enough to have an opinion

28 29%

Answered: 138 | Skipped: 0

Q 4

Q4c



What is your opinion of each?

County Subdivision Regulations



Positive opinion

16 17%

Neutral opinion

15 16%

Negative opinion

25 27%

Not familiar enough to have an opinion

37 40%

Answered: 138 | Skipped: 0

Q 4

Q4d



What is your opinion of each?

Agricultural/Rural Preservation



Positive opinion

42 45%

Neutral opinion

14 15%

Negative opinion

5 5%

Not familiar enough to have an opinion

33 35%

Answered: 138 | Skipped: 0

Q 4

Q4e



What is your opinion of each?

Historic Preservation



Positive opinion

51 54%

Neutral opinion

20 21%

Negative opinion

3 3%

Not familiar enough to have an opinion

21 22%

Answered: 138 | Skipped: 0

Q 4

Q4f



What is your opinion of each?

### Tree Preservation Ordinances



Positive opinion

39 40%

Neutral opinion

13 13%

Negative opinion

10 10%

Not familiar enough to have an opinion

35 36%

Answered: 138 | Skipped: 0

Q 4

Q4g



What is your opinion of each?

Urban Growth Boundaries



Positive opinion

29

31%

Neutral opinion

9

10%

Negative opinion

14

15%

Not familiar enough to have an opinion

42

45%

Answered: 138 | Skipped: 0

Q 4

Q4h



What is your opinion of each?

Transfer of Development Rights Programs



Positive opinion

4 4%

Neutral opinion

15 16%

Negative opinion

12 13%

Not familiar enough to have an opinion

62 67%

Answered: 138 | Skipped: 0

Q 4

Q4i





What is your opinion of each?

Design Standards/Aesthetic/Architectural Controls



Positive opinion

15 15%

Neutral opinion

16 16%

Negative opinion

20 20%

Not familiar enough to have an opinion

47 48%

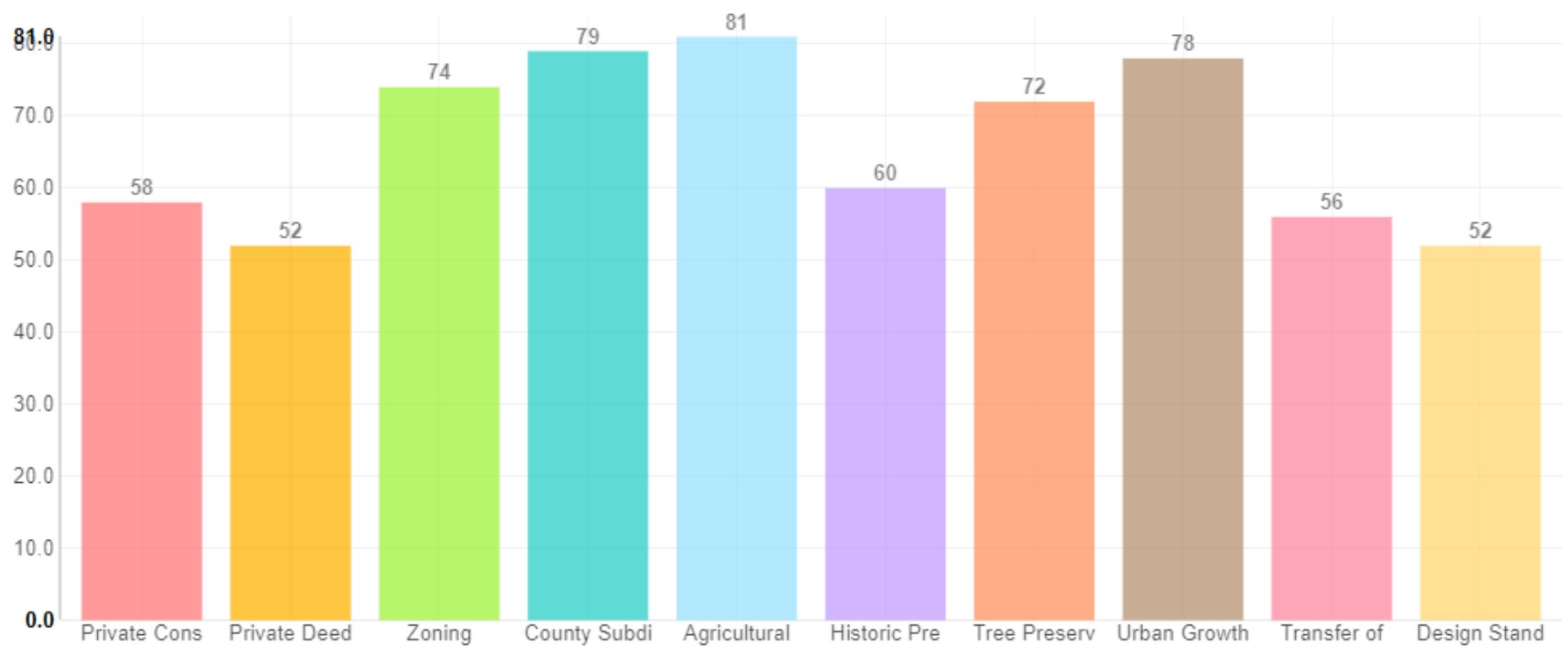
Answered: 138 | Skipped: 0

Q 4

Q4j



Which, if any, of the above would you like to learn more about?



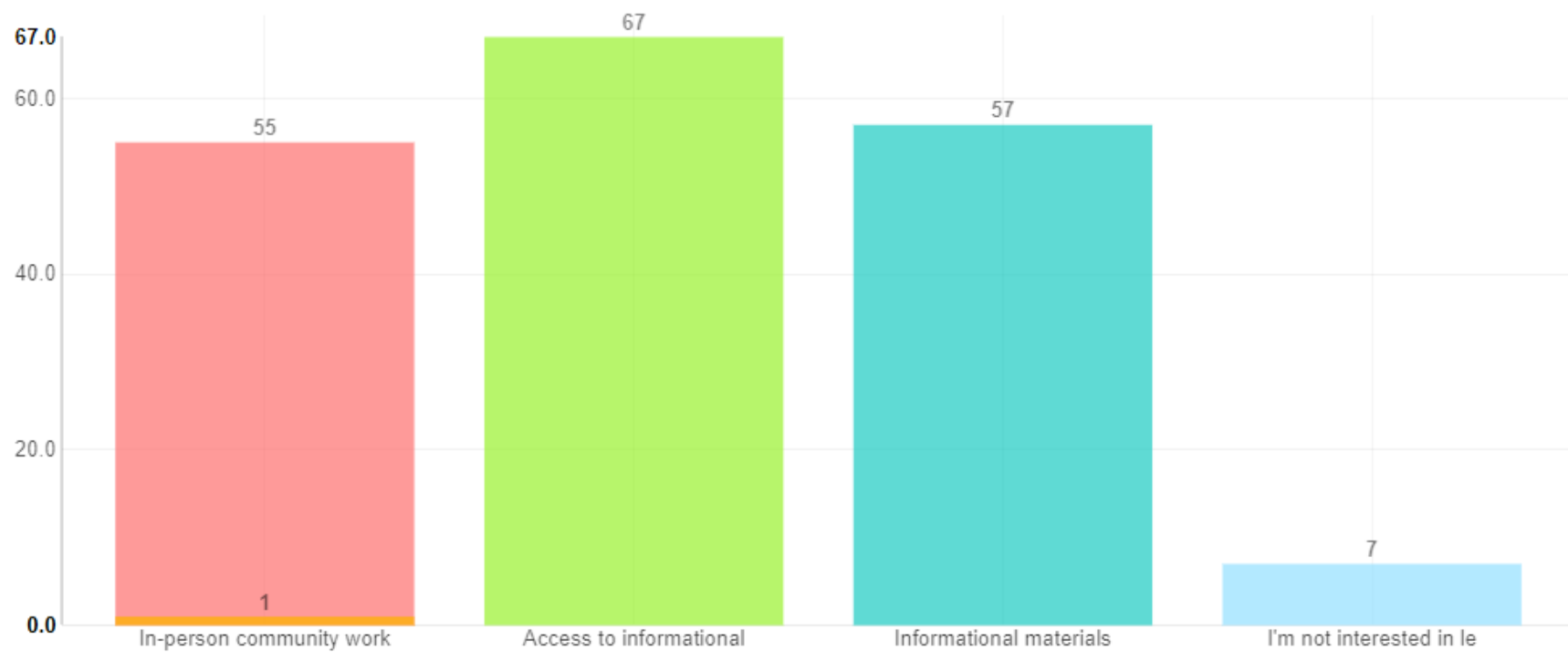
Q5

Answered: 116 | Skipped: 0

Q 5



How would you prefer to learn?



Answered: 125 | Skipped: 0

Q 6

Q6

Q7a

Answers
Greenville County is growing too fast and our infrastructure can not handle the growth. Many be welcomed in by the county for more tax dollars do not share the same views and desires that the native people do. We are not interested in any growth and expansion. There are too many neighborhoods and apartments already coming to Greenville. We do not want any more out here.
We don't need or want any subdivisions or further expansion. Our infrastructure cannot handle it.
How can we slow down growth? How can we become active in this process?
I am opposed to the unregulated, myopic growth in my beautiful county. Too many officials seem to love the influx of hundreds of houses that pop up like mushrooms! Builders cut down all the trees, bulldoze the orchards, and call their monstrosities names like ""Orchard View"" or ""Mountain Meadows"" after they have eliminated the very things that existed which drew their interest in the beginning. ( My zipcode is 29356, but I live in Greenville County.)
I am concerned with the amount of people moving into the areas. I want to protect our farm and pasture lands, streams and forests.
Our roads can't handle the growth in the area
Box below will not accept my zip code. It is 29356. Thank you
Need protect agriculture parcels in this area, not allow large urban developments. Setting higher requirements of designated acreage per single family dwellings.
We moved our family here for the rural way of life, no subdivisions, yard nazis, traffic, crime, or urban sprawl. The country life is in danger, and we have to protect it.
Just one thing... the little town of Gowensville is inhabited by a huge number of retired professionals from all parts of the U.S.A. We chose to buy here because we love its solitude and rural beauty. Any growth plans should take this fact into consideration. If you want to preserve all that is good in Gowensville, you'll get a lot of support!
I am concerned that developments will change the character of our community and overtax our resources.
The population growth in the Blue Ridge area is out of control. Our roads and resources are currently or will soon be suffering. We have to get this sprawl under control.
We want to keep urban sprawl out of Gowensville
I do NOT want zoning
Greenville county will not stop anything. Making every area just like downtown ..disgusting actually. Been fighting their approval of endless rooftops for years and years.
I want Hwy 11 protected. It is still beautiful in Greenville and Pickens Counties, but the rest of it is getting overly developed. I want a traffic circle installed at SC 11 and SC 14. Too many people are too stupid to know how to do a 4-way stop. I want Greenville County sheriffs to patrol SC 14 between Gowensville and the Spbg County line - people drive it too fast and passing no

Q7b

Answers
passing zones (mostly with NC plates). Develop a plan to create a better Gowensville commercial district.
Keep Gowensville small. We're all running from the developers and subdivisions that have taken over our neighbor blue ridge.
To preserve our way of life we need restrictions about building and development in our area.
Sustainable high end growth. Regulations regarding unsightly/ unsafe buildings in need of demolition.
I don't want zoning
Hello, thank you for sending the survey. I am concerned and interested in preserving the community in my area. There is a lot of growth taking place with zoning and tract style homes which is very disappointing. I would like to be more involved with community preservation. Low or no growth is preferred.
I am very concerned about the rapid growth and development happening in our beautiful rural area. It is scary and heartbreaking for nature and wildlife. They need to be protected and considered above all. Thank you
The road network and infrastructure has not kept up with the tremendous increase in the number of housing units and developments throughout the county. Continued approval of the construction of housing units/developments without providing for the accompanying increase in traffic is shortsighted and results in increased accidents and pollution as vehicles idle in place waiting to move.
I'm quite worried about excessive housing growth that's creeping northward in Greenville County. I'm native to SC but moved here 20 years ago to escape suburbia. Maintaining our rural "identity" and insuring sufficient infrastructure must be the two critical hurdles foremost to ANY decisions that allow this suburban sprawl to continue. Road conditions and congestion negatively affects the esthetics of our natural surroundings and wildlife which is what makes us proud "hillbillies" who we are.
I'm concerned with the amount of subdivision going in throughout Greenville County. Our current roads cannot handle the extra traffic. Several roads are not wide enough and need improved to handle the extra traffic. Where is the money going to come to update these roads? Litter!! More traffic volume = more litter and the less adoptable roads through the Adopt A Highway program due to high traffic volume and narrow shoulders. SCDOT is currently paying contractors to pick up litter, not paving roa
The EXPLOSION of growth & building in our area is VERY concerning to me!! I USED to "live in the country" & now I don't due to the extremely rapid growth/building & the CONSTANT harassment of Realtors wanting to "buy my undeveloped land" (my yard!!). I've also noticed an influx of people fleeing northern states, that are in a mess, to relocate here then they want to start recreating the very things/ situations, in our area, that they were fleeing from in their home states. This needs to stop!!!!
Need central towns with farmland all around instead of sprawl. So ugly!!. Villages like in Europe with green all around. No strip malls and fast food on every corner.
I prefer to retain our community as it is right now and limit/not allow the building of large subdivisions with small lot sizes

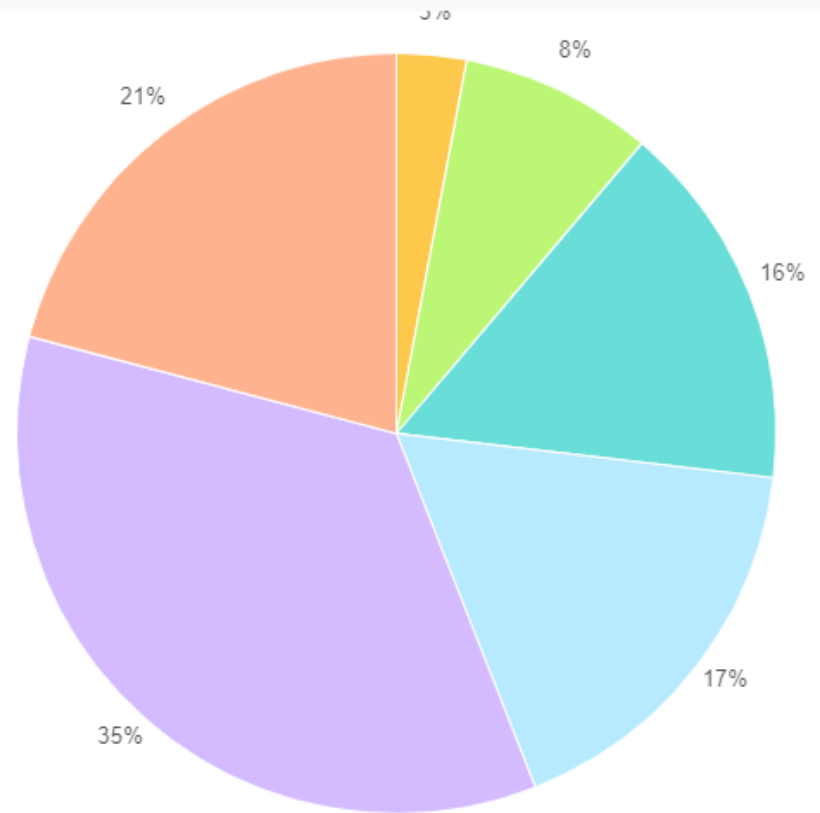


Answers
Grenville County has very poor planning and almost no regulation. Our area is large but generally ignored. Developers seem to have upper hand. We receive few county services. For example, we are largest geographic area and have least number of sheriffs deputies and no substation. We have very poor internet. County ignores us. There is no monitoring of timbering or earth moving. Area needs minimum acreage sizes for development and some design control.
We are transplants to the area as of 4 years ago and own 2 acres here, love the rural beauty and do not want the congestion of the suburbs.
Please limit growth in the Gowensville area. We do not have the infrastructure to handle the influx of cars. It is destroying the community that we love and the rural nature that attracts so many to Greenville will be lost.
Not familiar with a lot of this because we have never been faced with this areas.
Need zoning and better development to insure better control on growth while maintaining traditional rural feel of area rather than current uncontrolled development of business and residential area without consideration of impacts to community, environment, and culture.
Keep subdivisions out of northern Greenville country, minimum of 5 acre land tracks for single home
I feel that real estate brokers, etc should not be allowed to be on the county board of commissioners due to a conflict of interest
No zoning
I moved to a rural area for a peaceful lifestyle. I do not want that to be disrupted.
We need better internet service in our area.
I want this area of Greenville County to stay rural with as little growth as possible. I've lived here for 30 years and Greenville County needs some undeveloped land and farms.
We need must have better faster more reliable internet options
I am not interested in zoning or any other control or use of my property. I have owned it for 50 years without any control other than my own and I wish it to be left alone.
Is there any? Question above is not specific; how I feel about CURRENT Regulation? There isn't enough. What happened to what was in place? Lots of damage being done up here. My greatest concern about development is how it affects our water resources and how the ""folks downstream"" get the brunt of runoff. There seems to be little regulation of these folks who buy Large Agricultural Property, then log it all and then sell topsoil. Before they even file an intent to develop. Sad!
We own over 100 acres and love our ""elbow room"", but we do not mind some additional growth if the subdivisions are restricted to at least 1 acre lots and at least 2500 heated square feet. A Publix grocery store would be awesome!

<b>Answers</b>
Please please please stop the growth!!! Fix the roads!
I would like to see a repeat survey in a year
Slow growth until infrastructure reviewed and updated
I really don't want to see all of the land here eaten up by subdivisions. We are being encroached upon from the growth of both Landrum and especially Greer. I think there needs to be regulations on what can be built and incentives for people to keep their land.
Concerned about number of new homes and subdivisions in rural areas
I purposely live 45 minutes outside of Greenville so I can live in a peaceful rural area. I'd hate to lose that.
As mentioned, I am not familiar with some of the terminology listed above. However, I grew up in the Gowensville community. My family has lived her for many years. I have seen change creeping in over the last few years. Please preserve our area and not allow subdivisions and cookie cutter homes in the area. 864-414-9611
I am interested in all of these and learning about ways I can help preserve what we have here in the Gowensvill/Landrum area. One of my biggest fears for my community is that one of those cookie cutter developers, like Enchanted Homes, will purchase large tracts of land here, bulldoze all the habitat, and replace our healthy ecosystems with numerous low quality homes. I see it happening in so many places in Greenville and Spartanburg counties.
The current amount of regulation is enough, if not too much.

What is your age?

Answer	Count
18 or under	0
19-29	4
30-39	11
40-49	21
50-59	23
60-69	47
70 or older	28



Answered: 132 | Skipped: 0

Q 8

Q8