

BASELINE CONDITIONS

Report

★ SOUTH GREENVILLE ★

AREA PLAN



Greenville
County

BASELINE CONDITIONS REPORT

The Baseline Conditions Report is a document that summarizes different types of data concerning the South Greenville County Area Plan study area. This information addressed below is derived from many sources – US Census Bureau, information collected from our initial round of stakeholder interviews, and information from Greenville County Departments involved in the development process.

The purpose of this report is to get a better understanding of the existing situation within the South Greenville County study area with regard to its level of various development related services and their ability to accommodate growth as well any plans for the improvement of services in the future.

STUDY AREA

The 98 square mile study area extends just north of the I-85 and SC 20 intersection and is bounded by the Reedy River to the east. The study area boundary extends a little beyond the SC Highway 8 and SC Highway 418 roads to the south and follows the Saluda River on the west. This study area includes both the Grove Creek and Huff Creek watersheds. This area includes the communities of Piedmont, Moonville, Woodville, and Fork Shoals.

This area contains a variety of land uses. The northern portion of the study area contains two significant business and manufacturing centers in Greenville County, the South Carolina Technology and Aviation Center (SCTAC) and the Matrix Business and

Technology Park. These two operations contain over 3,700 acres and house over 100 businesses. They have a significant economic impact in the upstate in terms of employment.

The southern portion of the study area is rural in character and has some of Greenville County's most beautiful open space and significant farming operations. The area is characterized by very low density single-family development with homes on very large lots.

Both of these areas are vital to the quality of life providing employment and economic development along with opportunities to experience the rural lifestyle that many residents appreciate and enjoy.

DEMOGRAPHIC PROFILE

The total population of the South Greenville County study area is projected to grow a little over 1 percent each year between the years 2015 and 2020 when the population is expected to reach 37,803 people. This rate is slightly faster than both the State of South Carolina and the nation as a whole. Similar to Greenville County as a whole, the fastest growing segment of the population is the 65+ year age cohort.

Median Household Income in the South Greenville County study area of \$39,912 is close to the Greenville County Median Household Income of \$49,349. The

study area Median Household Income is expected to grow to \$46,094 by the year 2020.

The number of housing units grew by 4 percent from 2010 to 2015 to a total of 14,557. This number of housing units is expected to be 15,347, an increase of 5.4%, by the year 2020. In Greenville County, the total number of housing units grew by 6.2% from 2010 to 2015 to a total of 207,664. This number is expected to increase to 221,884 housing units by the year 2020, an increase of 6.8%

DEVELOPMENT TRENDS

Subdivision Activity

Since 2007 seventeen residential subdivisions with 1185 lots have been created within the study area. A large majority of this residential development has occurred within the northern portion of the study area where access to public sewer is available. Typically these subdivisions have higher residential densities due to the availability of sewer. Figure 9 shows some of the existing residential subdivisions as well as the location

of more recently approved subdivisions (See Fig. 9).

The number of subdivisions and corresponding number of lots created that have been given preliminary approval for the period 2011-2015 for both all of Greenville County and within the study area have been identified in the table below.

*Number of Subdivisions & Residential Lots Created
Greenville County and the Study Area (2011-2015)*

<i>Year</i>	<i>Study Area</i>		<i>Greenville County</i>	
	<i>Subdivisions</i>	<i>Lots Created</i>	<i>Subdivisions</i>	<i>Lots Created</i>
2011	0	0	0	0
2012	0	0	5	160
2013	4	101	17	915
2014	0	0	24	1,257
2015	9	805	45	3,805
TOTAL	13	906	91	6,137

While the study area represents about 12% of the total land area of Greenville County, recently approved subdivisions accounted for 23.5% in 2013 and 20% in

2015. With regard to the lots created, 11.2% of the lots created were in the study are in 2013, and 21.1% of the lots created were in the study area in 2015.

Existing Land Use and Zoning

The following table (Existing Land Use Break-Down) shows the existing land use within the 59,190 acre study area. Over 66 percent of the land use in the study area is either agricultural, or vacant. Residential development,

both single-family and multi-family residential make up about 21 percent of the study area. The remaining land use is either commercial, public institutional, or manufacturing (See Fig. 4).

Existing Land Use (2016)

<u>Land Use Category</u>	<u>Acreage</u>	<u>Percent</u>
Residential		
Single-Family	12,425	21.0
Multi-Family	610	1.0
Commercial		
Retail	1,181	2.0
Office	305	0.5
Business / Manufacturing		
Service / Industrial	3,288	5.6
Public Institutional	2,091	3.5
Agriculture	30,327	51.2
Vacant	8,963	15.2
TOTAL	59,190	100.0

ZONING ACTIVITY

Figure 3 shows the existing zoning within the study area. A significant part of the study area is presently unzoned, primarily land on the west side of US Highway 25 south of Emily Lane to the southern border of the study area as well as land south of Highway SC 418 on the Eastside of US Highway 25. As you would expect a lot of the property north of I-185 is zoned for nonresidential and higher density residential uses. South of I-185, the zoning transitions to lower density residential larger lot development. There is some commercial zoning along

parts of US Highway 25. The adjacent table indicates the acreage of each zoning classification in the study area.

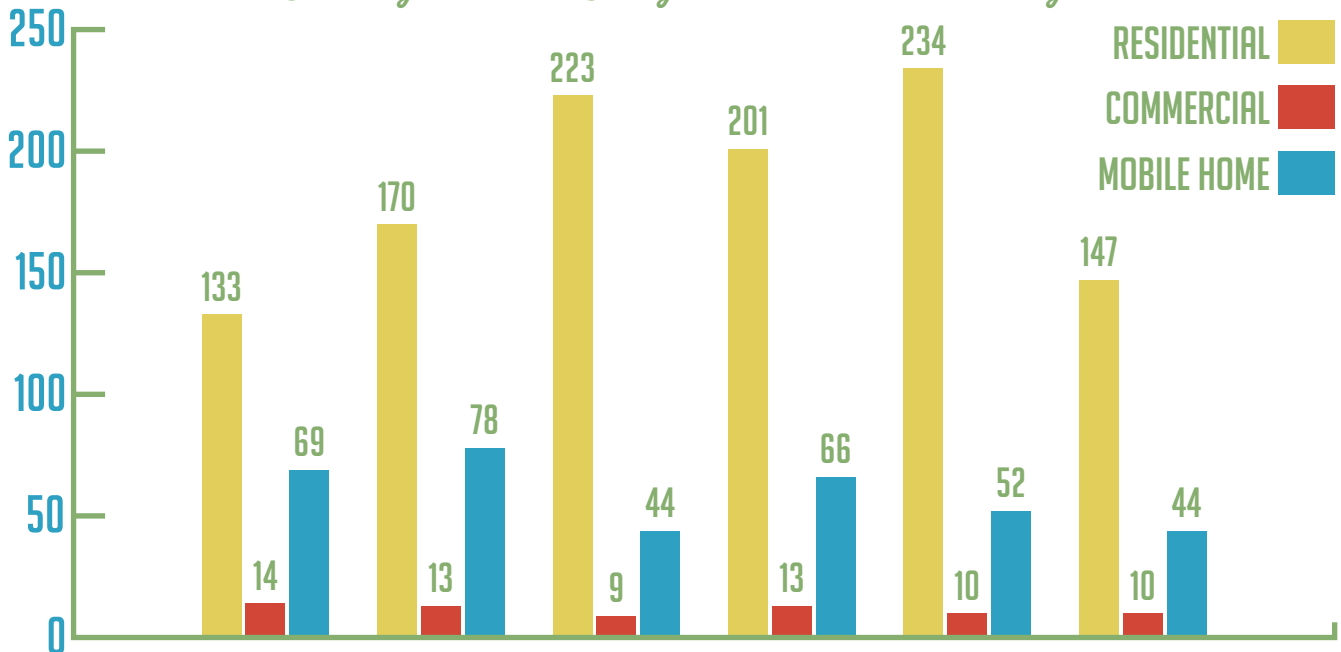
Over the past twenty years there has been a lot of rezoning activity within the study area. The circles on the map indicate where a rezoning was approved (green) and where a rezoning was denied (red). A large majority of the rezoning requests have occurred above I-185 (See Fig. 11).

*Existing Zoning by Acreage
in the study area*

Another measure of development is the issuance of building permits. The graph on the following page displays the number of permits issued for new residential and commercial construction as well as the major additions and alterations to residential and commercial construction and the installation of new mobile homes within the study area from the years 2010 to 2015. These building permit numbers also include the affiliated permits issued as part of the permitting process. In all three categories the number of permits issued has been pretty consistent each year. This building permit trend in addition to the number of lots approved in subdivisions within the study area, as well as the level of rezoning activity all point to a slow but steady increase in development in the study area. How has this growth been accommodated by the community facilities, roads, and utility infrastructure? That will be discussed in the following section.

<u>Zoning Category</u>	<u>Acres</u>	<u>Percent</u>
UNZONED	23,006.84	38.87%
R-S	8,830.14	38.87%
R-R1	7,455.95	12.60%
I-1	5,642.53	9.53%
R-R3	3,441.13	5.81%
S-1	2,087.97	3.53%
R-12	1,526.50	2.58%
I-2	1,380.98	2.33%
R-MA	1,107.40	1.87%
PD	934.04	1.58%
R-7.5	924.67	1.56%
R-10	810.63	1.37%
R-M20	568.06	0.96%
R-15	489.81	0.83%
C-2	373.21	0.63%
C-3	153.91	0.26%
R-MHP	96.53	0.16%
RR-ROW	90.33	0.15%
C-1	90.21	0.15%
R-20	69.79	0.12%
R-M10	47.21	0.08%
FRD	27.58	0.05%
R-M2	11.90	0.02%
R-M	10.26	0.02%
PD-R	7.52	0.01%
R-20A	4.32	0.01%
O-D	0.52	0.00%
NC	0.18	0.00%
TOTAL	59,190.12	100.00%

South Greenville Study Area Permit Activity



COMMUNITY SUPPORT SERVICES

Schools

The School District of Greenville County has the responsibility of providing public education services and facilities within the study area. The following text is a breakdown of schools that presently provide education services within the study area (See Fig. 1).

Elementary Schools – Sue Cleveland and Robert E. Cashion elementary schools have capacity to accommodate additional students. Grove Elementary School is at capacity at the present time. Fork Shoals Elementary School's attendance area extends into the southern portion of the study area, and has the ability to accommodate additional students as well.

Middle Schools - Woodmont Middle, and Ralph Chandler Middle schools are located within the study area and both of these facilities have the ability to accommodate additional students. Hughes and Tanglewood Middle Schools' attendance areas extend into the study area, and both of these schools have the capacity to accept more students.

High Schools – Woodmont High School is located within the study area and currently has the capacity to accept additional students. Both Carolina and Southside High Schools' attendance areas are in part

of the study area. These two high schools also have additional capacity to accommodate more students in the future.

It appears that schools that presently serve the study area are in a good position to accommodate any additional students that are a result of more growth in the study area. That being the case, the current Greenville County Schools' Long Range Facilities Plan has identified school additions to Ellen Woodside, Fork Shoals, and Robert E. Cashion elementary schools as well as to Ralph Chandler Middle School from 2021 and beyond.

The Greenville County School District staff stated that due to the district's extensive School Choice options offered as well as the Charter School availability, it permits greater school enrollment flexibility and capacity. The school district staff prefers a balanced residential development pattern in the future along with employment-generating uses. Issues they would like to see addressed in this plan include the requirement to provide both internal and external sidewalks in new residential developments as well as providing opportunities for connectivity among adjacent residential subdivisions.

Recreation

The Greenville County Recreation Department is responsible for providing recreation facilities and opportunities for study area residents. The following is a list of existing recreational facilities that are located in the study area (See Fig. 1).

Idlewild Park is located on Michelin Road in the northeastern part of the study area. Part of this 57-acre site is leased from the Michelin Corporation and contains athletic fields, and basketball courts.

Lakeside Park is a 90 acre facility located off of SC Hwy 20 in the northern part of the study area. The park contains water recreation venues as well athletic

fields, baseball fields, basketball courts, playgrounds, and a walking trail.

The Piedmont Athletic Complex located off US Hwy 25 is centrally located within the study area. This facility located on 28 acres provides athletic fields, soccer fields, and a football field. A remote car track has also been located at this site.

Loretta C. Wood Park is located just south of the study area off US Hwy 25. The property has a total of 244 acres, 34 of which is developed and contains the following recreation opportunities. Both active recreation – baseball and athletic fields, playground, and

passive recreation - walking trails are available. There is still 210 acres of woodlands on site. However there are no immediate plans to provide additional recreation facilities at this site.

Southside Park located east of the study area off of Log Shoals Road provides 65 acres of athletic fields including football, as well as tennis and playground facilities. There is also a water park at this facility.

Another recreation area just south of the study area is Cedar Falls. This 95 acre parcel located off of Cedar Falls Road and adjacent to the Reedy River is an historic site with playgrounds, shelters and a walking trail.

Law Enforcement

The **Greenville County Sheriff's Office** has the responsibility to provide law enforcement services to the study area. The Sheriff's Office South Command is located near SCTAC and provides law enforcement services out of that facility (See Fig. 1). Southern Command provides personnel and services to all of the patrol beats throughout Greenville County. They have been at this location for about two years due to the shortage of space at other Sheriff's Office facilities. The Southern Command provides Community Patrol, Traffic, Directed Patrol, and School Crossing Guards.

In the Southern Command, there are seven deputies serving the study area including four community deputies. Southern Greenville County has some of

Fire Protection

South Greenville Fire District – The South Greenville Fire District presently has eight fire stations located throughout their service area. If growth continues particularly in the southern part of the study area as well as further south, then they would prefer to have another station in that area. Since the South Greenville Fire District is in southern Greenville County, there is only one station that has public sewer, and six stations have access to public water.

With regard to future land use development patterns, South Greenville Fire District would prefer rural and

The Recreation Department also has an interest in the reuse of the Old Woodmont High School facility. There has been some discussion about and investigation of locating various community related uses in this facility. However the cost of the installation of a sprinkler system which would be required is very expensive.

The Recreation Department staff also mentioned that a part of the Twin Chimneys Landfill has been set aside for recreation. The Recreation staff also mentioned that there is 470 acres mostly unused of the former Piedmont landfill site that may have some future potential for recreation purposes.

the lowest crime rates in the county. Property related crimes and theft are the most prevalent types of crime committed in this area.

Two additional community deputies were recently added to serve this area. There is currently no plans for additional facilities or personnel to serve this area. The Sheriff's Office would like to see the improvement of roads in the study area as a result of this planning effort. With regard to future land use preferences, they have no specific suggestions other than they would not prefer to encourage strip commercial development along US Hwy 25 south. They have no problem with any "clean" industrial development.

low density residential development. For their station that serves the Matrix Industrial Park, they would like to see additional industrial development at that location.

Piedmont Fire District - The Piedmont Fire District currently has two fire stations located in the study area and another station in Anderson County. The District is experiencing an increase in call volume over the past two years increasing over 50% each year as a result of the growth that is occurring. This increase is putting a strain on their ability to effectively provide fire protection services. The Fire Chief believes they

need a new station near the Acadia Development and SC Hwy 153. He has also been working with the County Recreation Department to locate a new station near the Saluda River in conjunction with a water related recreation facility sometime in the future.

Belmont Fire District – The Belmont Fire District has one station located in the northern part of the study

Solid Waste Disposal

The **Greenville County Solid Waste Division** is responsible for providing solid waste disposal services in the study area. The Twin Chimneys Landfill is located south of the study area and accommodates solid waste disposal for residents and businesses in the study area. The private sector vendors pick up most of the bagged garbage, most everything else goes to the Piedmont waste and recycling center. This facility is the most underutilized in the County. Therefore additional development in the study area should not negatively

area and focuses their fire protection efforts in and around the Conestee Community. They presently have no plans for future expansion of their existing resources. Their issues and concerns deal with public safety with regard to residential development and drainage and road improvement issues in their service area.

impact the waste and recycling center. There are no drop-box recycling locations in the study area. More drop-box recycling locations is desired. However, they require the constant attention of the property owner or company.

Having the landfill in close proximity to the study area has meant more truck traffic generated on SC Hwy 418, Reedy Fork Road and US Hwy 25.

TRANSPORTATION

Transportation Improvement to roads in the study area fall within the purview of Greenville County Engineering(Roads and Bridges) for local county roads, SCDOT for state roads, and The Greenville Pickens Area Transportation Study (GPATS) for the allocation of both state and federal funds for transportation improvement purposes (See Fig. 6).

The road network in the study area serves many purposes. It provides a means of commuting between

work and home, as well as shopping, school, and other trips for local residents. The major roads including the interstate highways as well as major arterials also serve drivers coming from outside the study area. These trips can originate from Greenville County, other upstate counties as well as other counties in the state as well as other states. The following figure indicates the major north/south and east/west roads as well as the number of miles traversed through the study area and traffic count information from 2011 to 2014.

Traffic Data for Major Roads in the study area

<u>Road Name and Orientation</u>	<u>Number of Miles</u>	<u>Traffic Count Data</u>	
		2011 trips	2015 trips
I-85 (east-west)	5.2	96,000	99,800
I-185 (east-west)	8.0	6,600	7,600
West Georgia Road (east-west)	7.59	1,200	1,050
SC HWY 8/418 (east-west)	8.93	9,500	8,800
US HWY 25 (north-south)	12.37	19,600	21,000
SC HWY 20 (north-south)	10.0	12,200	14,500
Fork Shoals Road (north-south)	11.37	7,300	7,700

Lately there have been a lot of complaints regarding the condition of Emily Lane. Road improvements identified for 2016 include the resurfacing of Mckey Road. In addition, Perimeter Road in SCTAC is scheduled for resurfacing and is being funded by a federal grant.

The only current improvement that has recently been completed is the paving and shoulder improvement of Old Pelzer Road. In the Long Range Transportation Plan (LRTP), some projects have been identified but due to funding constraints will not be addressed for more than 20 years. These projects include the following: the widening of Fork Shoals Road from Ashmore Bridge Road to White Horse Road extension, and the widening of SC Hwy 418 from Fork Shoals Road to Fountain Inn.

The LRTP has also identified the following intersection projects (See Fig. 7).

- Improvement of the SC Hwy 20 and SC Hwy 86 intersection
- Improvement of the SC Hwy 418 and Fork Shoals Road intersection
- Improvement and realignment of the SC Hwy 8 and Garrison Road intersection

The Southern Connector (I-185 Toll) is a 16 mile limited access freeway which opened in March 2001.

The construction of this road was privately financed by the sale of bonds. It is not a privately owned road. The state of South Carolina Department of Transportation (SCDOT) owns and maintains the road. The tolls collected on the Southern Connector go to satisfy the bonds which financed the road. The tolls also pay SCDOT for all road maintenance, including snow removal and grass cutting. SCDOT 2014 traffic counts indicate the daily volume along the corridor is 6,900 trips.

Two issues identified is the resolution of the Southern Connector organization and the final outcome of the status of I-185. The other issue noted was the many roads that intersect US Hwy 25 at bad angles.

SCDOT is presently undertaking minor upgrades (adding turn lanes) for key intersections on SC Hwy 418. They get a lot of complaints about the truck traffic and the volume of traffic along SC Hwy 418. They also hear a lot about some problem intersections around Woodmont High School. SCDOT has also received complaints regarding Fork Shoals Road, Bracken Road, and Grove Road.

In SCDOT's opinion, the most pressing transportation need in the study area is the widening of W. Georgia Road.

UTILITY INFRASTRUCTURE

ReWa, Renewable Water Resources is the regional waste water treatment provider in the study area. They presently have two waste water treatment facilities in or close to the study area. Each of these plants have sufficient capacity to address additional development that may occur within the study area. These plants are the Lower Reedy Wastewater Resource Recovery Facility and the Piedmont Regional Wastewater Resource Recovery Facility.

All new development occurring on the westside of US Hwy 25 will be pumped or gravity fed to the Piedmont Regional WRRF. The former Grove Creek WRRF has been converted to a pump station for this reason. The Grove Creek watershed is in a good position to support any additional development.

Any new development on the eastside of US Hwy 25 and above I-185 in the Huff Creek Watershed will be treated by the Lower Reedy WRRF which currently has no capacity concerns. Below I-185, there are no current wastewater treatment options with the exception of an existing pump station at the Perry Correctional Institute. In the future either a series of pump stations to connect to the Lower Reedy or the possible construction of a new Huff Creek WRRF could serve future development.

Metropolitan Sewer Subdistrict (Metro) is the special purpose district responsible for the operation and maintenance of sanitary sewer facilities (collection system) for part of the study area (See Fig. 8). Metro's collection system transports wastewater from their customers (home or business) to the trunk lines (Re-Wa) that ultimately go to the WRRF. Metro has recently completed a project that involved accepting ownership of the sewer system formerly operated by the Piedmont Public Service District. Metro's collection system is primarily located within the Grove Creek watershed and north of I-185 within the study area. A majority of the study area is not located within a sewer collection system district and therefore has no sewer infrastructure in place.

Growth of the collection system into the un-sewered areas will require expansion of a sewer collection system district or municipality, coordination with Re-Wa, and funding. A majority of the funding will come from developers, but the additional funding sources necessary have yet to be determined. Use of pump stations needed to support the growth requires higher construction and operation and maintenance costs, which adds to the funding needs.

United Utilities is a privately owned and operated sewer utility that provides for collection and treatment. It is currently providing service for a select group of property owners between W. Georgia Road and Sandy Springs Road.

The Greenville Water System is the public water provider for the study area. The entire study area is within their jurisdiction, however distribution of water service is based upon the extension of water lines off of their main 24" trunk line down South US Hwy 25. This 24" trunk line becomes a 16" line at the intersection of Donaldson Road. This 16" line runs to the intersection with SC Highway 418 where it becomes a 12" line to the County boundary. Individual customers and developers are required to pay for any water line installation.

At the present time, they have no plans for any major infrastructure improvements in the study area other than minor water line extensions and maintenance. They have observed a decrease in demand within the study area. They would like to see an improvement in the fire protection capability for existing and any future industries. This could happen by either increasing the water line capacity or by elevated water towers for fire suppression.

Greenville County Government has established a policy that consists of a 50/50 matching grant program for the purposes of installing water lines based on health and safety issues such as contaminated wells, dry wells and for fire protection purposes.

DEVELOPMENT LIMITATIONS

The Green Infrastructure Map (Figure. 10) shows some factors that should be considered if and when development occurs within the study area. The map identifies those features that can influence where future development may take place. These features include flood plain and stream buffers as well as property with steep slopes. The two major soil classifications that relate to Prime Agricultural Land are also identified on the map.

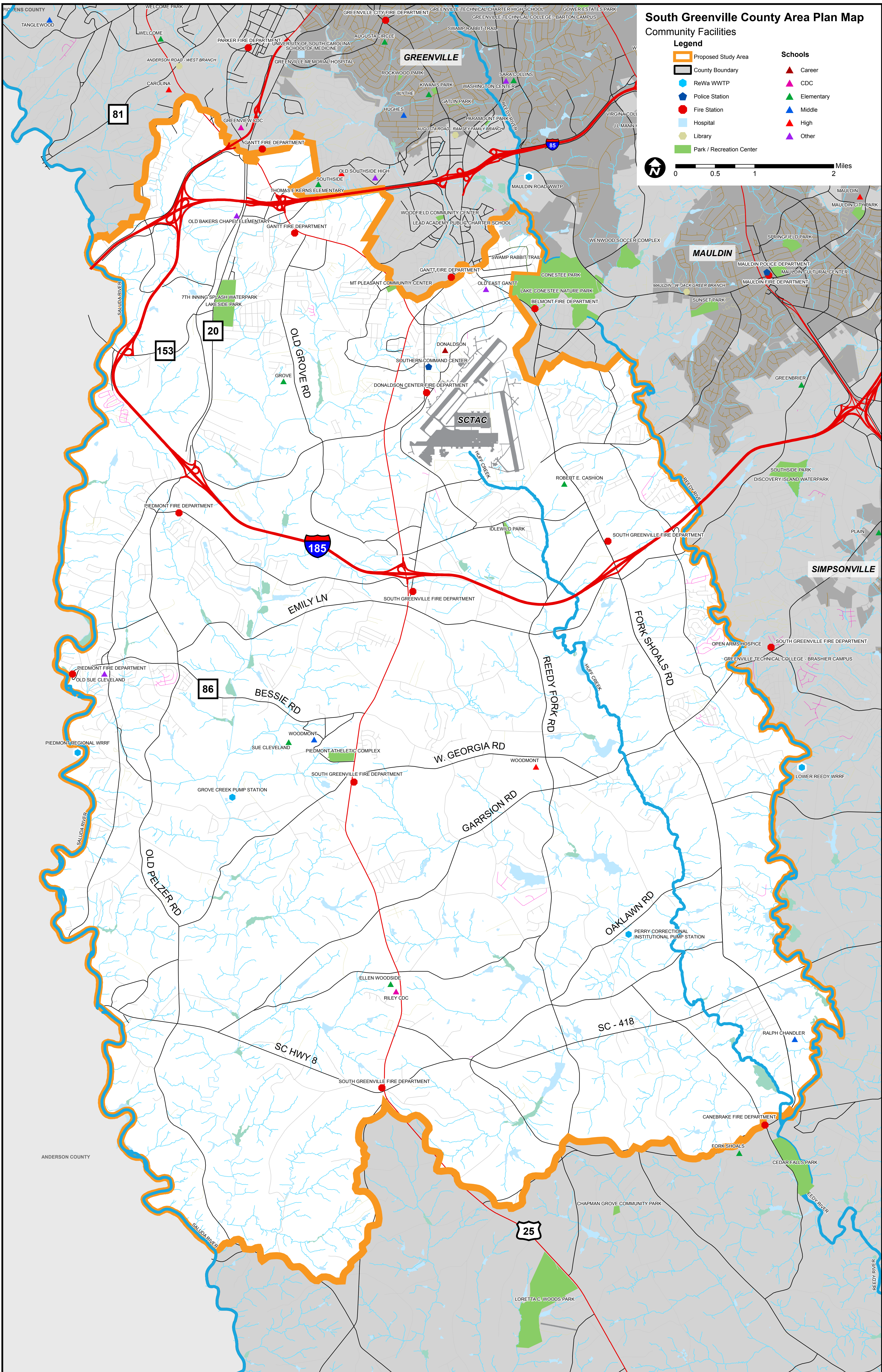
In talking with representatives of **the Greenville County Soil and Water Department**, they shared some information concerning stormwater catchment facilities (primarily dams) in the study area. Also they mentioned their septic tank repair and replacement program primarily in the Huff Creek Watershed. These

issues also must be taken into consideration

In addition **the Greenville County Land Development Division** enlightened us about new development requirements that will most likely be in place within the next five year.

These requirements involve new stricter Phosphorus and Nitrogen water quality standards. These standards will most likely impact the cost and quality of future development in the Huff Creek Watershed only. It is their staff's opinion that lower density residential development as well as nonresidential development with no outdoor storage and no significant paved areas would be best suited based upon the future water quality standards.

Figure 1: Community Facilities Map



South Greenville County Area Plan Map

Community Facilities

Legend

Proposed Study Area	Schools
County Boundary	Career
ReWa WWTP	CDC
Police Station	Elementary
Fire Station	Middle
Hospital	High
Library	Other
Park / Recreation Center	

0 0.5 1 2 Miles

Figure 2: Aerial Imagery Map

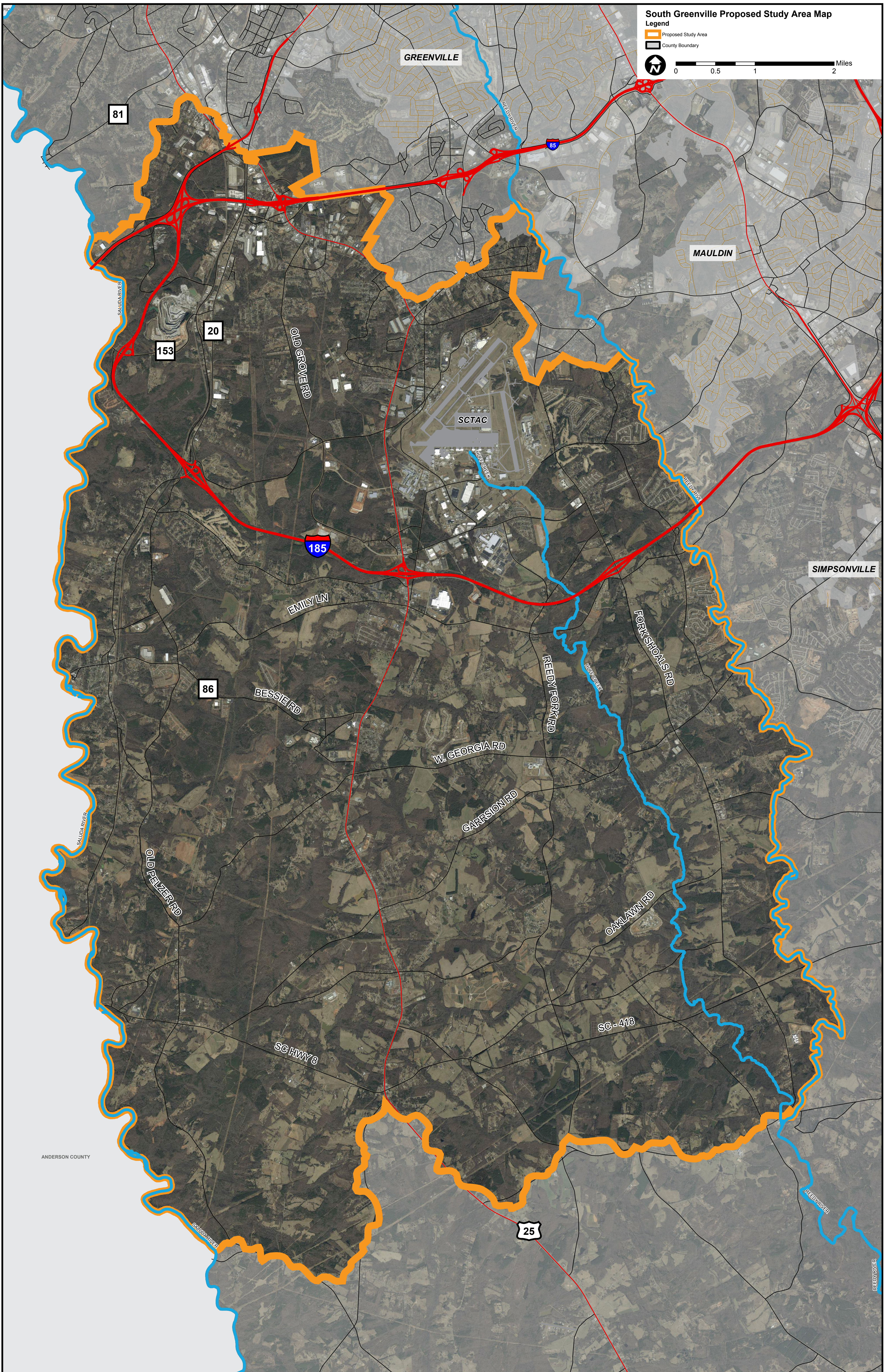


Figure 3: Zoning Map

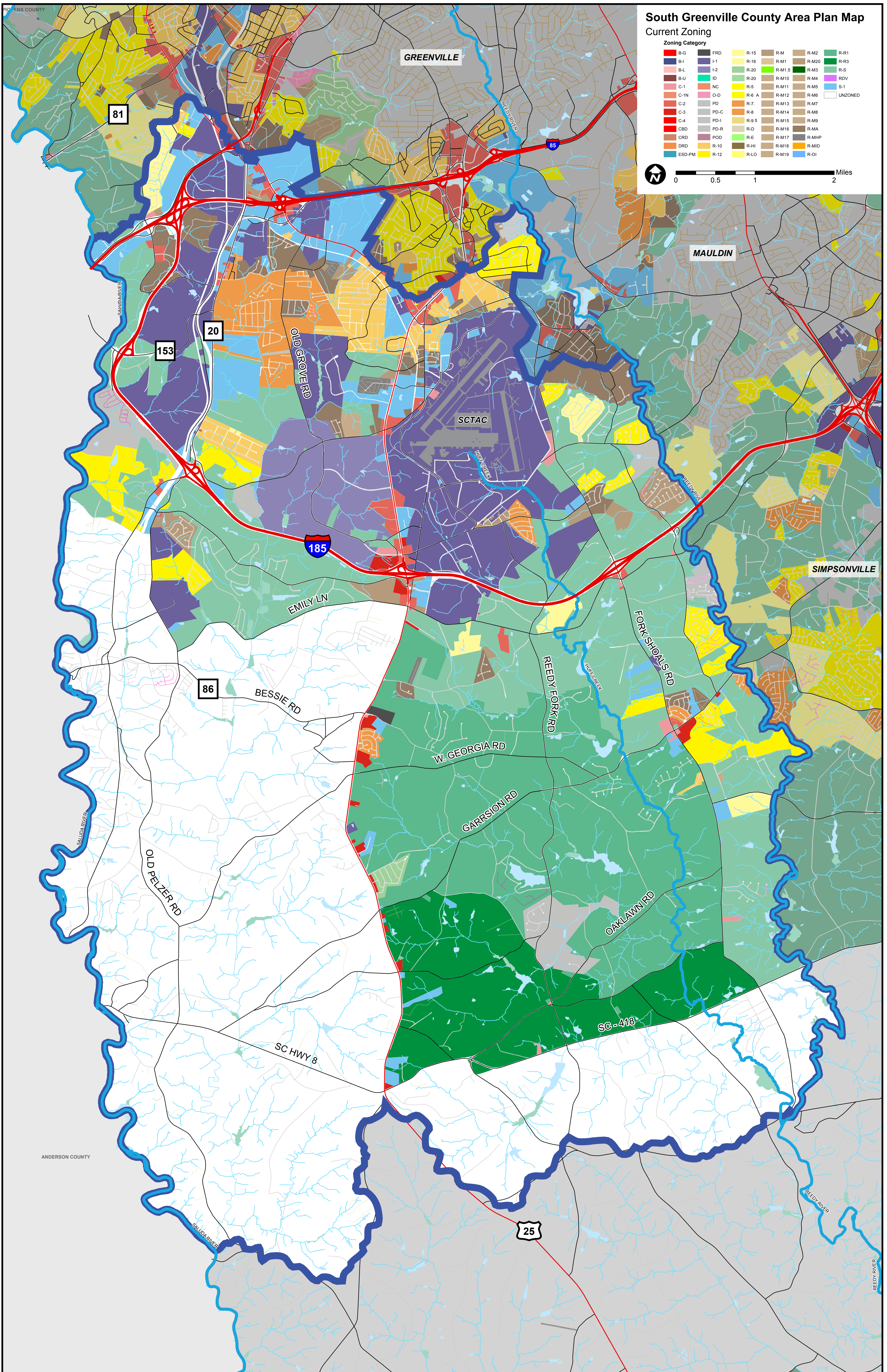


Figure 4: Current Land Use Map

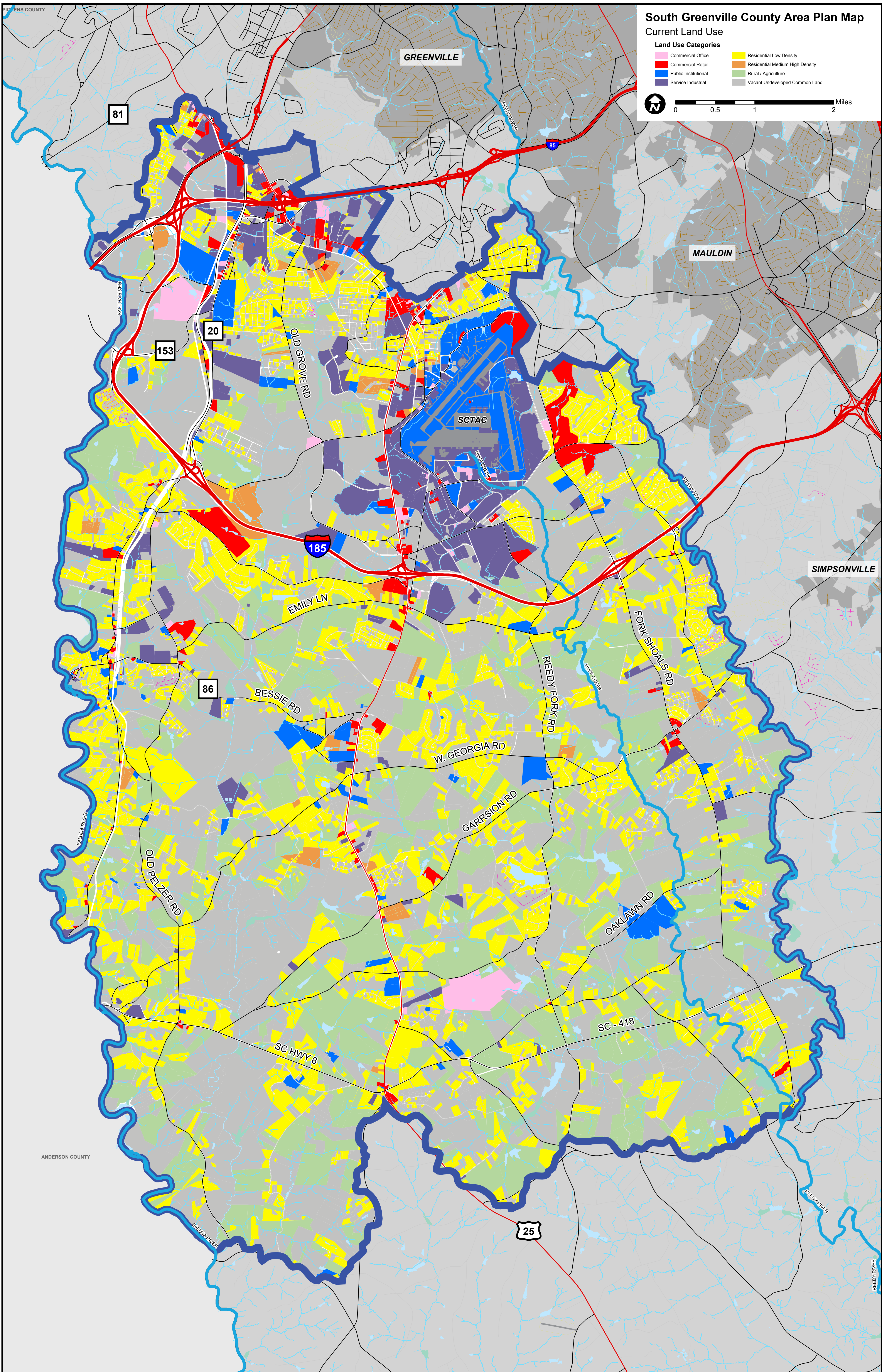


Figure 5: Future Land Use Map

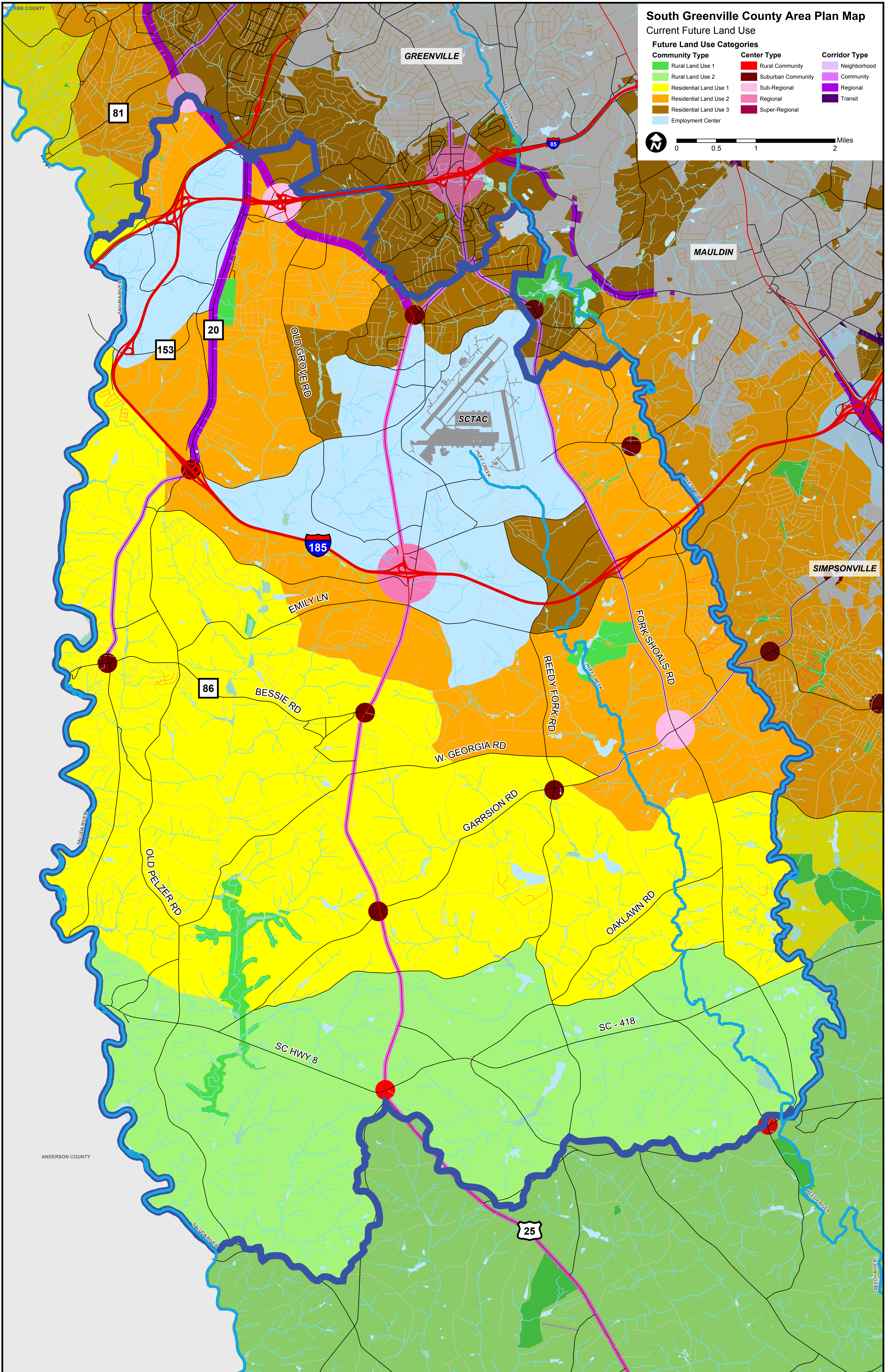


Figure 6: Road Ownership Map

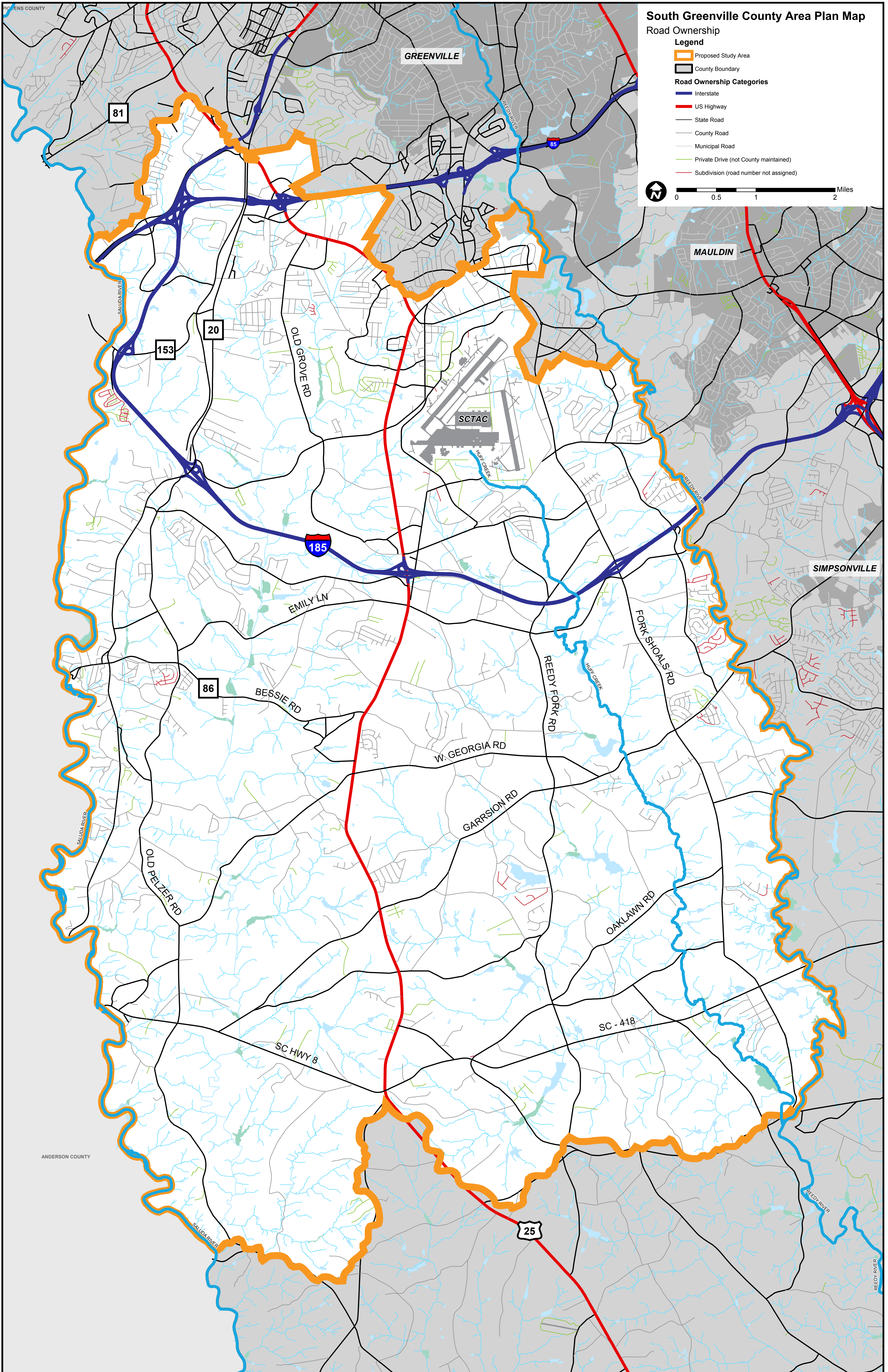
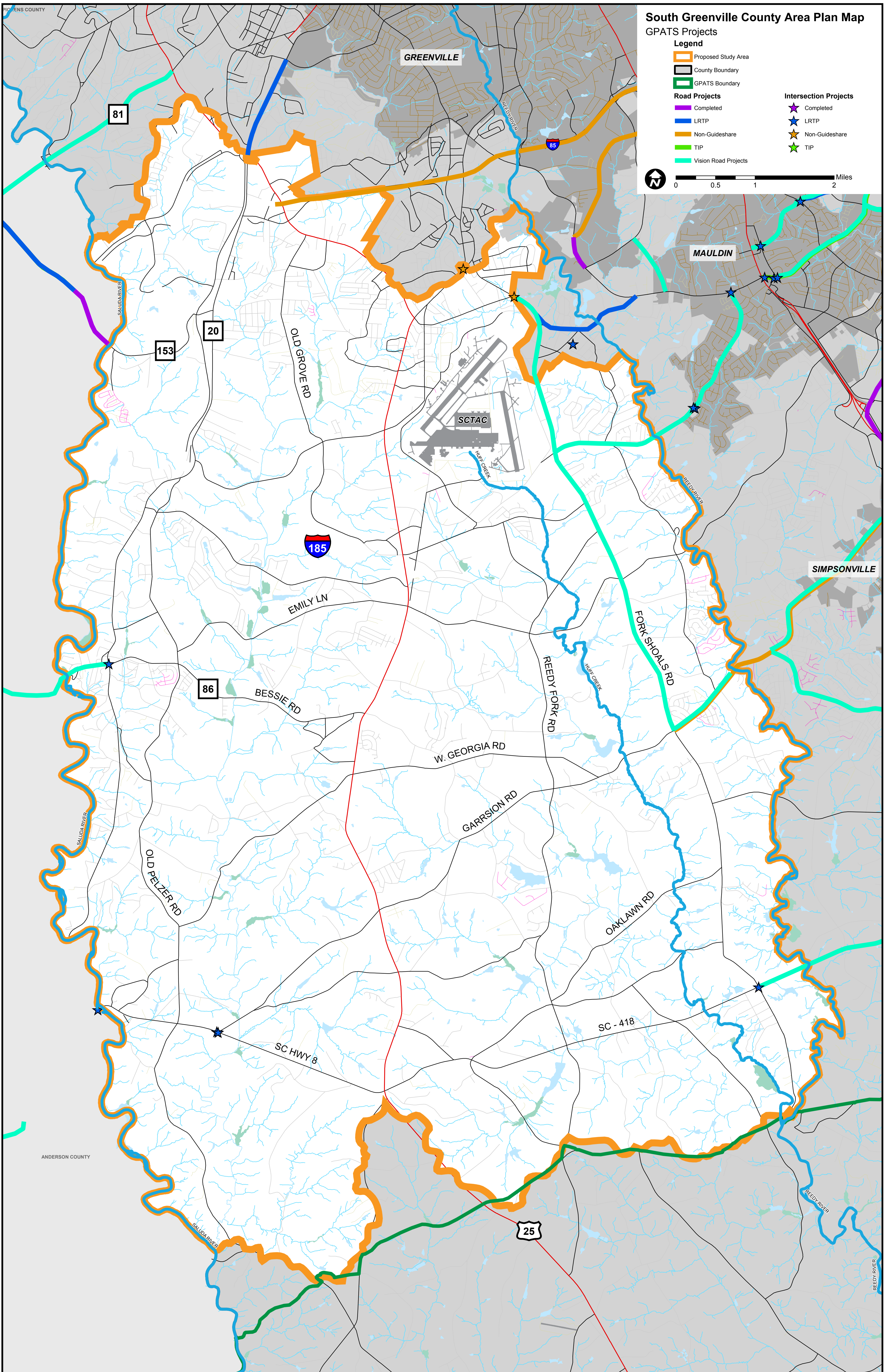


Figure 7: GPATS Projects Map



South Greenville County Area Plan Map
GPATS Projects

Legend

- Proposed Study Area
- County Boundary
- GPATS Boundary

Road Projects

- Completed
- LRTP
- Non-Guideshare
- TIP
- Vision Road Projects

Intersection Projects

- Completed
- LRTP
- Non-Guideshare
- TIP

0 0.5 1 2 Miles

Figure 8: Sewer Provider Districts Map

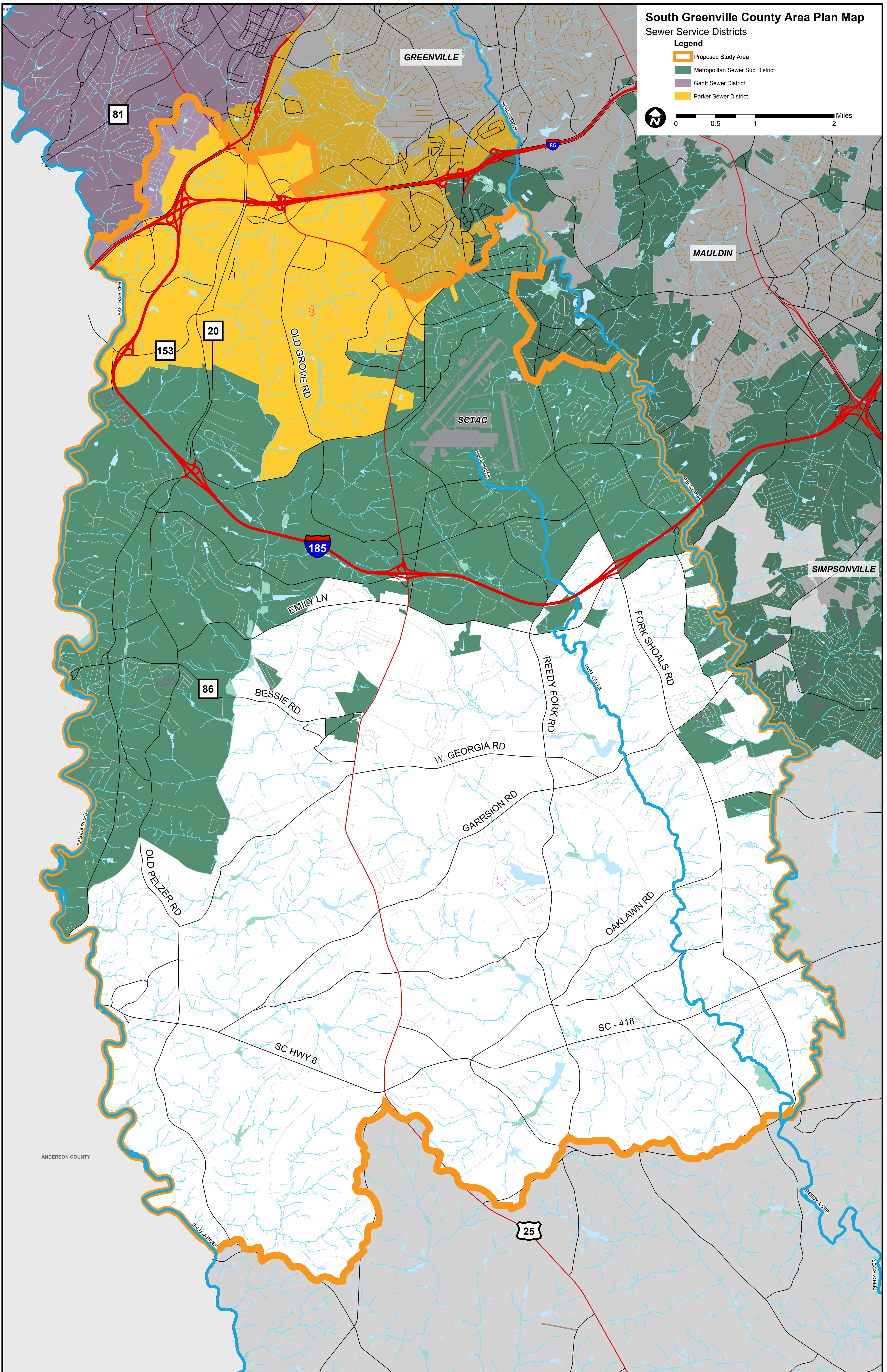


Figure 9: Subdivisions Map

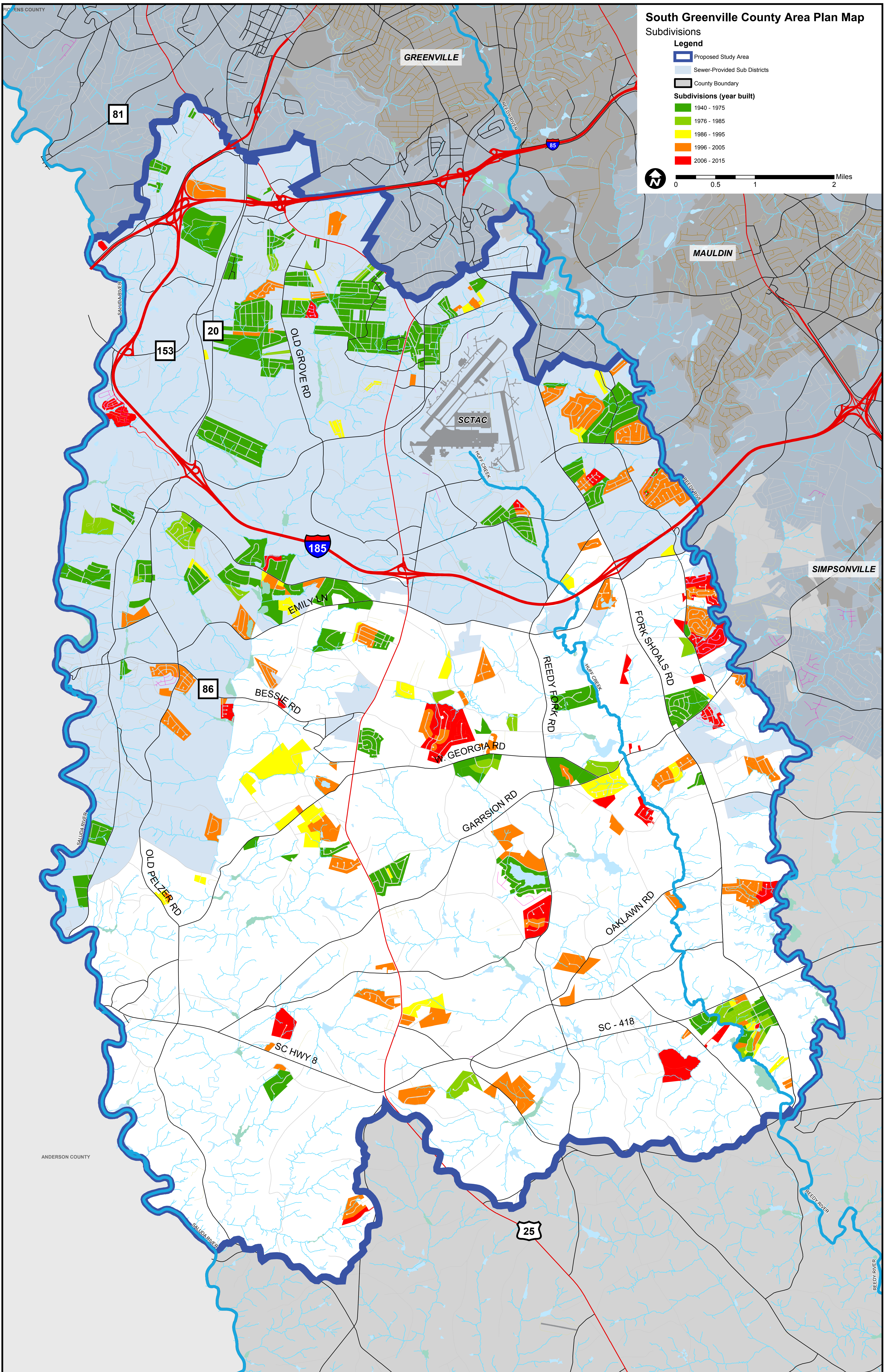


Figure 10: Green Infrastructure Map

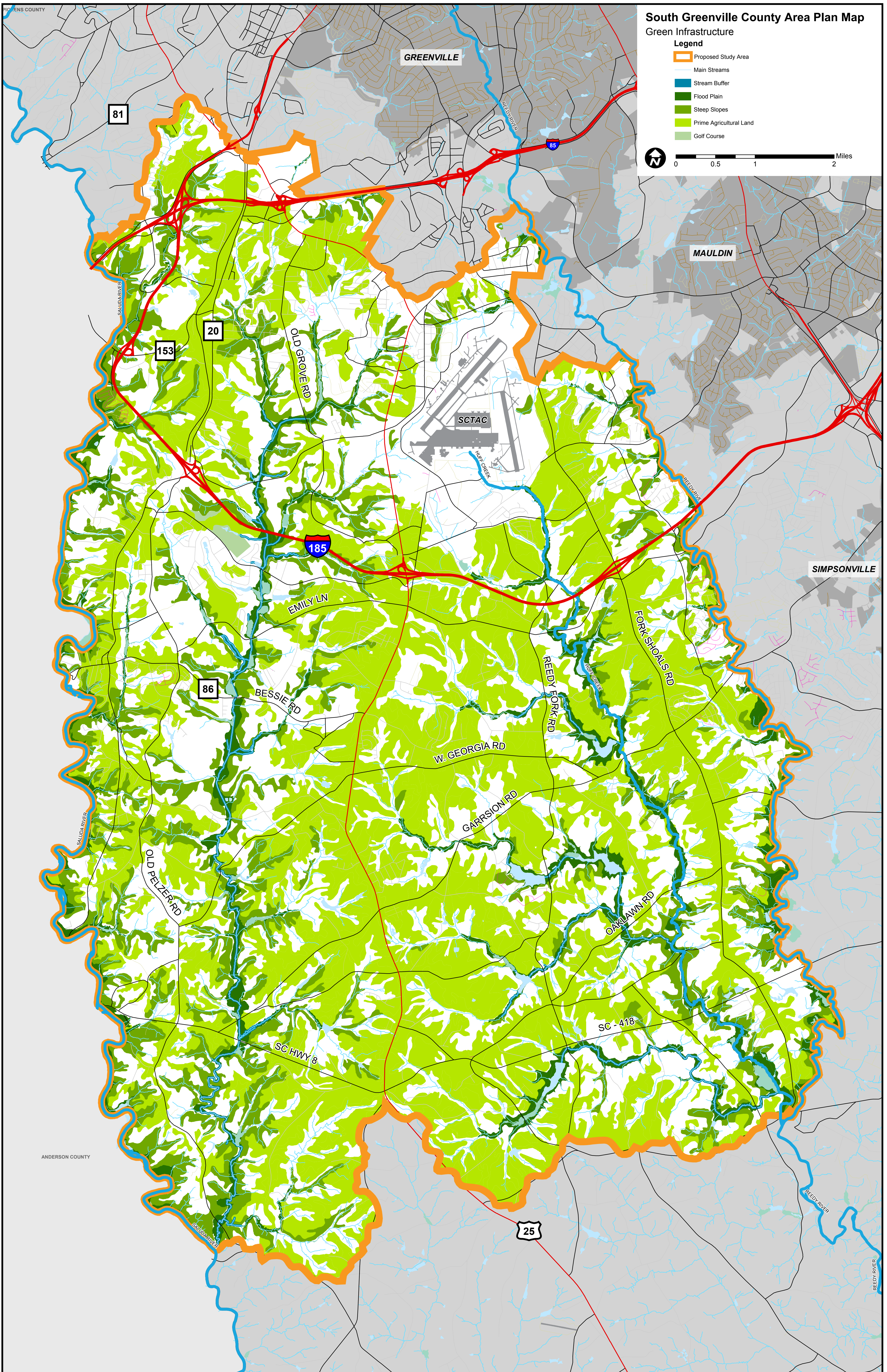


Figure 11: Rezoning Cases Map

