

AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN

**SOUTH
GREENVILLE** ★ ★
GREENVILLE COUNTY PLANNING DEPT
AREA PLAN



SOUTH GREENVILLE AREA PLAN

2017

AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN

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PLANNING DEPARTMENT**

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**Greenville
County**

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to succeed they first consider what
the article will cost them, and
that they have enough reserve
fund for maintaining their dikes.
Arbitration by those or committee
of both parties or by unopposed
parties

IV

Distributive, Productive, Banking
and Industrial Partnership
Distributive is where the people go
together and buy good at wholesale
and then sell it out at just
enough to cover expenses. This
is the distributive part of the
1



INTRODUCTION

TO THE PLAN

The South Greenville County Area Plan study area is rich in tradition with a living, working, and farming heritage. It is home to such communities as Moonville, Woodville, Golden Grove, Piedmont, Ware Place, and Fork Shoals – each unique in character and pivotal to the overall development of this part of Greenville County. There also exist newer communities such as Acadia just beginning to define itself and what it means to the broader area of southern Greenville County.

The northern portion of the study area contains two significant centers of business and manufacturing centers for Greenville County: The South Carolina Technology and Aviation Center (SCTAC) and the Augusta Grove Business and Technology Park. These two operations contain over 3,700 acres of land and house over 100 businesses. They both also provide significant economic benefits for the upstate through their employment numbers.

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

US Highway 25 is the primary north-south arterial serving the area, providing the most direct link to Interstate 85 and the City of Greenville. There is some commercial development located along US 25 in the Moonville area as well as some scattered businesses located further south.

All of these areas represent significant ingredients that compose the overall quality of life in this area. Each provides different opportunities to experience a lifestyle that all can appreciate and enjoy.

Development pressures including available land and expanding sewer and wastewater services are beginning to drive land uses that are inconsistent with current lifestyles. Furthermore, 39% of the study area is currently unzoned, thereby making this portion of South Greenville vulnerable to development that is out of character with existing rural development patterns.

It is for this reason, at the request of Greenville County Council, that the planning staff worked with citizens and stakeholders to develop a vision of what this area should be in twenty years.

PLANNING PROCESS

WITH THE COMMUNITY & STAKEHOLDERS

The planning staff follows a basic planning process when conducting area plans such as The South Greenville County Area Plan. The content and emphasis of the plan may vary depending upon the major issues identified by the citizens that need to be addressed. A summary of the planning process is identified below.

Phase One – Inventory / Stakeholder Coordination and Citizen Involvement

- Study area defined
- Website and blog established for information distribution and feedback
- Inventory of demographic, development activity, community facilities and services, etc.
- Stakeholder and Citizen meetings
- Citizen/stakeholder contact list initiated and expanded
- Issue identification – online surveys, citizen meetings, input from the blog
- Baseline Conditions Report
- Status reports posted on the blog
- Development of goals, objectives, and action items

Phase Two – Verification of goals and discussion of future development scenarios

- Follow up meetings with stakeholders
- Citizen Meetings to review goals and discuss future land use map scenarios

Phase Three – Writing of Plan Document

- Draft plan created and reviewed by staff
- Draft plan posted on blog for citizen comment and critique
- Final Draft plan created

Phase Four – Plan Adoption

- Public Hearing
- Resolution by Greenville County Planning Commission
- Ordinance passed by Greenville County Council that will amend the County Comprehensive Plan



Public Participation

Planning staff held a series of community meetings throughout the fall of 2016 to provide a baseline conditions report and demographic information about the community, as well as to establish community concerns, issues, and address goals and objectives. These meetings included the following:

The Core, January 26, 2016
Washington Baptist Church, January 28, 2016
Woodmont High School, February 4, 2016

Woodmont High School, November 3, 2016 - 41 people in attendance
Washington Baptist Church, November 7, 2016 - 15 people in attendance
The Core, November 10, 2016 - 14 people in attendance

Topics of public concern at these meetings included:

- The loss of rural character and the preference for preserving open space, agricultural lands, and maintain single-family large lot zoning.
- The poor condition of roads throughout the area
- Zoning - ranging from support for expanding zoning throughout the area, balanced with opposition to that expansion
- As with zoning, support for the expansion of sewer infrastructure, coupled with opposition to the expansion of these wastewater facilities
- The desire for a Greenville County Sheriff's Office substation located in South Greenville County for enhanced public safety

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as much as I

COMMUNITY PROFILE

DEMOGRAPHICS AND OTHER RELATED STATISTICS

The 98 square mile study area extends just north of the I-85 and SC Highway 20 intersection and is bounded by the Reedy River to the east. The study area boundary extends just south of SC Highway 8 and SC Highway 418 and follows the Saluda River on its western border (See Map 1). The study area includes both the Grove Creek and Huff Creek watersheds.

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 group.



The Median Household Income in the South Greenville County study area is \$39,912. That is appreciably less than the Greenville County Median Household Income of \$46,094. However, by the year 2020, the study area Median Household Income is expected to grow to \$49,349.


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

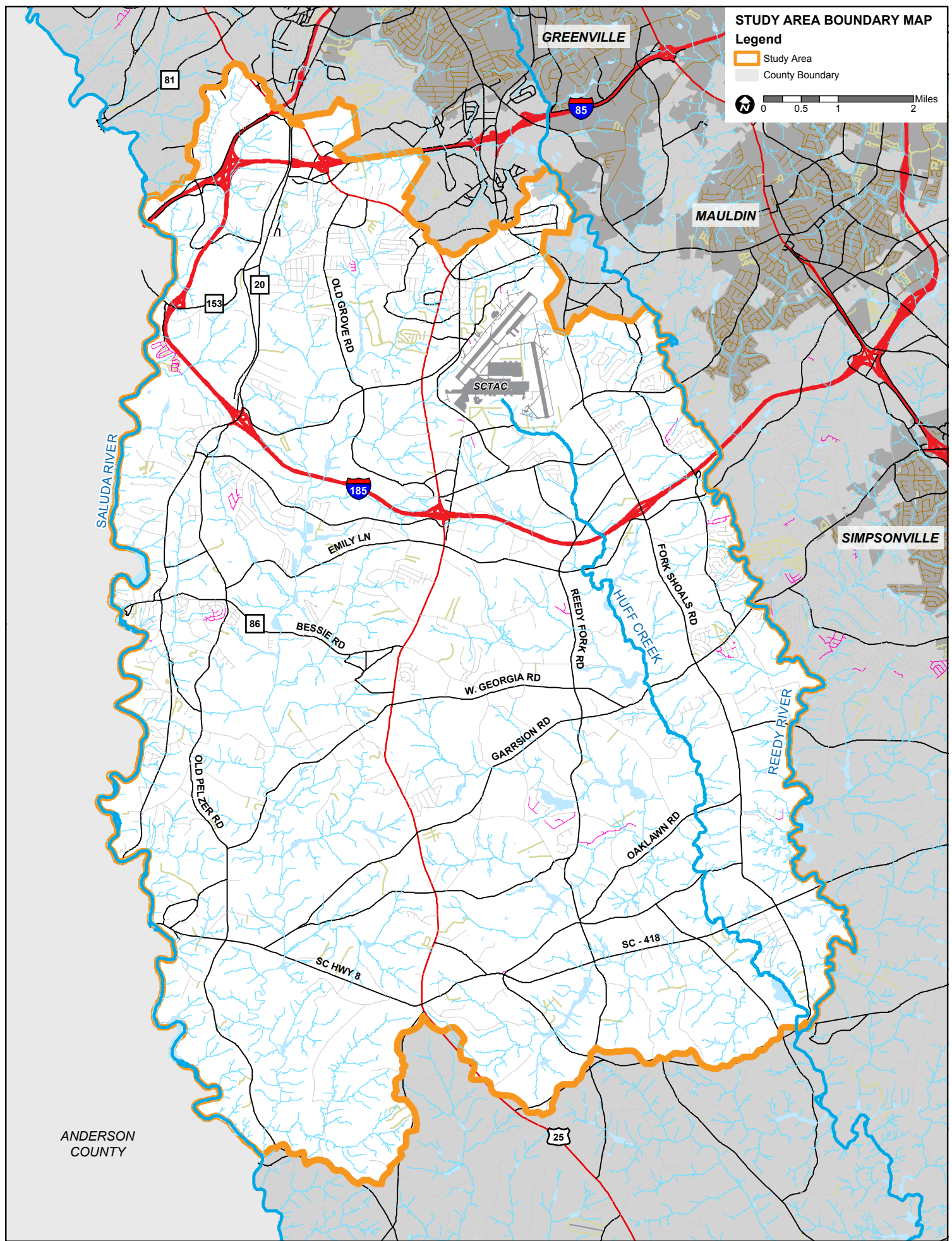


STUDY AREA BOUNDARY MAP

Legend

-  Study Area
-  County Boundary

 0 0.5 1 2 Miles



Subdivision Activity

Since 2007, seventeen residential subdivisions with 1,185 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 already available. Typically, these subdivisions have more lots due to the availability of sewer. Map 2 shows some of the existing residential subdivisions as well as the location of more recently approved subdivisions.

While the study area represents about 12% of the total land area of Greenville County, recently approved subdivisions located in the study area have accounted for 20% of the total number of subdivisions approved in 2015.

Existing Land Use

The table below 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 developments make up about 21 percent of the study area. The remaining 12 percent of the land use is largely made up of commercial or manufacturing land uses (see Current Land Use Map, page 9).

Zoning

Figure 3 shows the existing zoning within the study area. A significant portion of the study area is presently unzoned, primarily land on the west side of US Highway 25 and south of Emily Lane, extending to the southern boundary of the study area. Land south of SC Highway 418 on the east side of US Highway 25 is also unzoned. As one would expect, a lot of property north of I-185 is zoned for nonresidential uses as well as higher density residential use. South of I-185, the zoning transitions to lower density (larger lot) residential development. There is some commercial zoning along parts of US Highway 25. The table

NUMBER OF SUBDIVISIONS & RESIDENTIAL LOTS CREATED GREENVILLE COUNTY & THE STUDY AREA(2011-2015)

Year	Study Area		Greenville County	
	Subdivisions	Lots Created	Subdivisions	Lots Created
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

EXISTING LAND USE 2016

Land Use Category	Acreage	Percent
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%

EXISTING ZONING BY ACREAGE IN THE STUDY AREA

Zoning Category	Acres	Percent
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%

Handwritten notes on graph paper:











3 40
4 50
2 5

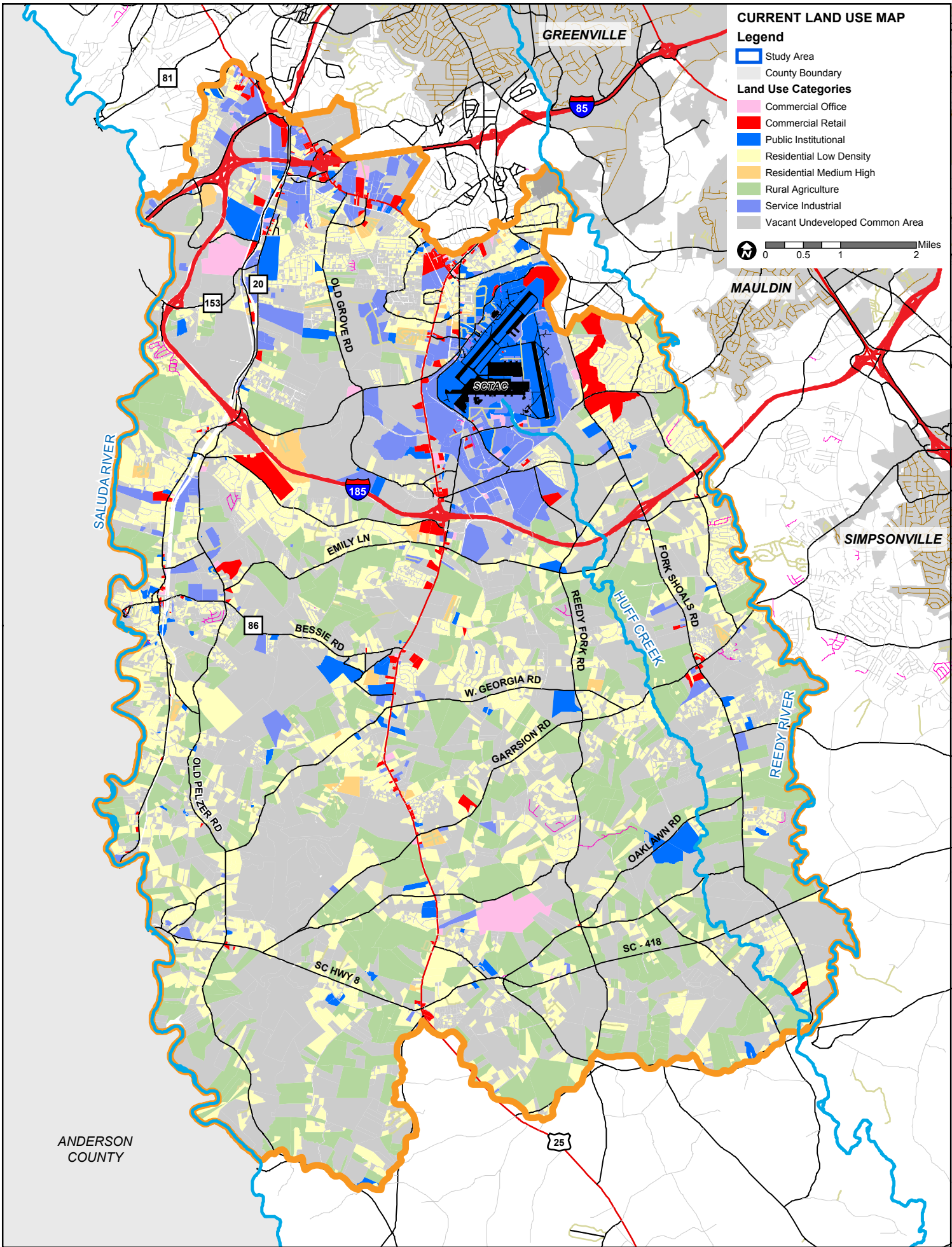
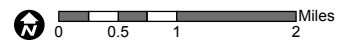
10 15
1 20
11 35



CURRENT LAND USE MAP

Legend

-  Study Area
-  County Boundary
- Land Use Categories**
-  Commercial Office
-  Commercial Retail
-  Public Institutional
-  Residential Low Density
-  Residential Medium High
-  Rural Agriculture
-  Service Industrial
-  Vacant Undeveloped Common Area



GREENVILLE

MAULDIN

SIMPSONVILLE

ANDERSON COUNTY

SCTAC

SALUDA RIVER

HUFF CREEK

REEDY RIVER

81

153

20

OLD GROVE RD

EMILY LN

BESSIE RD

OLD PELZER RD

W. GEORGIA RD

GARRISON RD

SC HWY 8

SC - 418

OAKLAWN RD

25

185

REEDY FORK RD

FORK SHOALS RD

ZONING MAP

Legend

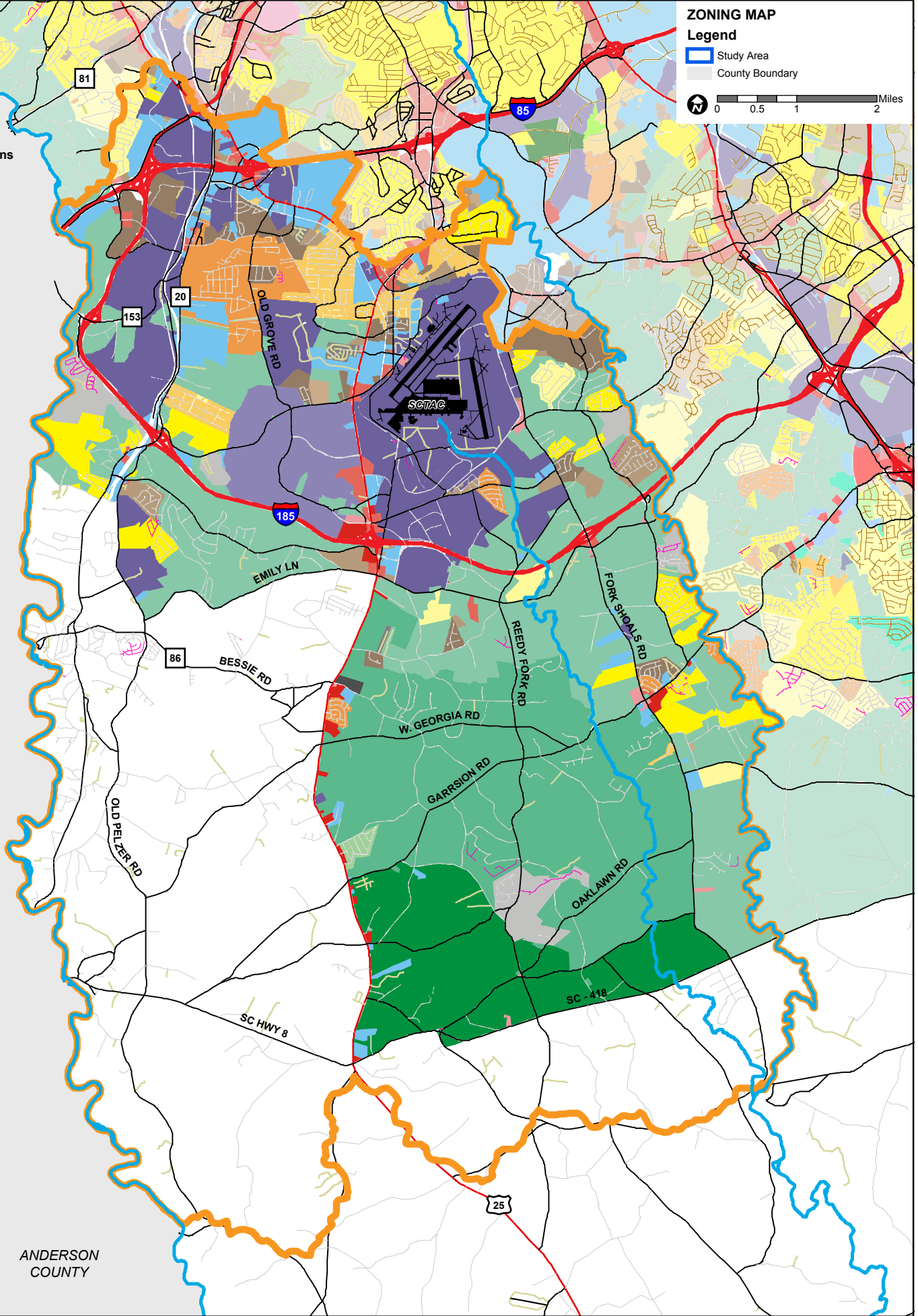
- Study Area
- County Boundary



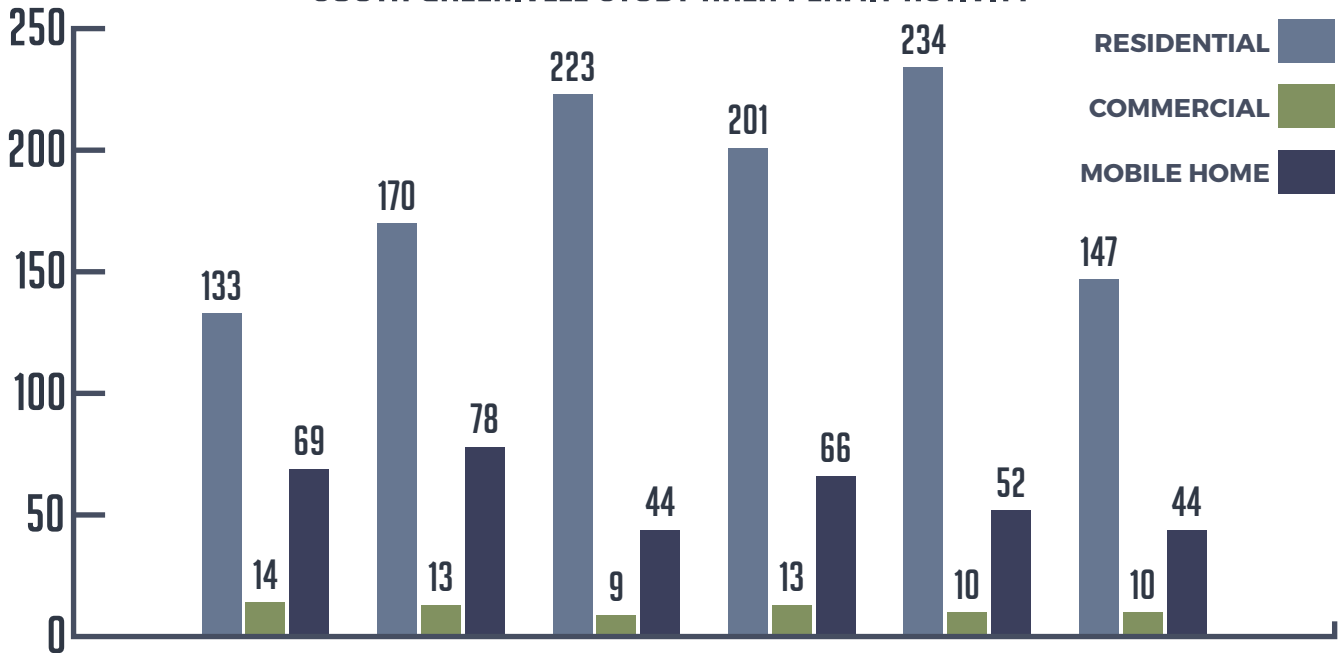
Zoning Classifications

- B-G
- B-I
- B-L
- B-U
- C-1
- C-1N
- C-2
- C-3
- C-4
- OB-D
- CRD
- DRD
- ESD-PM
- FRD
- I-1
- I-2
- D
- NC
- O-D
- PD
- PD-C
- PD-I
- PD-R
- POD
- R-10
- R-12
- R-15
- R-16
- R-20
- R-20A
- R-5
- R-6
- R-7.5
- R-8
- R-9
- R-D
- R-E
- R-HI
- R-LO
- R-M
- R-M1
- R-M1.5
- R-M10
- R-M11
- R-M12
- R-M13
- R-M14
- R-M15
- R-M16
- R-M17
- R-M18
- R-M19
- R-M2
- R-M20
- R-M3
- R-M4
- R-M5
- R-M6
- R-M7
- R-M8
- R-M9
- R-MA
- R-MHP
- R-MID
- R-OI
- R-R1
- R-R3
- R-S
- RDV
- S-1
- UNZONED

ANDERSON COUNTY



SOUTH GREENVILLE STUDY AREA PERMIT ACTIVITY



below indicates the acreage breakdown for each zoning district in the study area.

Community Support Services

Support services refer to those facilities and services that are essential to the people who live and work in the study area. These services provide education and recreation opportunities, as well as public safety, transportation, and utilities (see Community Facilities Map, page 12). The location and expansion of most of these services can influence the location and intensity of future development. Therefore, it is important that we have a good understanding of their present situation and any existing plans for the future. The following is a summary of these important services and what available plans they may have:

Schools

The School District of Greenville County has the responsibility of providing public school services and facilities within the study area. In discussion with the School District staff, the existing schools within the study area or schools that have a segment of their attendance boundary in the study area are in a good position to accommodate a growing student count. They have also identified additions to Ellen Woodside, Fork Shoals, and Robert E. Cashion elementary schools and Ralph Chandler Middle School in the future.

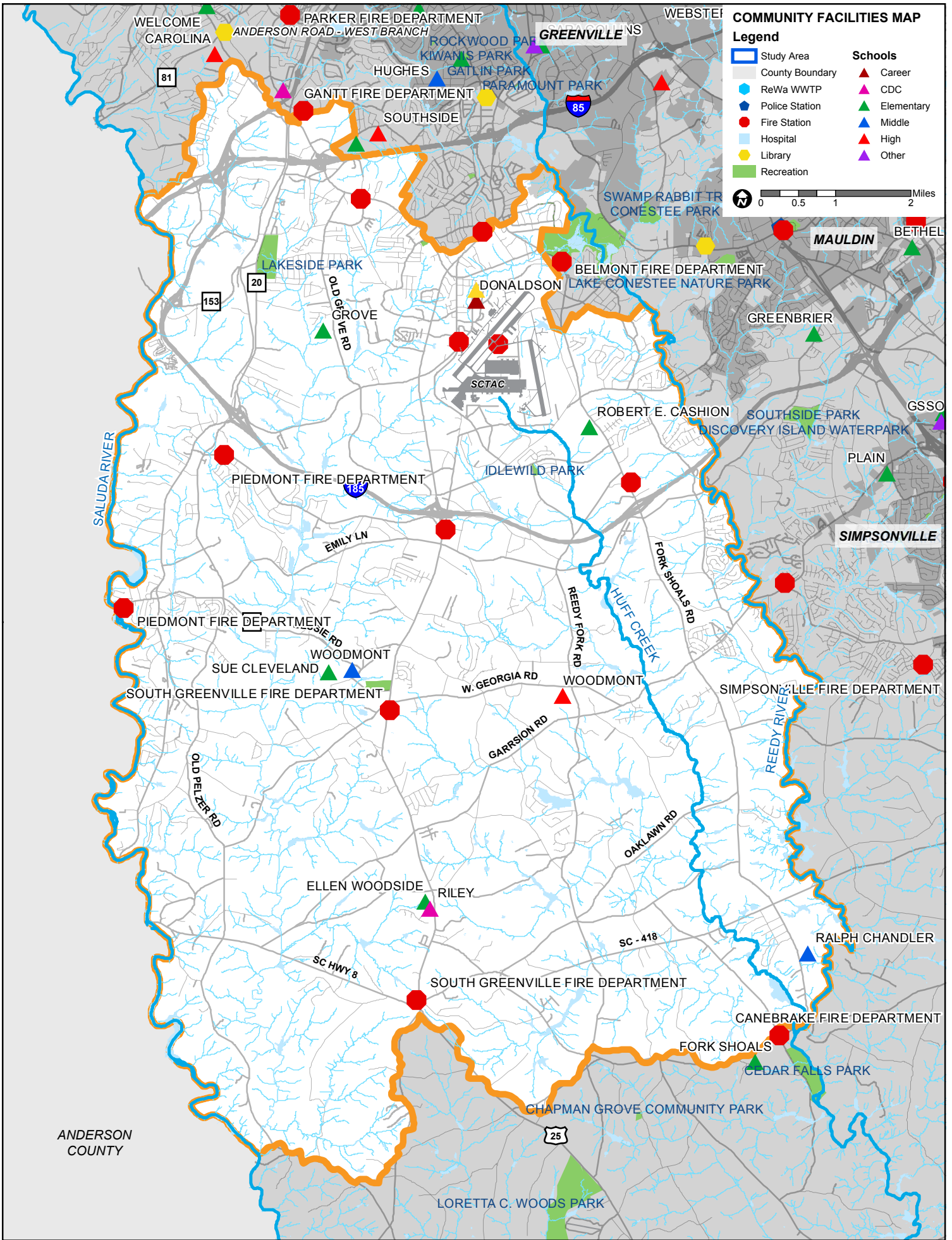
Recreation

The Greenville County Recreation Department is responsible for providing recreation facilities and opportunities for study area residents. The recreation department staff believes that they are providing an adequate level of recreation opportunities to residents of the study area. There are six recreation facilities located in or just outside the study area that provide an array of both active and passive recreation opportunities. As part of the

COMMUNITY FACILITIES MAP

Legend

- Study Area
- County Boundary
- ReWa WWTP
- Police Station
- Fire Station
- Hospital
- Library
- Recreation
- Schools**
- Career
- CDC
- Elementary
- Middle
- High
- Other



ANDERSON COUNTY

LORETTA C. WOODS PARK

FORK SHOALS

RALPH CHANDLER

SIMPSONVILLE

MAULDIN

GREENVILLE NS

Recreation Department's ongoing Capital Improvement Program, upgrades have been programmed for Lakeside Park, the Piedmont Athletic Complex, and the Mt. Pleasant Community Center in the future. The recreation department also owns some property along the Saluda River and is looking at developing a fishing and boat dock, walking trail, and open space in the future. The recreation staff also believes that the following areas are possible opportunities for additional recreation services.

1. Reuse of the Old Woodmont High School property;
2. Expansion of the Loretta C. Wood Park;
3. Land set aside at the Twin Chimneys Landfill; and
4. Reuse of part of the former Piedmont Landfill site.

Law Enforcement

The Greenville County Sheriff's Office is providing law enforcement services to the study area. The Sheriff's Office Southern Command is presently located at SCTAC and provides law enforcement services out of that facility. The South Command provides personnel and services not only to the study area but throughout all of Greenville County as well. For the study area, there are currently seven deputies, including four community deputies serving this area. Two more community deputies were recently added to serve this area. There are no plans for additional facilities or personnel to serve this area.

Fire Protection

There are four fire districts presently serving the study area. The Gantt and Belmont departments are situated in the northernmost part of the study area, while the South Greenville and Piedmont Fire Districts serve the majority of the study area.

The South Greenville Fire District presently has eight fire stations located throughout the study area. If growth continues, particularly in the southern part of the study area and further south, there will be a need for additional fire stations and protection resources.

The Piedmont Fire District has two fire stations in the study area as well as a station in Anderson County. As it stands, growth in the Piedmont area is putting a strain on the District's ability to provide an adequate level of fire protection services. The Fire Chief has been investigating the possibility of locating a new station near the Acadia development and SC Hwy 153. He has also been in discussion 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.

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, while everything else primarily goes to the Piedmont waste and recycling center. Having the landfill in close proximity to the study area has meant increased truck traffic on SC Highway 418, Fork Shoals Road, and US Highway 25.

Transportation

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

The road network in the study area serves a variety of transit 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 and major arterials, also serve drivers coming from outside the study area. These trips can originate from Greenville County, other upstate counties, or even other states. The table below provides some traffic count information for the major north/south and east/west roads for the years 2011 and 2015.

Lately, there have been a considerable number of complaints regarding the condition of Emily Lane, and the weight restrictions placed on the bridge on McKelvey Road, causing school bus detours of up to thirty minutes. Road improvements for 2016 include the resurfacing of McKelvey Road and Perimeter Road in SCTAC. The latter of which 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 current 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 extension, and the widening of SC Highway 418 from Fork Shoals Road to the city of Fountain Inn.

TRAFFIC DATA FOR MAJOR ROADS IN THE STUDY AREA

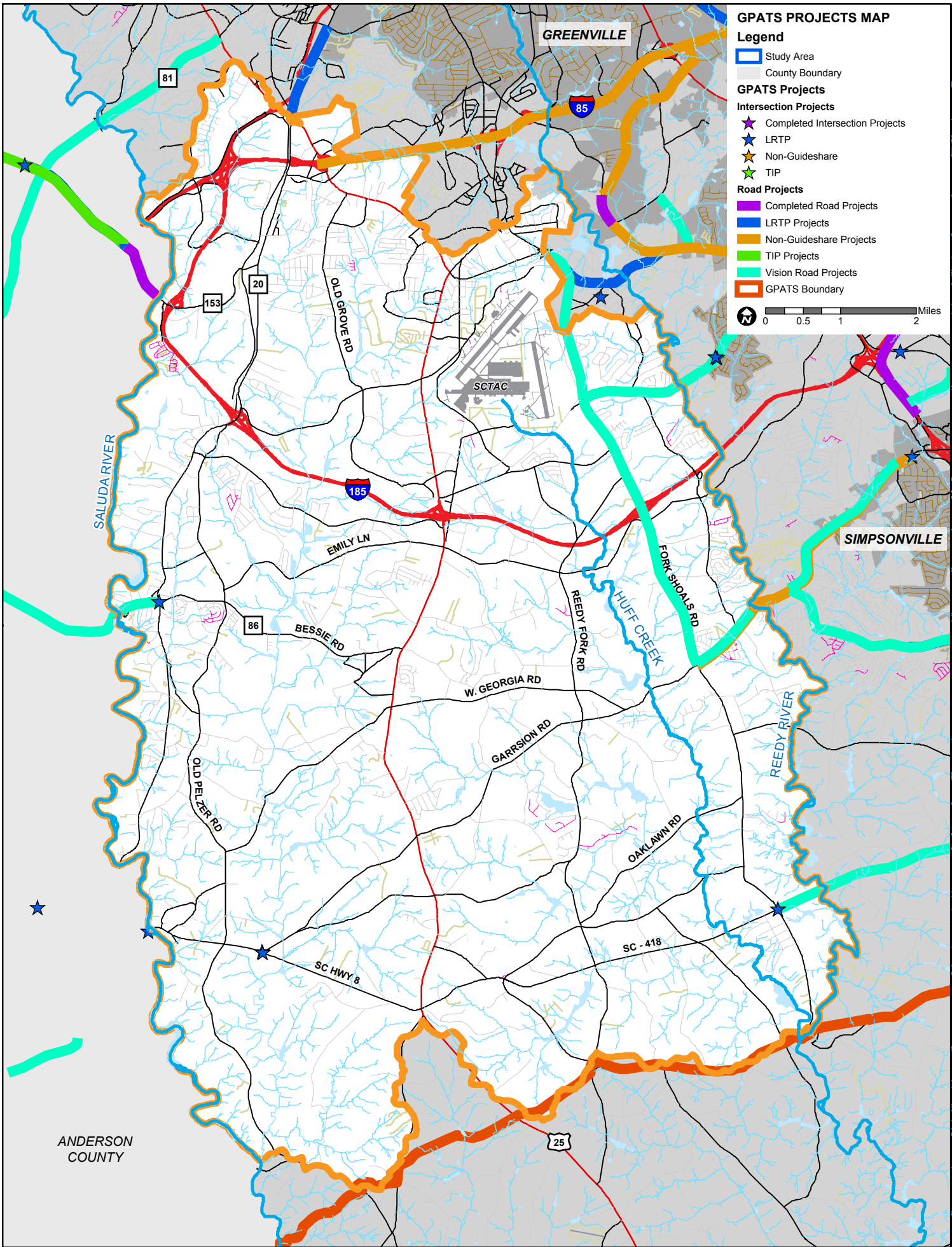
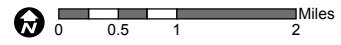
Road Name and Orientation	Number of Miles	Traffic Count Data	
		2011 trips	2015 trips
I-85 (east-west)	5.2	96,000	99,800
I-185 (east-west)	8.0	6,600	7,600
West Georgia Road (east-west)	7.59	1,200	1,050
SC Hwy 8/418 (east-west)	8.93	9,500	8,800
US Hwy 25 (north-south)	12.37	19,600	21,000
SC Hwy 20 (north-south)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

July 18 1956

GPATS PROJECTS MAP

Legend

- Study Area
- County Boundary
- GPATS Projects**
- Intersection Projects**
- Completed Intersection Projects
- L RTP
- Non-Guideshare
- TIP
- Road Projects**
- Completed Road Projects
- L RTP Projects
- Non-Guideshare Projects
- TIP Projects
- Vision Road Projects
- GPATS Boundary



ANDERSON COUNTY

The LRTP has also identified the following intersection projects (see GPATS Projects Map, page 15):

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

The Southern Connector (I-185 Toll road) is a 16 mile limited access freeway which opened in March 2001. The construction of this road was privately financed through the sale of bonds. The State of South Carolina Department of Transportation (SCDOT) currently owns and maintains the road. The tolls collected on the road go towards satisfying the bonds which financed its construction. The tolls also pay SCDOT for all road maintenance, including snow removal and grass cutting. SCDOT 2014 traffic counts indicate that the daily volume along the corridor is approximately 6,900 trips.

SCDOT is presently undertaking minor upgrades (adding turn lanes) for key intersections on SC Highway 418. However, a lot of the feedback that SCDOT receives surrounds concern regarding the truck traffic and the volume of traffic along SC Highway 418, some problem intersections around Woodmont High School, and general comments surrounding Fork Shoals Road, Bracken Road, and Grove Road. In the opinion of SCDOT staff, the most pressing transportation improvement needed in the study area is the widening of West 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. As it stands, these plants possess sufficient capacity to address additional development that may occur within the near future. These plants are the Lower Reedy Wastewater Resource Recovery Facility (WRRF), and the Piedmont Wastewater Resource Recovery Facility.

All new development occurring on the western side of US Highway 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 additional development from a wastewater treatment perspective.








Any new development on the east side of US Highway 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 Institution. In the future either a series of pump stations to connect to the Lower Reedy Plant or the possible construction of a new Huff Creek WRRF could serve future development.

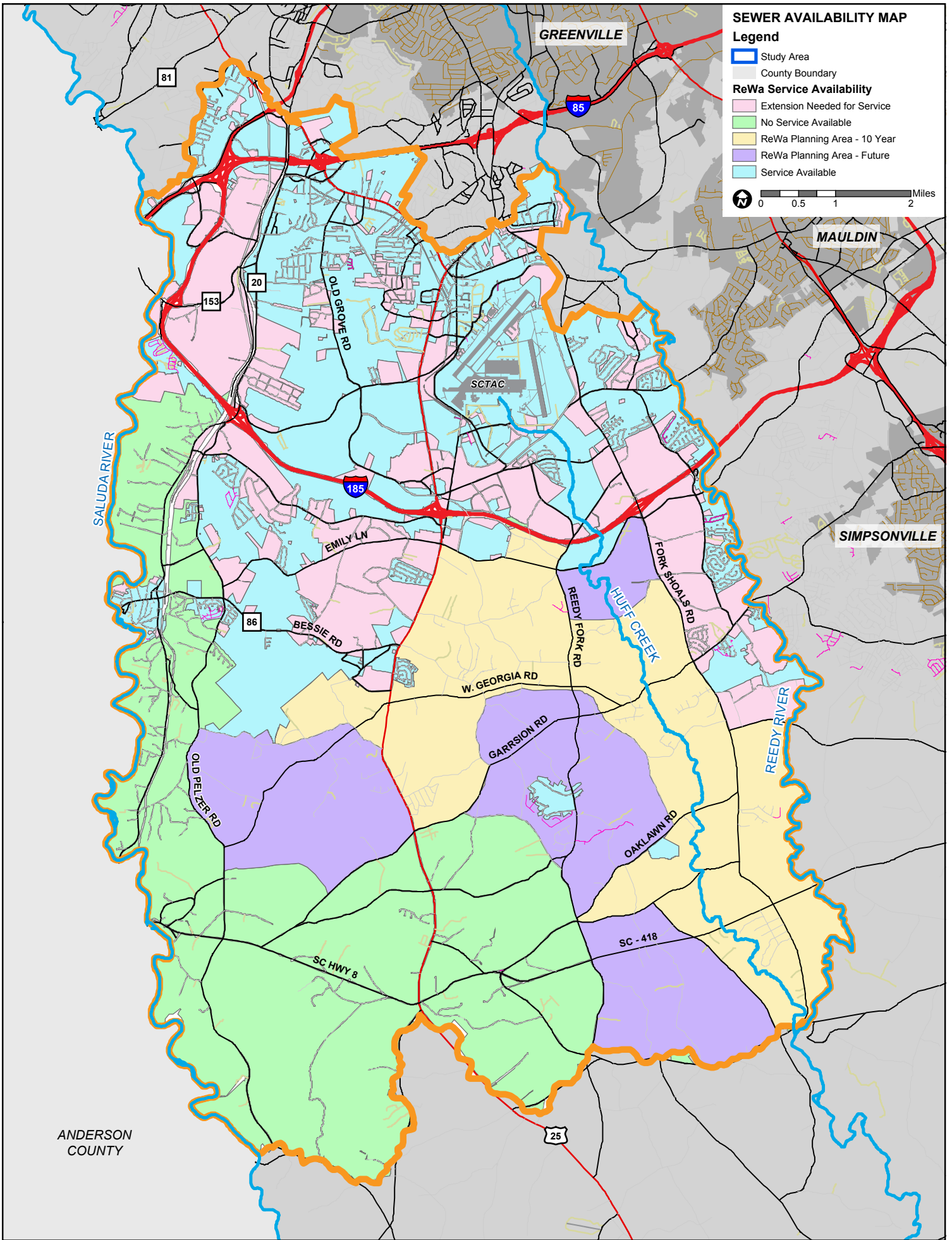
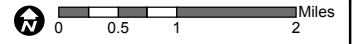
Metro-Connects (formerly Metropolitan Sewer Subdistrict) is the special purpose district responsible for the operation and maintenance of sanitary sewer facilities (the collection system) for part of the study area (see figure 8). Metro-Connects collection system transports wastewater from their customers (home or business) to the trunk lines (ReWa) that ultimately go to the WRRF.

Metro-Connects has recently completed a project that involved accepting ownership of the sewer system formerly operated by the Piedmont Public Service District. Metro-Connects

SEWER AVAILABILITY MAP

Legend

-  Study Area
-  County Boundary
- ReWa Service Availability**
-  Extension Needed for Service
-  No Service Available
-  ReWa Planning Area - 10 Year
-  ReWa Planning Area - Future
-  Service Available



ANDERSON COUNTY

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 ReWa, and funding. A majority of the funding will come from developers, but the required additional funding sources have yet to be determined. Use of pump stations needed to support the growth requires higher construction and operation and maintenance, 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 West 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 Highway 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 as well as tap and meter fees.

At the present time Greenville Water has no plans for any major infrastructure improvements in the study area other than minor water line extensions and maintenance. In fact, there has been a decrease in demand within the study area. Greenville Water would like to see an improvement in 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 water line grant installation program 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.





ISSUES & CONCERNS

RELATED TO THE STUDY AREA

This planning process and the resultant plan are to address the issues and needs we have heard from citizens. The planning staff, in conjunction with stakeholders, have collected and analyzed information about the South Greenville County Area regarding the ability of the study area to accommodate future growth. Through online surveys, community meeting input exercises, and public comments to our blog posts, the staff received an abundance of citizen comments and feedback regarding the issues that this plan should address. Below are the results of these efforts.

Online Survey

The issues identified below are the ones that were mentioned the most that had the highest level of concern.

Issues and level of concern:

- Loss of rural character and farmland - *very concerned*
- Open Space Preservation - *very concerned*
- Traffic - congestion and road improvements - *very concerned*
- Public Safety Improvement - *very concerned*
- Growth Management - *very concerned*
- Tree Preservation - *very concerned*

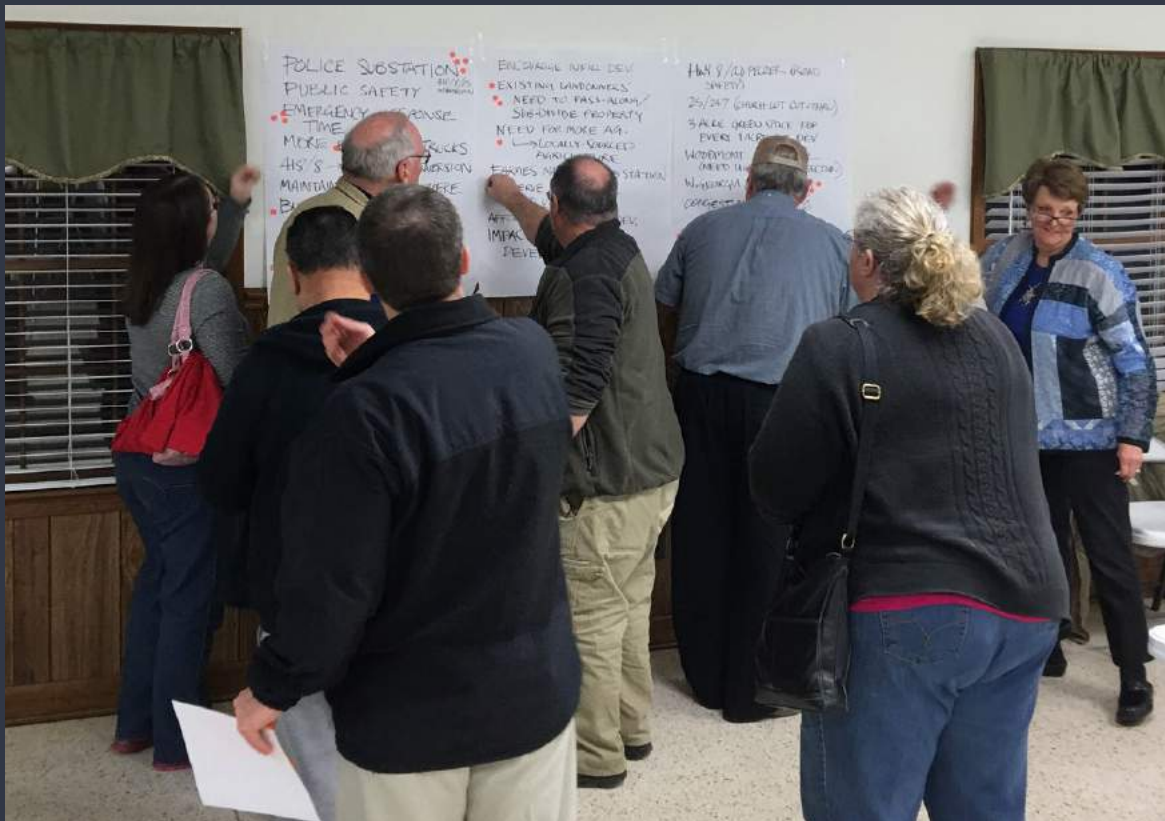


Future development preference:

- Single-family residential development
- Smaller scale businesses and offices that are compatible with residential development
- Restaurants
- More shopping opportunities
- Medical Urgent Care facility
- Senior housing

First Round of Community Meetings (top priority issues at the three community meetings):

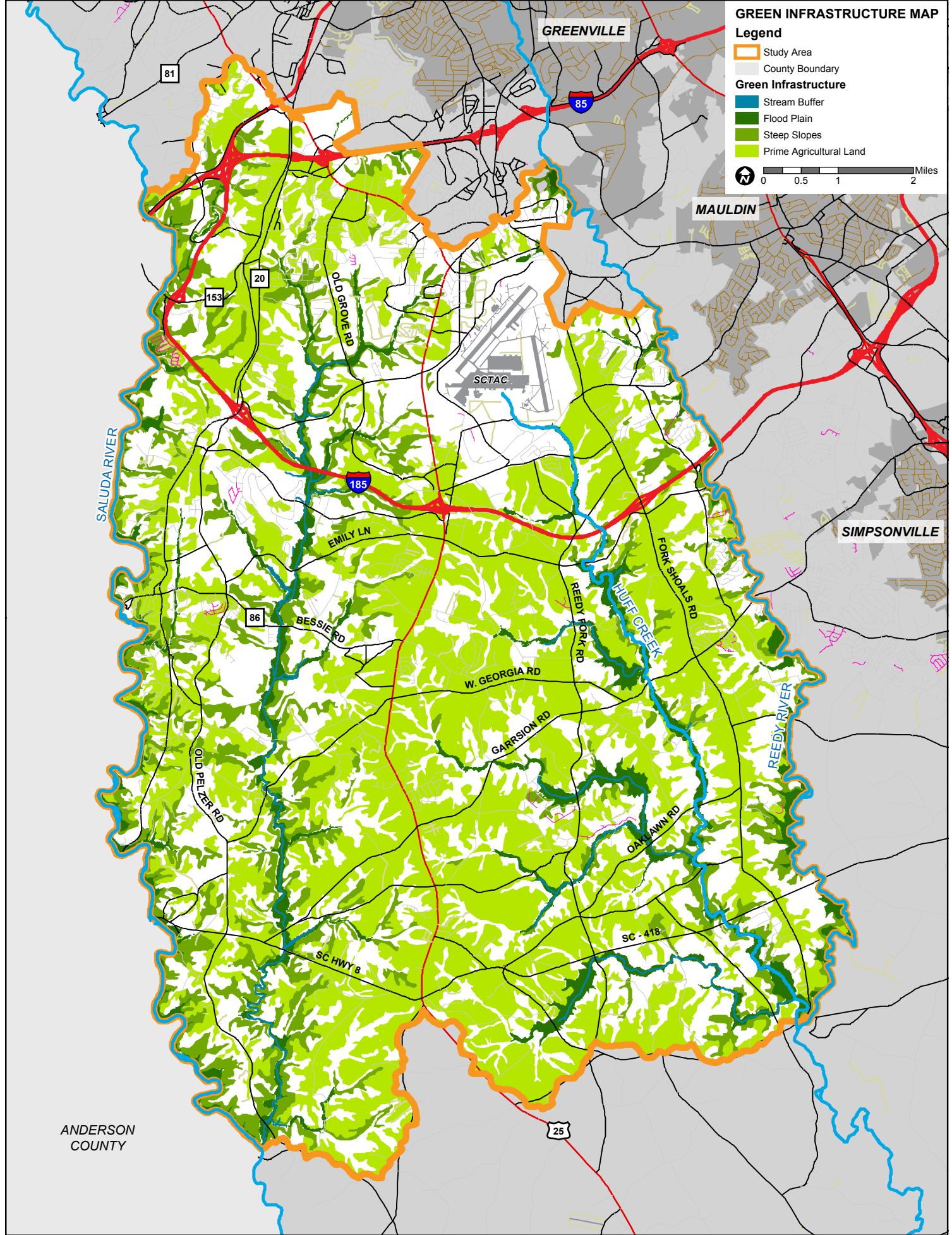
- Preserve Rural Character
- Concentrate new development in areas where sewer is available
- Explore possibility of expanding zoning
- Establish a public safety substation
- Preserve Agricultural Land
- Investigate the need for mixed use zoning in some areas
- Improve traffic volume and circulation on West Georgia Road
- Maintain existing single-family large lot zoning
- Limit sewer to existing areas with sewer service
- Preserve Rural Character/Agricultural Land
- Encourage well designed commercial development along US Highway 25



GREEN INFRASTRUCTURE MAP

Legend






-  Study Area
-  County Boundary
- Green Infrastructure**
 -  Stream Buffer
 -  Flood Plain
 -  Steep Slopes
 -  Prime Agricultural Land

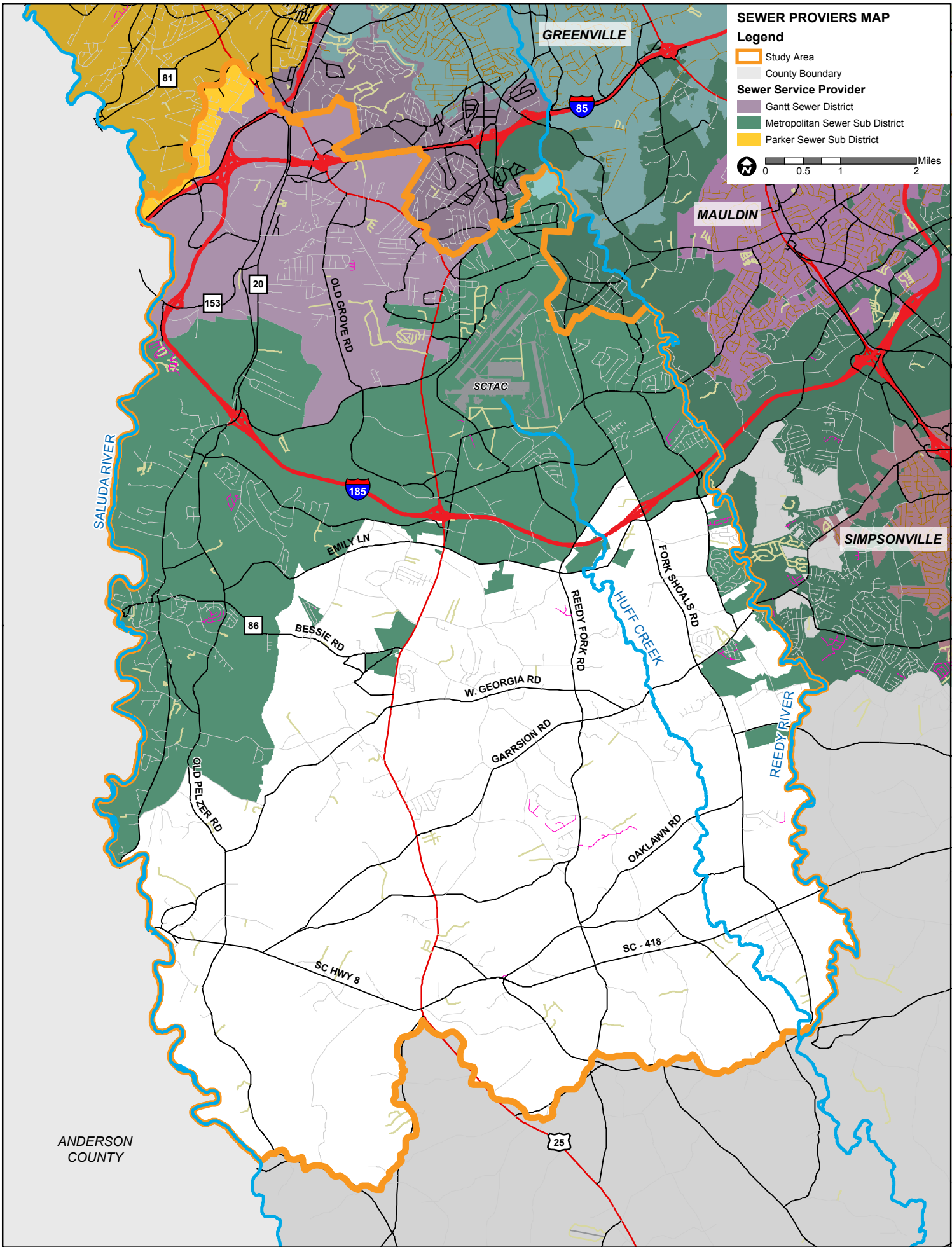


ANDERSON COUNTY

SEWER PROVIDERS MAP

Legend

-  Study Area
-  County Boundary
- Sewer Service Provider**
 -  Gantt Sewer District
 -  Metropolitan Sewer Sub District
 -  Parker Sewer Sub District



ANDERSON COUNTY

NEXT STEPS

TO REALIZING THE VISION

Once the staff received a wealth of meaningful input from citizens and property owners, they met to discuss and determine what steps to take next. Staff developed the following course of action:

1. Meet again with stakeholders and discuss any identified issues that they would be involved in addressing;
2. Since the preservation and protection of Agricultural Land was a major concern, staff decided to begin development of an Agriculture Zoning District that could potentially be added to the Greenville County Zoning Ordinance;
3. After meeting with stakeholders to discuss the issues, begin formulating goals and objectives to address the enumerated needs and issues; and
4. After completing some draft goals and objectives, develop some future land use map alternatives that reflect the goals as well as any future planned improvements.

Stakeholder Meetings

The meetings with the stakeholders were productive in that the stakeholders gained a better understanding of what citizens in the study area want to see addressed and, for the most part, stakeholders were addressing these concerns or had planned future improvements that could address them.

The three most significant subjects identified by stakeholders and residents that the plan should address involve transportation, sewer infrastructure and land use controls. These factors (more so than other identified issues) will have the greatest immediate influence on the study area's future development pattern.

Transportation (particularly as it concerns roadway quality) is facing a significant challenge when it comes to funding both current improvement needs as well as planning for future transportation needs. All road improvements (new construction, widening, paving, intersection improvements, etc.) throughout Greenville County are in competition with one another for a very limited amount of funding.

While the planning staff did receive some specific road improvement requests, they were sure that there were other roadway concerns that citizens wanted to address. As a result, staff wanted to make sure that citizens were given sufficient opportunity to suggest additional road improvement needs at the next round of community meetings and through the planning blog. The ultimate goal of staff was to allow residents of the South Greenville Area to identify transportation needs that could compete with other county improvements as part of the update of the Greenville County Long Range Transportation Plan which is presently being updated.

The expansion of sewer service will largely determine when, where, and how growth in the study area will occur. Some citizens believe that development should be constricted

to areas where sewer is currently available before expansion should be considered. Other citizens believe that some sewer expansion should occur now in areas designated for potential business and light manufacturing uses on both sides of US Highway 25 from Moonville towards Bessie and Standing Springs Roads. Other citizens want to see sewer expanded south along US Highway 25 to allow more commercial development along the corridor.

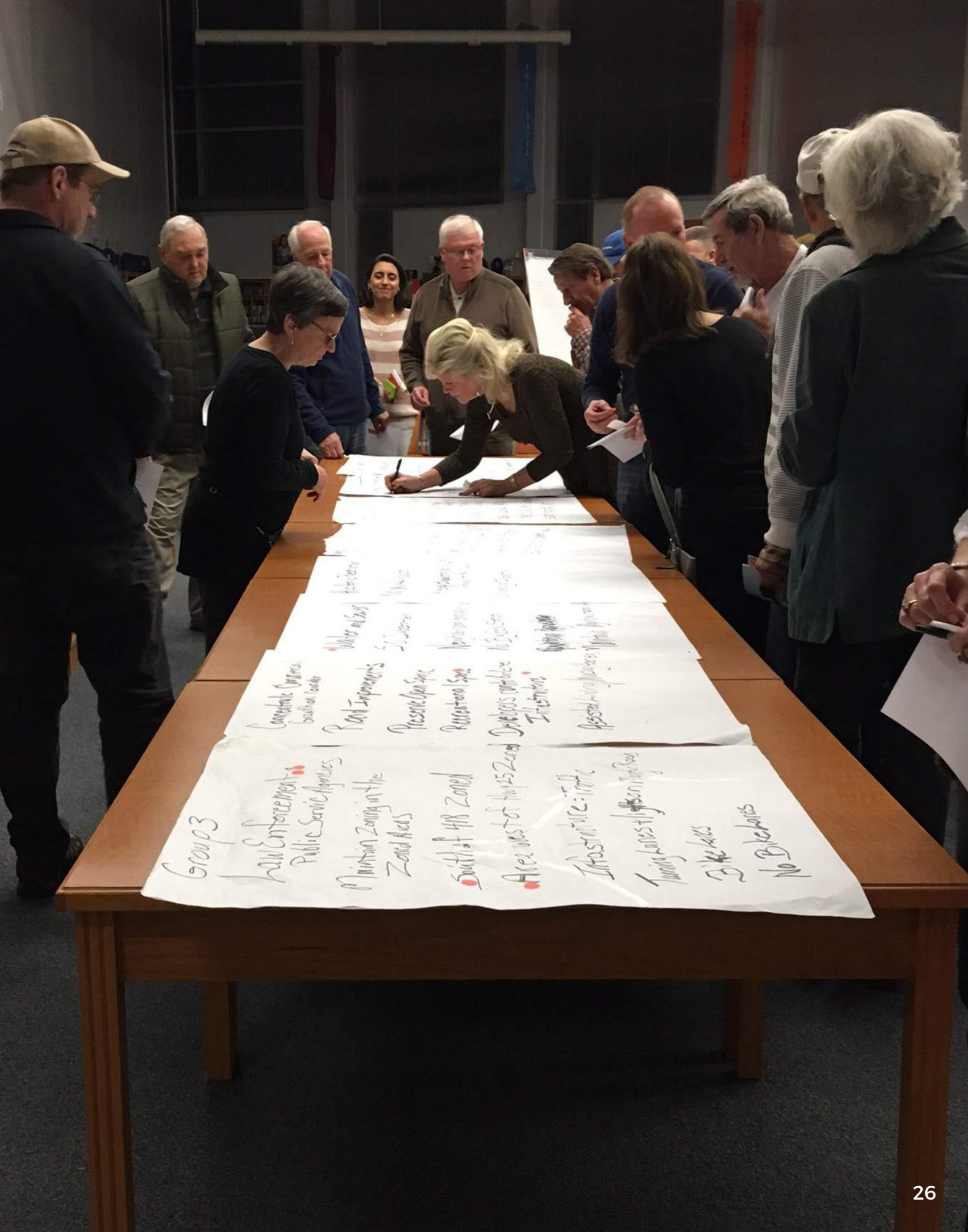
Considering all of the received input from citizens and stakeholders, planning staff recommends a phased sewer expansion strategy in an attempt to better manage future growth. The phasing of this sewer expansion also makes sense given that much of the area where sewer may initially be expanded is currently not within any sewer service special purpose district jurisdiction. Metro-Connects currently provides sewer service (transportation and collection) to the vast majority of the study area. Therefore, any future sewer service extension would require Metro-Connects to seek an annexation of land into their service area.

With regard to sewer treatment, planning staff met with representatives of ReWa to discuss their long term plans in the study area. Their current long range plan does suggest that a Huff Creek Wastewater Resource Recovery facility be built at an undetermined time in the future. The planning staff sought to gain some idea of if and when this treatment plant may come on line, given that it would inevitably encourage more development in the Huff Creek Basin area; however, it was difficult for ReWa to identify a specific date in light of other immediate considerations such as debt retirement, and treatment needs in other parts of the county to address. It appears that the construction of the Huff Creek Plant is at a minimum of 10 years in the future, and more likely considerably longer. As mentioned above, Metro-Connects would have to expand their service area jurisdiction in order to make sewer available to individual property owners and that would require significant time and planning as well.

In addition to transportation and sewer improvements, the other major factor that will influence future growth is zoning. Presently an estimated 23,000 acres (38%) of the study area is unzoned (see Figure 11). Theoretically, unless there are any deed restrictions or protective covenants on any of this unzoned property, then any type of land use could develop on it. Practically speaking, for the unzoned areas that currently do not have access to sewer, this very lack of sewer will limit the type of land use that could develop on these properties. Nevertheless, there remains the potential for development to occur that is incompatible with surrounding land uses.

Citizen input regarding the expansion of zoning was mixed. There was a lot of support for examining the possibility of expanding the county zoning jurisdiction in the study area; however, there was also some support for not expanding zoning in the study area.

At the present time, staff is aware that at least three citizen groups in southern Greenville County have met to discuss the idea of expanding zoning in their area. Two of these groups are located outside the study area, but one group is still located within the area plan's boundaries. These groups testify to some growing interest in expanding the County's zoning jurisdiction in the southern area; however, only time will tell whether residents will embrace the expansion of zoning.



Group 3

Law Enforcement
Public Service Agencies

Maintenance Zoning in the
Zoned Areas

South of 4th Street

Area West of 4th Street

Industrial - Traffic

Transit Lines / Light Rail

24 Hours

No Bicycles

Concrete Office
South of 4th

Restaurants

Preserve Open Space

Restroom Space

Deliveries and Pickups

Truck Stops

Assisted Living / Senior Housing

Libraries

St. Lawrence

Historic District

10000

Open Space

Open Space

Open Space

Open Space

Open Space

Open Space

Agriculture Zoning

The addition of a new zoning district in the Greenville County Zoning Ordinance may also be a possibility. The opportunity to zone property for agricultural uses in a zoning district created for this purpose was identified as a potentially important ingredient to realizing residents' goals for the area. Staff decided to address this issue by drafting an Agriculture Zoning District. The first step in this process was to create an advisory committee comprised of agricultural stakeholders and operators, as well as citizens who live in or immediately around the study area.

The Agriculture Zoning Committee met 8 times from January to October 2016. During this time they conducted research on other Agriculture Zoning Districts in South Carolina and across the country to see how they were organized and what type of uses were commonly permitted. Next, the committee identified some issues that they thought particularly needed to be addressed. A draft was developed, which was then reviewed and amended by the committee. Once the committee felt comfortable with the draft zoning district, staff met with agricultural stakeholders across the county to get their input. A final draft was then completed and posted online for public comment.

The fundamental components of the Agriculture Zoning District are as follows:

1. Allows most agriculture operations as a use permitted outright;
2. Requires a minimum lot size of 10 acres;
3. Allows for lots to be created for family, etc. under the family subdivision requirements; and
4. Allows for estate subdivisions with a minimum 10 acre lot size.

Goals and Objectives

The following table identifies the goals and objectives that were developed as a result of the issues that have been addressed in the South Greenville County Area Plan. Both citizen and stakeholder input provided enough information for staff to draft the initial statements encapsulating the plan's goals and objectives. These statements were vetted online and through the course of the second round of community meetings. Staff later updated these statements by adding the organizations that would be involved in the implementation of these items as well as a basic timeline indicating when they could be expected to be addressed.





the commanding officer of the regiment which said company belongs, and a form for the endorsement and transmission of the result of said election from the officer in command of such regiment to the brigadier general commanding such brigade, and a form for the endorsement and transmission by the officer commanding said brigade to the adjutant general, reporting the result of said election; and that such blanks are the blanks referred to in section 1 of the order of election No. 25, aforesaid. That at the said election, which was held at the place aforesaid, March 25, 1896, in conformity with said order, the blanks furnished and referred to in said order were used by the several officers conducting said election at their respective voting stations, that the said election was duly conducted and the said proper officers filled out the poll books or rosters of the several companies and bands, and properly tallied and attested the returns and certified the result of the election by duly filling the said

Free Silver Is Defeated and a Platform Adopted Which Deals With the Labor Question Alone-- Even Woman Suffrage Is Ignored.

**For President.....Joshua Levering, F
For Vice President.....Hale Johnson**

Pittsburg, Pa., May 28.—One of the first acts of the prohibition convention when it reassembled in Exposition this morning was to send a telegram of sympathy to the mayor of St. Louis. The women were first given a

GOAL ONE

TO PRESERVE THE RURAL CHARACTER OF THE SOUTHERN PORTION OF THE STUDY AREA.

OBJECTIVES

- A. Maintain and expand the RR-1 and RR-3 large lot zoning districts.
- B. Amend the Greenville County Zoning Ordinance by adding an Agriculture Zoning District.
- C. Coordinate with local government and sewer providers in the planned expansion of sewer.
- D. Work with the appropriate stakeholders to encourage a phased expansion of sewer as well as a phased expansion of Metro-Connects service area.
- E. Investigate other options to preserve rural character such as conservation easements, rural development standards, etc.

GOAL TWO

TO IDENTIFY AREAS FOR FUTURE BUSINESS/LIGHT MANUFACTURING AND COMMERCIAL DEVELOPMENT OPPORTUNITIES.

OBJECTIVES

- A. Amend the existing I-2, Industrial District in the Greenville County Zoning Ordinance to ensure compatibility with surrounding housing.
- B. Coordinate with property owners, utility providers to prepare sites for future development.

GOAL THREE

TO IDENTIFY AND PROGRAM NEEDED TRANSPORTATION IMPROVEMENTS.

OBJECTIVES

- A. Develop a list of needed road and other transportation related needs
- B. Submit transportation needs to be considered for inclusion into the GPATS Horizon 2040 Long Range Transportation Plan

ORGANIZATIONS	TIME FRAME
Property Owners, County Staff, County Council	Short Term (1-3 years)
Citizens, County Staff, County Planning Commission, County Council	Short Term (1-3 years)
Citizens, County Staff, Metro-Connects, ReWa, County Council, Local elected officials	On-going
Planning Staff, Metro-Connects, ReWa, County Council	On-going
Citizens, Upstate Forever, County Staff, County, Planning Commission, County Council	On-going

ORGANIZATIONS	TIME FRAME
Citizens, GADC, County Staff, County Planning Commission, County Council	Short Term (1-3 years)
Property owners, utility providers, County staff, County Planning Commission, County Council	Short - Medium (3-10 years)

ORGANIZATIONS	TIME FRAME
Citizens, stakeholders, County Transportation staff	Short Term (1-3 years)
Transportation Planning Staff, County Staff, GPATS Policy Committee, SCDOT	Short Term (1-3 years)

GOAL FOUR

TO PROVIDE COMMUNITY-BASED PUBLIC SERVICES.

OBJECTIVES

A. Discuss the possibility of locating a public safety complex to include the Greenville County Sheriff's Office and EMS services

B. Identify potential sites and revenue sources for a public safety complex if it considered a good idea

C. Discuss the possibility of locating a Community Activity Center that could include a library, citizen activities and other learning/social activities

D. Identify potential sites and revenue sources for a Community Activity Center

E. Work with the Greenville County Recreation Department to identify future recreation opportunities in the area



when we are, or to go through life in an indifferent
manner, The world is calling for skilled workmen, and
close students, The past and the present calls us
to advance, and without concentrated effort we cannot

ORGANIZATIONS

TIME FRAME

County Staff, Sheriff's Office, EMS

Short Term (1-3 years)

County Staff, Sheriff's Office, EMS

Short - Medium (3-10 years)

County Staff, County Council, Greenville County, Senior Action

Short Term (1-3 years)

County Staff, County Council, Greenville County Library, Senior Action

Short - Medium (3-10 years)

County Staff, Recreation Staff, County Council

On-going



FUTURE LAND USE MAPS

ALTERNATIVE DEVELOPMENT PROJECTIONS

The Future Land Use Map is a vision of how land could develop in the future by reflecting the plan's goals and objectives. This map serves as a guide for future land use decisions, including zoning and rezoning of property when landowners come forward with development proposals. The future land use map can offer some level of predictability in the types and intensities of land uses if the South Greenville County Area Plan is adopted as an amendment to the County's Comprehensive Plan. All of the stakeholder organizations who participated in the planning process are aware of the preferred future development pattern for the area, and staff is hopeful that they will consult the future land use map's recommendations in their decision-making process when considering future services and facilities in the study area.

Staff prepared two future land use map alternatives, on which citizens were invited to review and recommend changes. These two maps were very similar in their proposed land use development patterns: they both incorporated the goals and objectives in the location of future development. However, Alternative One emphasized the desire to maintain the existing rural character in the southern portion of the study area, while Alternative Two acknowledged the possibility that, at some point in the future, the Huff Creek Treatment facility may be built and potentially make some land available for higher density single-family residential development in part of the southern portion of the study area. Citizens who attended the meetings and provided input online supported Alternative One by a nearly unanimous margin.

The Land Use Categories represented on the Future Land Use Map are as follows.

Service/Industrial

This category allows for heavier commercial uses which may require storage in warehouses, wholesales and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and the I-1, Industrial zoning districts.

Business and Light Manufacturing

This land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. These uses are associated with the I-2, Industrial Park, zoning district. However, as a result of this plan, the I-2 Zoning District may be amended to ensure these types of land uses.

Commercial

This land use category is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. These types of land uses are usually associated with the C-2, Commercial District.

High Density Residential

This land use category represents multiple-family dwellings, such as duplexes or apartments that can range in density from two to twenty dwelling units per acre. Corresponding zoning classifications include the RM, Multifamily Residential categories.

Public/Institutional

The intent of this land use category is to allow facilities that benefit the public. These types of uses can include recreational, educational, medical, public safety, etc., uses.

Rural Community Center

This land use category is a “neighborhood center” serving a larger rural community on a frequent basis. These centers are usually located at the intersection of collector roads. These centers could have commercial, office, or other uses.

Rural Preservation

This land use category represents areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses. The most relevant zoning classification is the RR-1, Rural Residential Zoning District. There is a minimum one acre lot size for each single-family dwelling.

Agriculture

All agricultural related operations, large lot single-family residential development, open space and other land uses that contribute to the rural character of the study area are contained in this land use category.

Suburban Residential

This category represents the typical single-family subdivisions that one regularly finds in suburban areas. These developments typically have both public water and sewer. These residential areas also have varying densities in the following ranges:

- Three to four units per acre which is equivalent to the R-15 and R-12 zoning districts.
- Two to three units per acre which is similar to the R-20 and R-15 zoning districts.
- One to two units per acre which is equivalent to the R-S and R-20 zoning districts.

South 25 Transitional District

This land use category is proposed to help implement the objective of creating an overlay district on a portion of Augusta Road that will enhance the appearance of commercial development along Augusta Road. This overlay district would control such things as building appearance, signage, lighting, and parking, all of which would apply to the commercial uses currently allowed by the base commercial zoning classification.

Transitional Commercial District being proposed along a portion of Piedmont Highway, SC Highway 20.

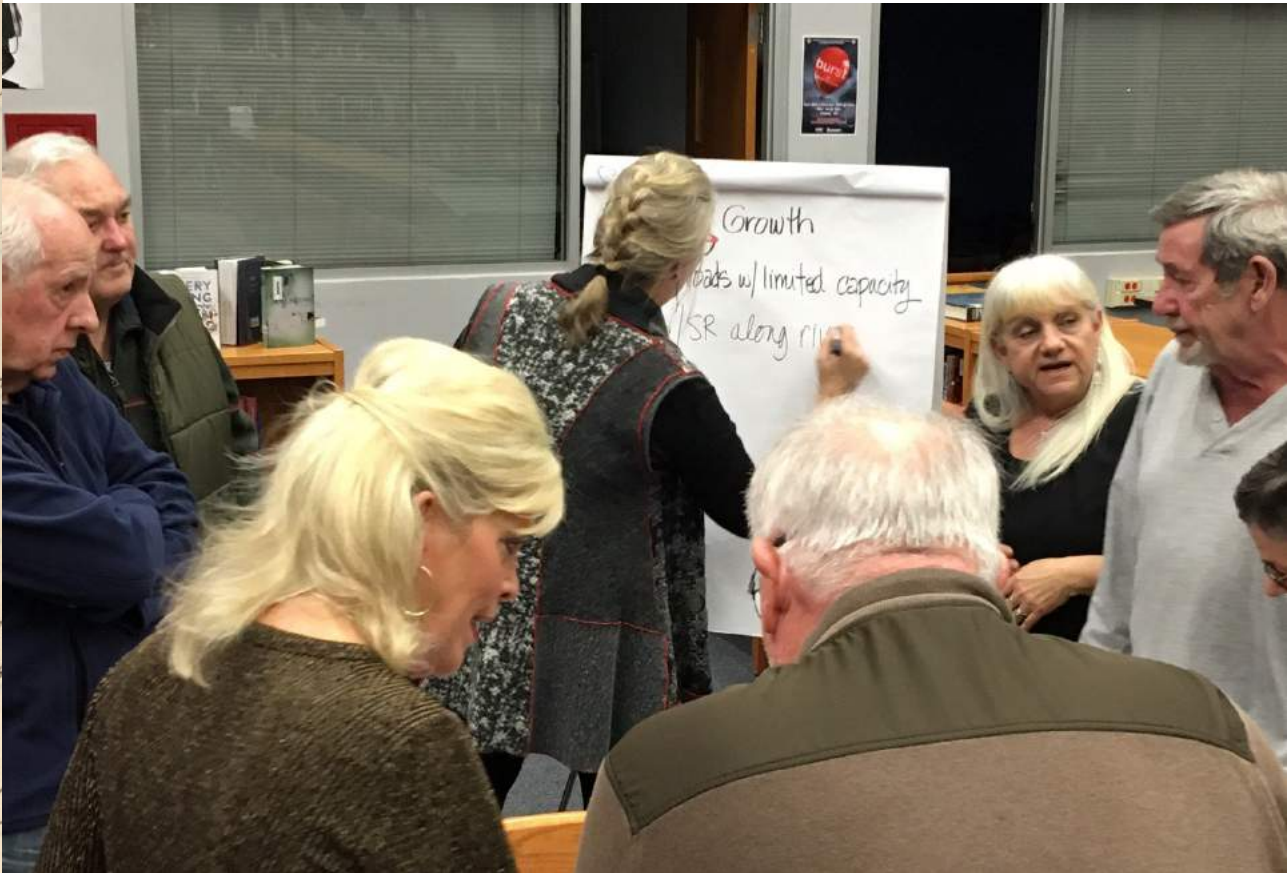
This land use category would encourage the majority of the existing single-family residential development that is currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections.

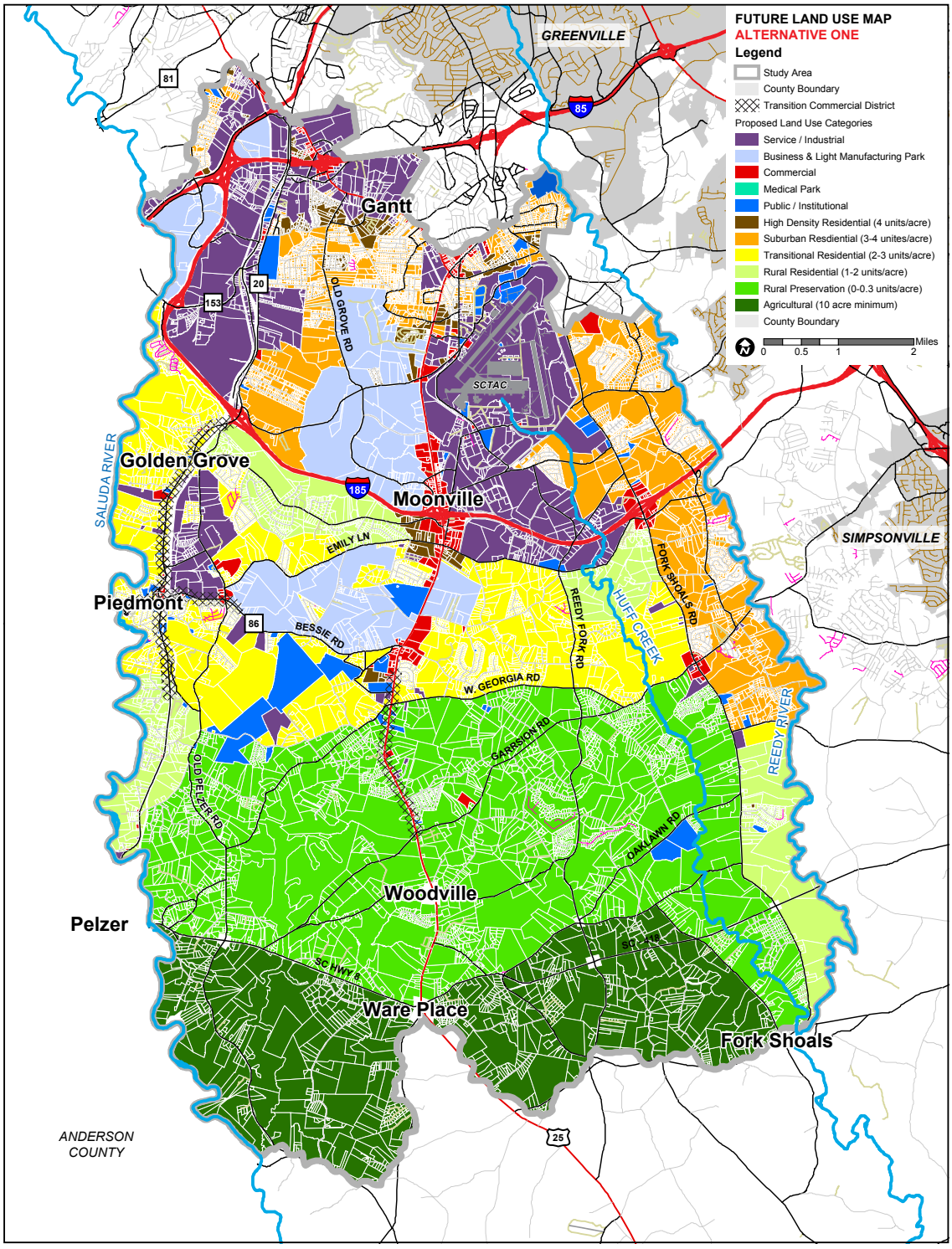
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FUTURE LAND USE MAP ALTERNATIVE ONE

As mentioned above, Alternative One reflects the priorities of the citizens which were provided to staff relating to preferred future land use development patterns in the study area. With regard to maintaining the rural character of the southern part of the study area, the map indicates that the future land use pattern below West Georgia Road and west of Fork Shoals Road should be reserved for very large lot single-family residential (1 to 3 acre minimum lot sizes) from West Georgia Road to SC Highway 8 and SC Highway 418. Below these roads Alternative One is recommending a 10 acre minimum lot size (Agricultural Land Use) for most of the property within the study area. North of West Georgia Road, Alternative One is recommending a suburban residential development pattern which includes a range of single-family development densities (2 to 4 dwelling units per acre) depending upon the availability of sewer.

With regard to nonresidential development, Alternative One has identified an area south of Moonville on both sides of US Highway 25 as a Business & Light Industrial Park in keeping with the goal to provide more business-related employment opportunities which are less intense and therefore more compatible with the surrounding residential land use. As previously mentioned, the future development of this area will be contingent upon the expansion of sewer. Alternative One also addresses the objective of providing additional commercial and office development along US Highway 25 and SC Highway 20. The two transitional districts will allow for additional commercial development that will include contextual design standards at strategic intersections along a portion of each road.





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FUTURE LAND USE MAP ALTERNATIVE TWO

Future Land Use Map Alternative Two is very similar to the Alternative One. The major difference being the possible realization of the Huff Creek Wastewater Resource Recovery Facility's construction and the ensuing impact it would have on development across the study area. ReWa at the present time doesn't have a definitive schedule of when the Huff Creek facility may be constructed; however, it is important to indicate on the future land use map what potential future land use development pattern may result from the Huff Creek Facility's construction.

The Alternative Two map identifies the areas south of West Georgia Road and east of US Highway 25 as the primary areas that will be affected by higher single-family residential densities. Alternative Two indicates that these areas will most likely develop as Suburban Residential with three to four (3-4) dwelling units per acre. This compares to the much lower residential density of one to three (1-3) acres per dwelling unit as recommended in Future Land Use Map Alternative One. These higher density areas are located in the following:

1. An area bordered by West Georgia Road to the north;
 - Sandy Springs Road to the east;
 - Garrison Road to the south;and
 - US Highway 25 to the west.
2. An area bordered West Georgia and Garrison Roads to the north;
 - Fork Shoals Road to the east;
 - The study area boundary to the south;and
 - Berry Road, property lines and a tributary of Baker Creek, Oaklawn Road, and
 - Gunter Road to the west.



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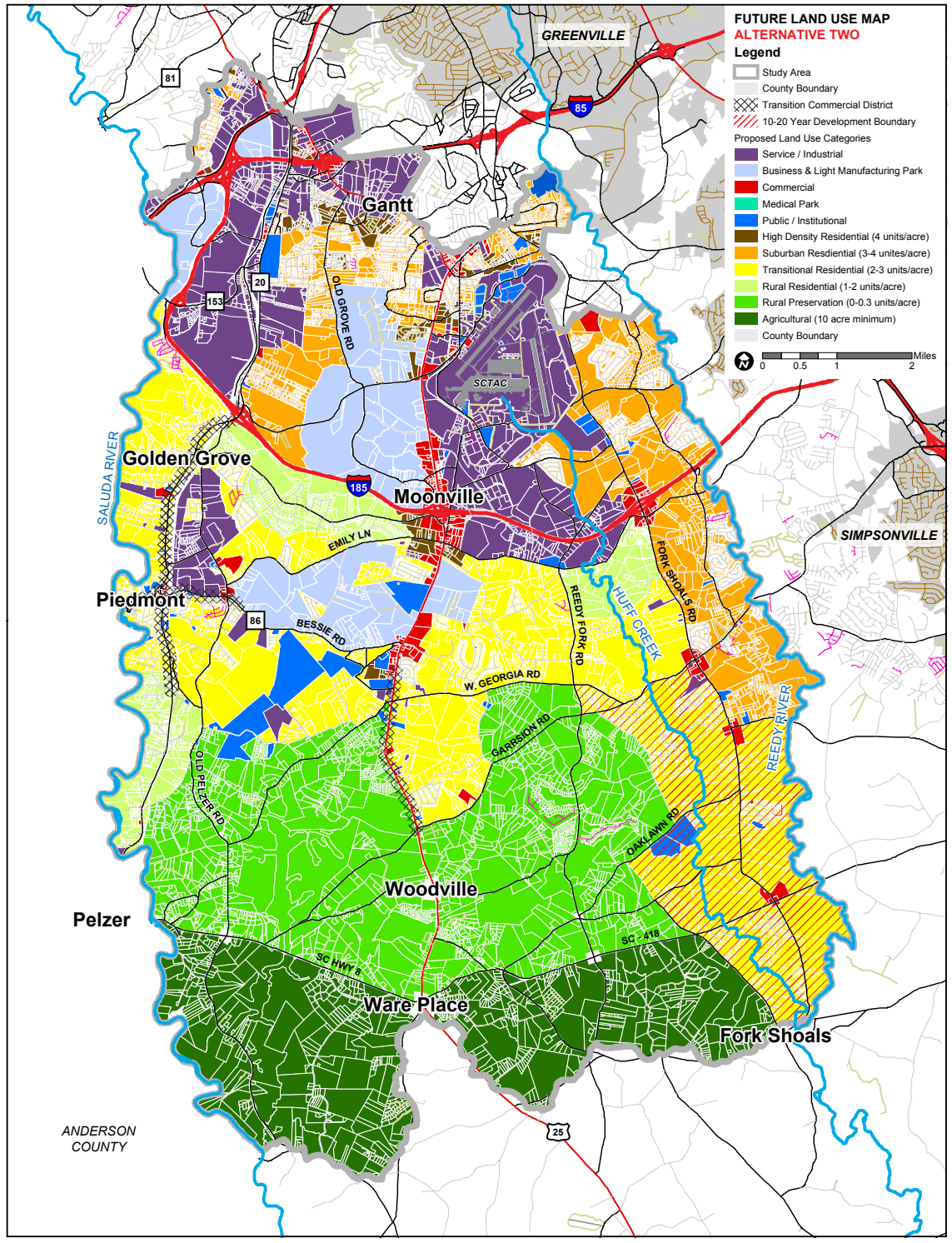
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












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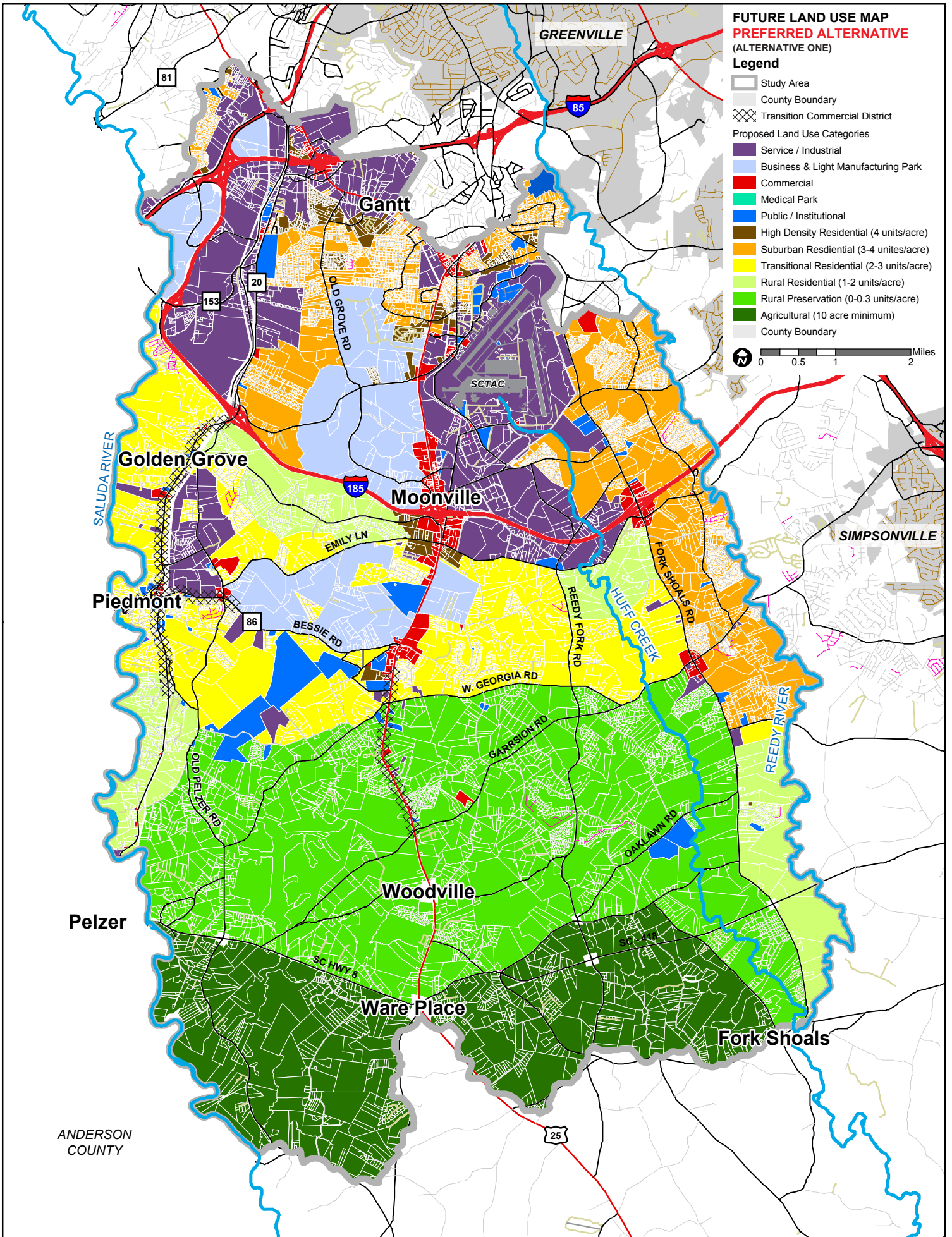
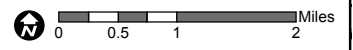
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**FUTURE LAND USE MAP
PREFERRED ALTERNATIVE
(ALTERNATIVE ONE)**

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 units/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)
-  County Boundary



ANDERSON COUNTY

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This plan was prepared for
the Greenville County Council
by Tom Meeks,
Tyler Stone,
and the Greenville County
Planning Staff
in the Spring of 2017.



SOUTH GREENVILLE AREA PLAN

2017

AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN

**GREENVILLE COUNTY
PLANNING DEPARTMENT**

301 UNIVERSITY RIDGE
SUITE 3800
GREENVILLE SC 29601

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**Greenville
County**