

A scenic photograph of a river flowing through a forest. The river is surrounded by trees with autumn foliage in shades of orange, yellow, and brown. The water is clear and flows over rocks, creating small rapids and pools. The sky is overcast.

2019

Riverdale/Tanglewood Community Plan



Greenville
County



**Greenville County
Long-Range Planning
Department**

**301 University Ridge
Suite 3800
Greenville SC 29601
www.GCPlanning.org
Planning@GreenvilleCounty.org
(864) 467-7270**

2019

**Riverdale/Tanglewood
Community Plan**



table of contents

- 03. Introduction
- 05. Study Area
- 07. History
- 09. Population & Demographics
- 11. Land Use
- 19. Transportation
- 23. Parks & Recreation
- 25. Community Appearance
- 27. Public Safety
- 29. Education & School Performance
- 31. Housing
- 33. Moving Forward
- 34. Acknowledgments



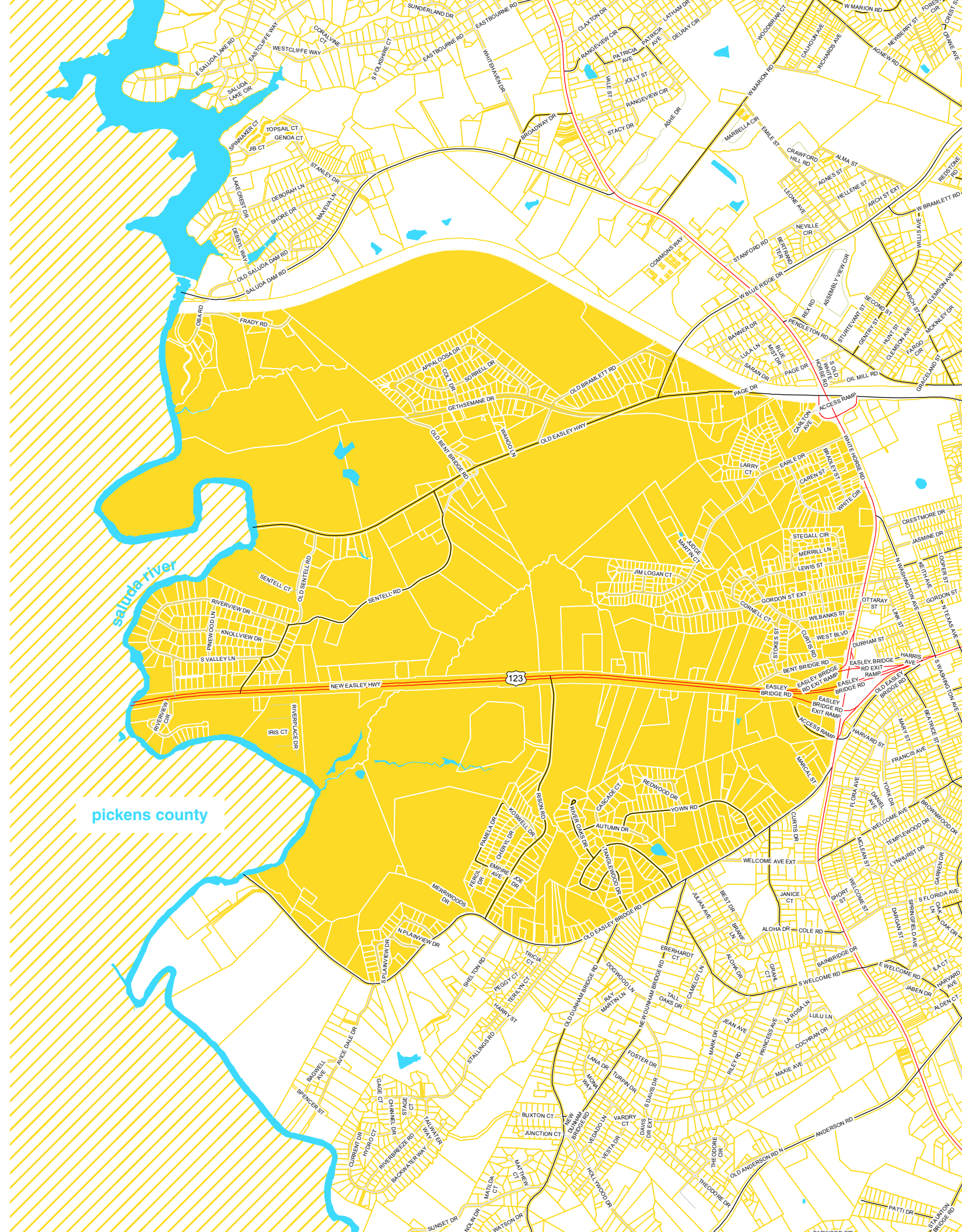
Study Area

The Riverdale-Tanglewood community is located in central Greenville County, and its west boundary, the Saluda River, is adjacent to Pickens County. The northern border, adjacent to the Berea Community, is delineated by the Norfolk Southern Railway. White Horse Road (US Highway 25) is the eastern boundary, and Old Easley Bridge Road (State Road 85) is the southern boundary.

The east-west thoroughfare of New Easley Highway (US Highway 123) passes through the community centrally and is the major transit corridor between Greenville County and Pickens County.

The total area of Riverdale-Tanglewood is just over 4 square miles, and with a population of 2,890, the population density is 637 people per square mile. The population density of Greenville County as a whole is 625 persons per square mile.

There are 1,260 acres of vacant or undeveloped land in the Riverdale-Tanglewood Community. With growth occurring a rate of 1.21% statewide, and the proximity to the City of Greenville, it is likely that Riverdale-Tanglewood will experience significant development pressures in the near future.





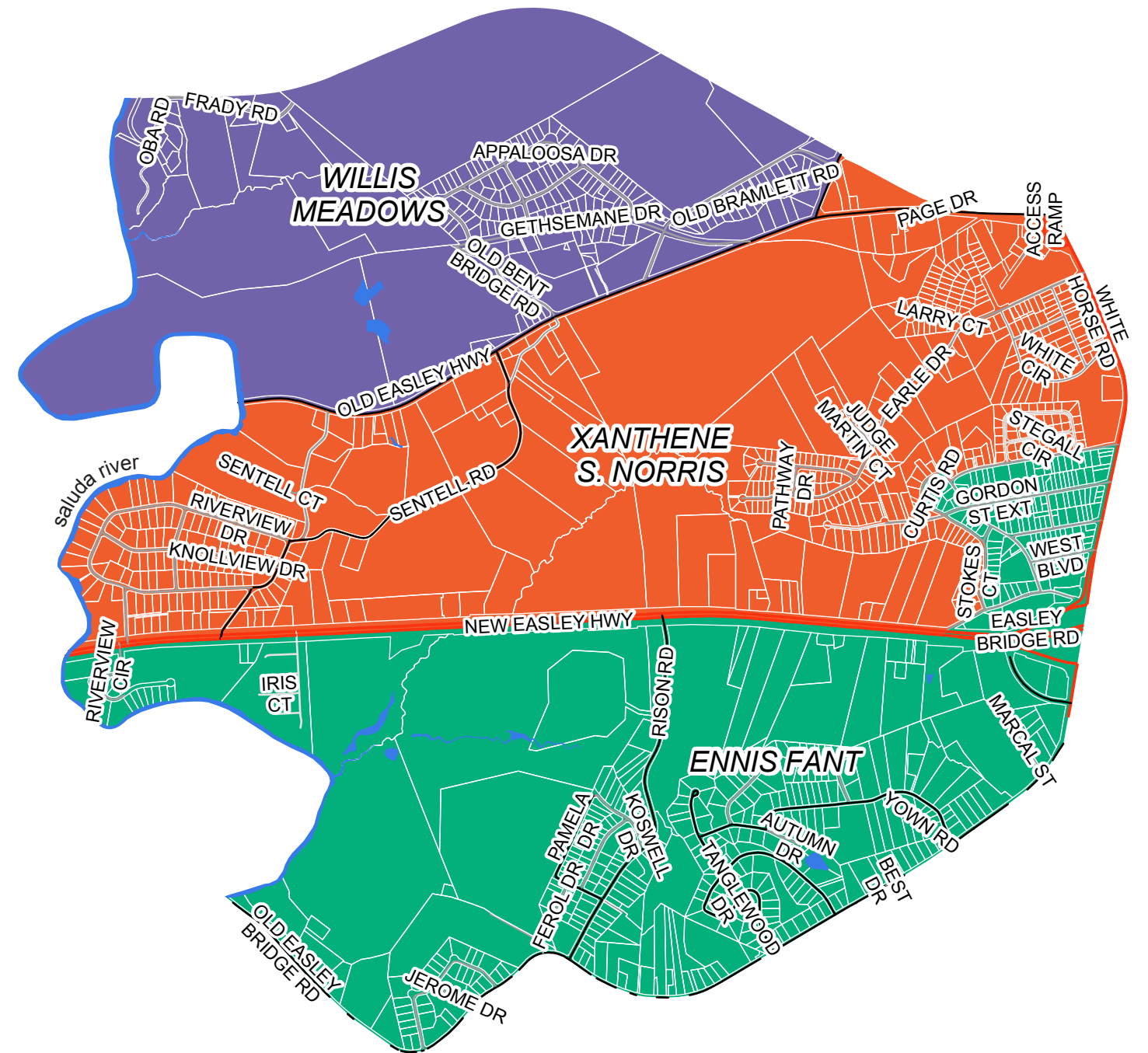
history

After the establishment of South Carolina as a British province in 1670, the land that would become present-day Berea was part of what was then called Colleton County. In 1755 a treaty between the Cherokee Indians and Governor James Glen was signed, enabling settlement to begin, and the rich soil in the area began attracting farmers. Early immigrants

were primarily of Scots-Irish origin. The area was primarily one of farming, and it wasn't until the post-WWII era that suburban subdivisions began to be built. Riverdale-Tanglewood has remained primarily rural and suburban in nature since that time, with sporadic commercial growth along its major highways.

There are three County Council Districts located within this area. District 19 (Councilman Willis Meadows) from Old Easley Highway northward, District 23 (Councilwoman Xanthene Norris) between Old Easley Highway and New Easley Highway, and District 25 (Councilman Ennis Fant) from New Easley Highway southward.

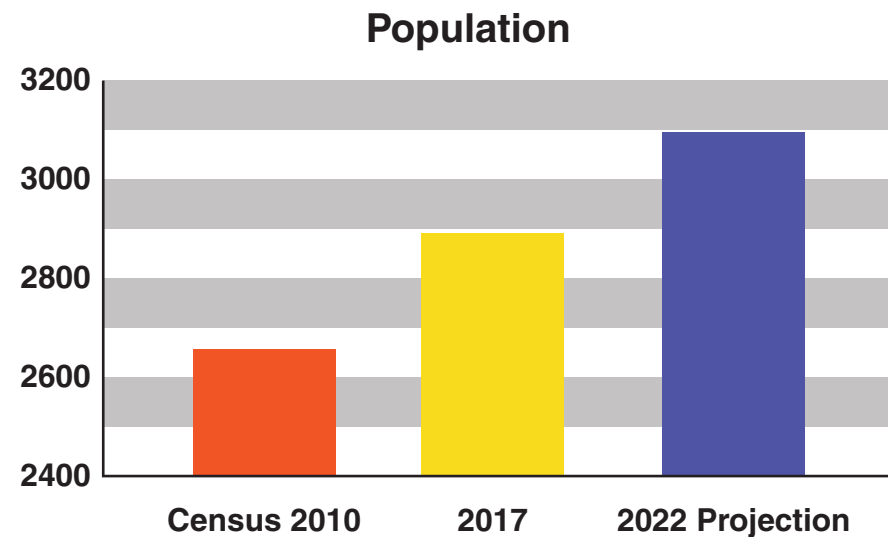
riverdale/tanglewood study area with county council districts



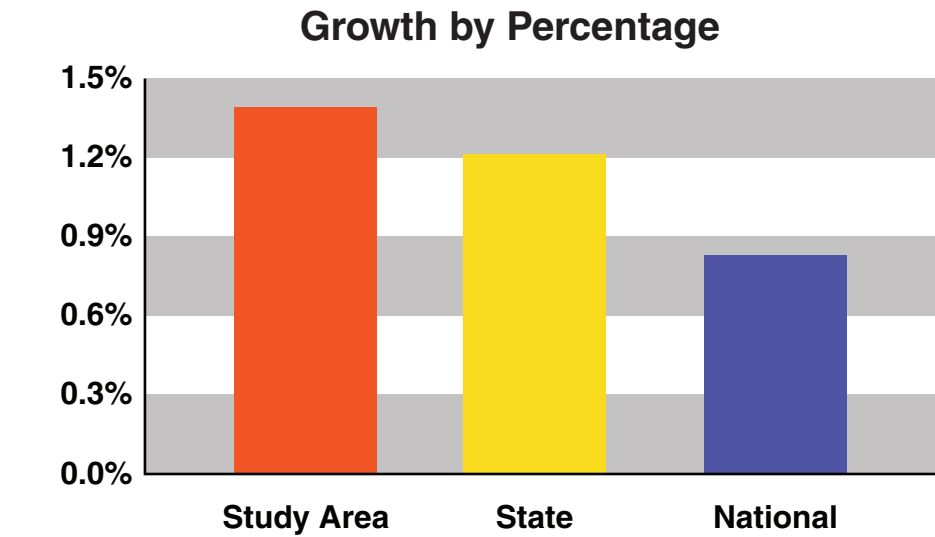


population & demographics

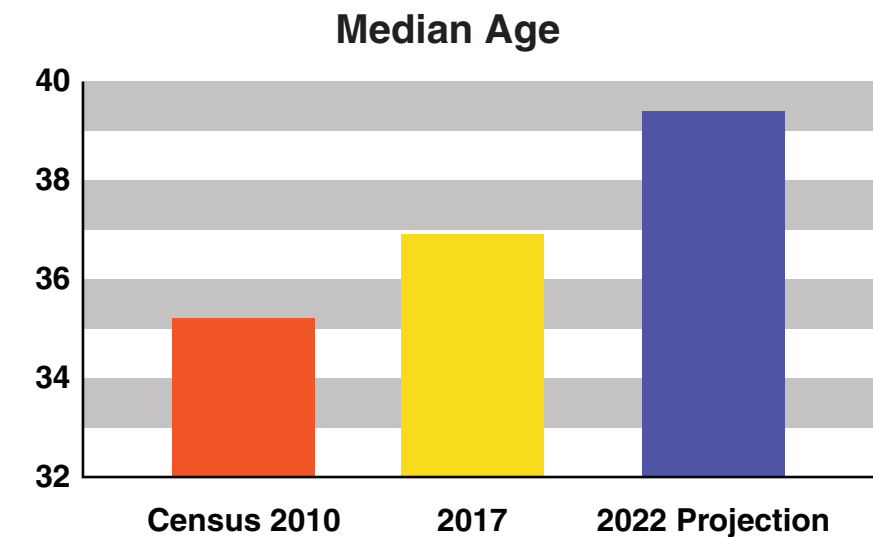
The Riverdale-Tanglewood Community is currently growing at a rate of 1.39 percent per year; faster than both the State (1.21 percent) and Nation (0.83 percent) as a whole. With a population of just under 3,000 in an area of less than 4.0 square miles, Riverdale-Tanglewood is a low-density suburban community.



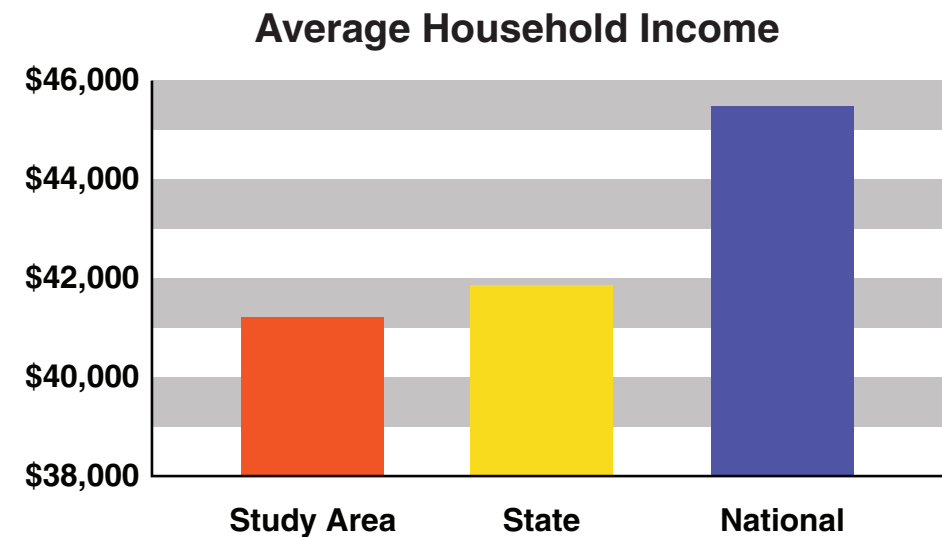
Above Chart: Population Data by Census Year, Source: ESRI



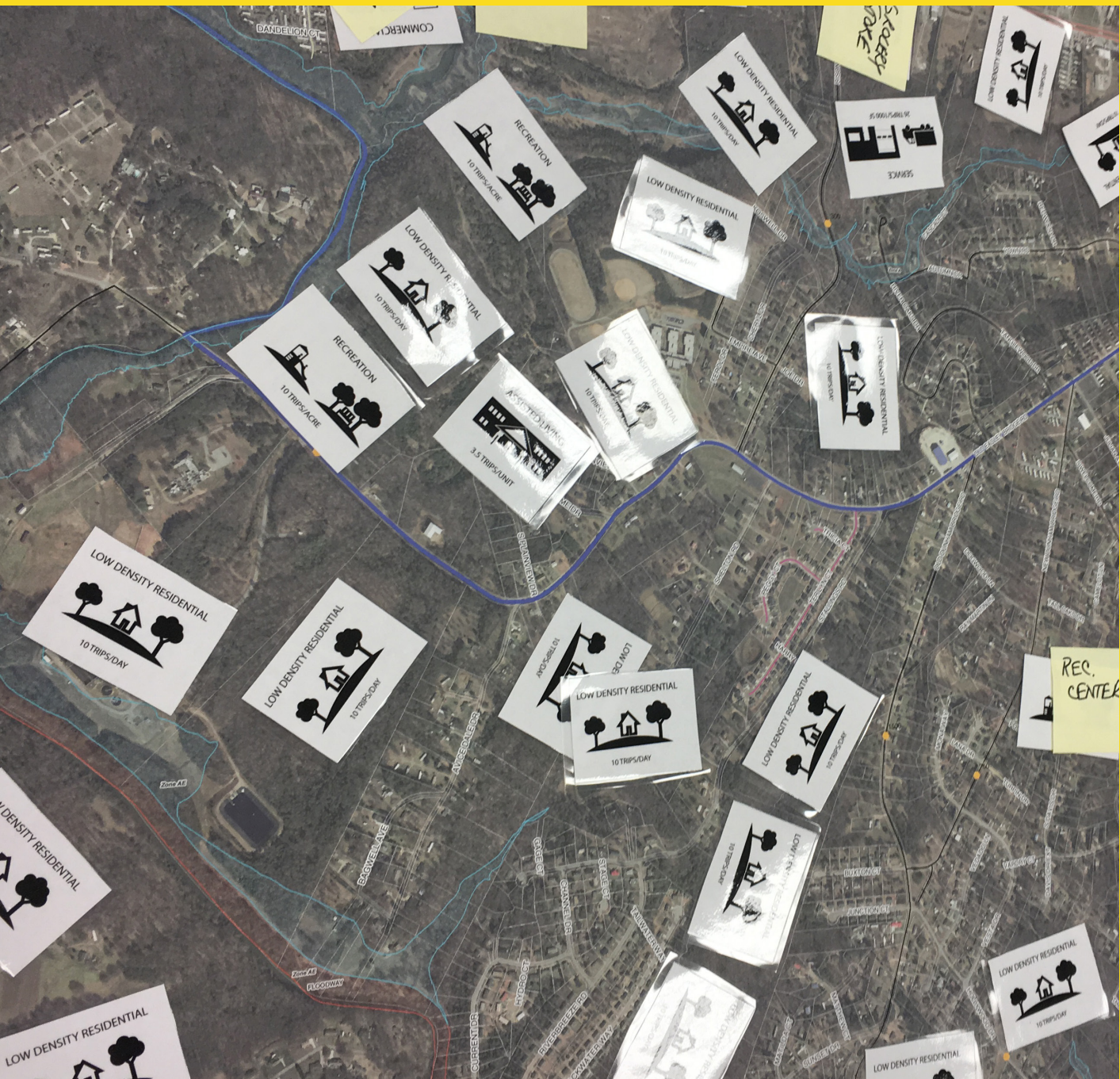
Above Chart: Growth by Percentage by Area, Source: ESRI



Above Chart: Median Age by Census Year, Source: ESRI



Above Chart: Growth by Percentage by Area, Source: ESRI



land use



The existing land use pattern in the Riverdale-Tanglewood area can best be described as mixed. Having developed freely over many decades, without much planning, the community consists of a few suburban neighborhoods surrounded by large tracts of undeveloped land, with several service and industrial uses scattered throughout. Much of this undeveloped land is currently zoned for service uses, which is in direct opposition to the community's wishes regarding future development in the Riverdale-Tanglewood area. This plan will attempt to address this disparity.

The Riverdale-Tanglewood Future Land Use map represents a guide for policymakers when making important land use decisions about this community. From zoning decisions, to utility service expansions, and the placement of schools and libraries, the Future Land Use Map serves as the community's vision for the future. While not a legally binding document, the Future Land Use Map provides information about the community's desires for growth and development within their area, giving valuable insight into the decision making process for Planning Commissioners

and County Council members. Upon its adoption, the new Future Land Use Map for the Riverdale-Tanglewood Community will update the Greenville County Future Land Use Map in the County's Comprehensive Plan. The updated Riverdale-Tanglewood Future Land Use Map consists of eight land use classifications based on the current development pattern as well as compatibility with existing zoning district designations.



The large amount of undeveloped and vacant land within the Riverdale-Tanglewood Community represents a considerable asset to the community, in so much as there is plenty of room to grow. With much of the County currently built-out, places like West Greenville are likely to see renewed interest in development and redevelopment as the region continues to grow. Property values are likely to increase as developable land in the County becomes rarer; thus paving the way for a Riverdale-Tanglewood renaissance.

Additionally, Riverdale-Tanglewood's location as the western gateway to the

Greenville Metropolitan Area represents a unique opportunity for future growth. The creation of an attractive commercial corridor and gateway district would provide a welcoming transition from rural Pickens County to the urban regional center.

Proximity to the Saluda River is yet another asset for the Riverdale-Tanglewood Community to build upon. Currently, no public access points to the Saluda exist in Greenville County. Therefore, the Community should “stake its claim” as the County's riverside access community, as described further in the Parks & Recreation section (p.23).

The Millstone Planned Development also represents an opportunity for high quality mixed use development in the near future. This large swath of undeveloped land is ideally suited for low and medium density residential uses, with recreational and neighborhood commercial amenities incorporated into this planned community.

With the national trend toward community-based agriculture, the Riverdale-Tanglewood Community could potential serve as agricultural community for Greenville County.

Strengths

land use

The considerable amount of Service-zoned land in this area is at odds with the residents' wishes with regard to the future development of the community. Rather than see these areas develop with intensive, heavy industrial uses, similar to that of the S.H. Carter Landfill and Adams Recycling, light industrial and service uses should be pursued in order to bring much-needed jobs to the area, that are compatible with the existing residential character of the community.

The characteristics of much of the land within the study area may also offer challenges in the future development of that land. Much of the open land in Riverdale-Tanglewood is topographically challenged, with steep slopes and floodplains providing major impediments to development. Also, with the exception of a few major roads, much of this land is currently inaccessible by car. These features are likely to be associated with high development costs.

Challenges

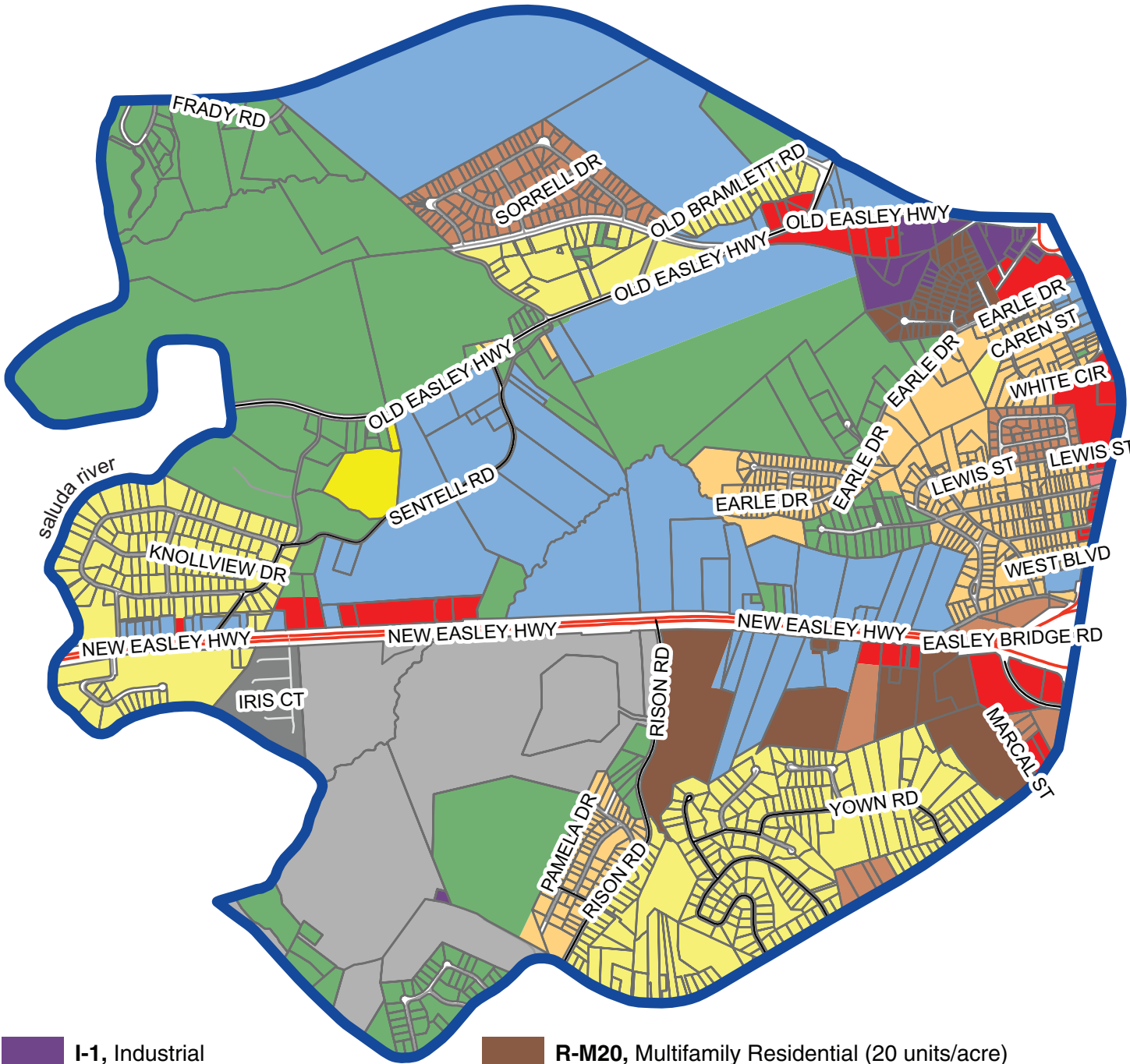


Recommendations

- Limit the expansion of the existing landfill, recycling facility, and other heavy industrial uses within the study area
- Promote only small scale service uses on existing service zoned property where feasible and appropriate and limit their encroachment on existing and future residential neighborhoods
- Encourage the development of local businesses to serve the community, including a grocery store and “mom and pop” style retail and restaurant establishments
- Encourage agricultural uses where appropriate
- Provide opportunities to develop a natural or manmade buffer between existing and future service uses and the residential communities abutting them
- Provide additional notification of upcoming zoning public hearing and subdivision application reviews to nearby property owners
- Develop sunset provision policies for grandfathered and nonconforming uses

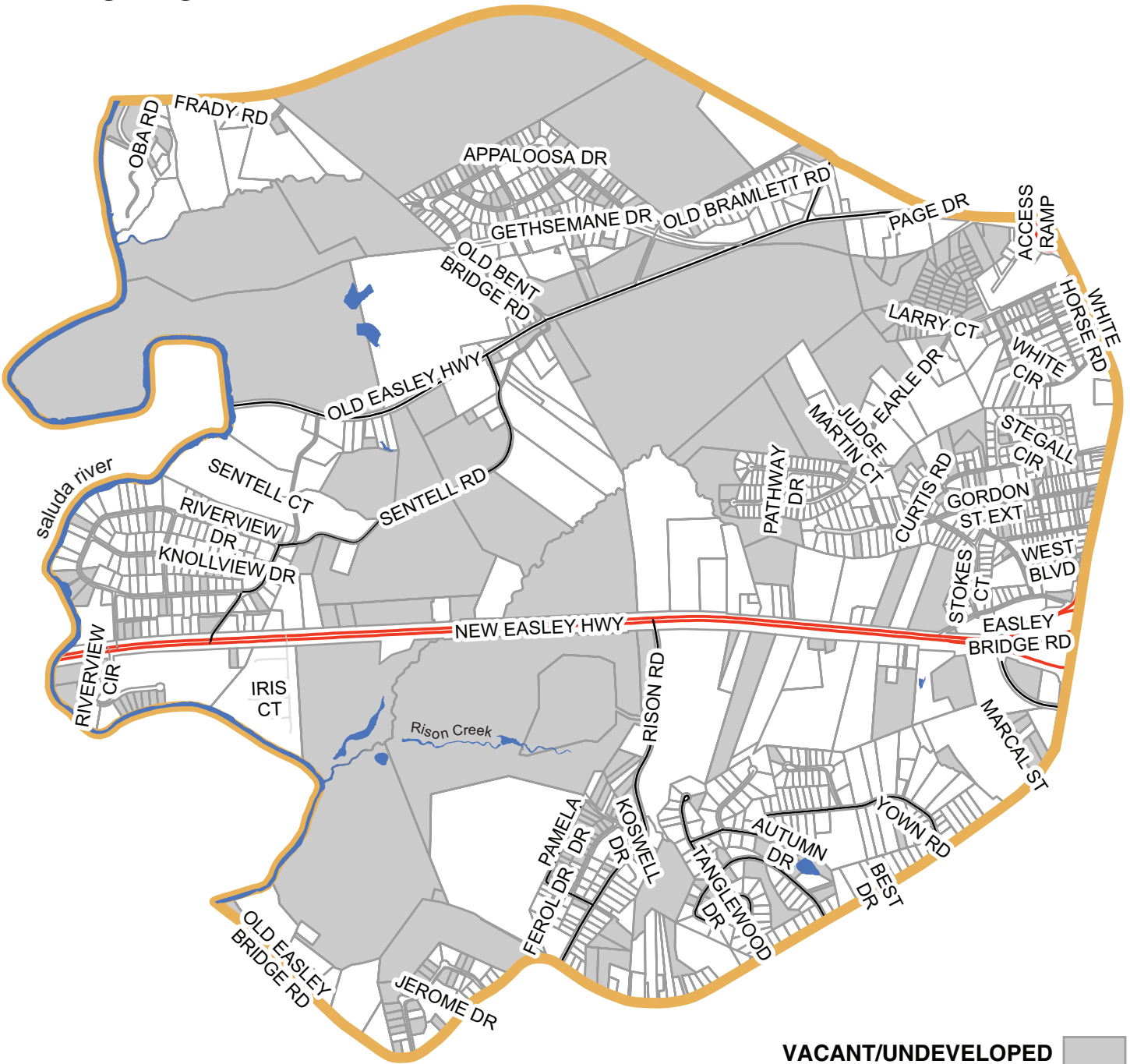


existing zoning



- I-1, Industrial
- S-1, Services
- C-1, Commercial
- C-2, Commercial
- C-3, Commercial
- PD, Planned Development
- R-M20, Multifamily Residential (20 units/acre)
- R-MA, Multifamily Residential (20 units/acre)
- R-MHP, Residential Manufactured Home Park
- R-10, Single-Family Residential (10,000 sq. ft. lot size)
- R-12, Single-Family Residential (12,000 sq. ft. lot size)
- R-15, Single-Family Residential (15,000 sq. ft. lot size)
- R-S, Single-Family Residential (20,000 sq. ft. lot size)

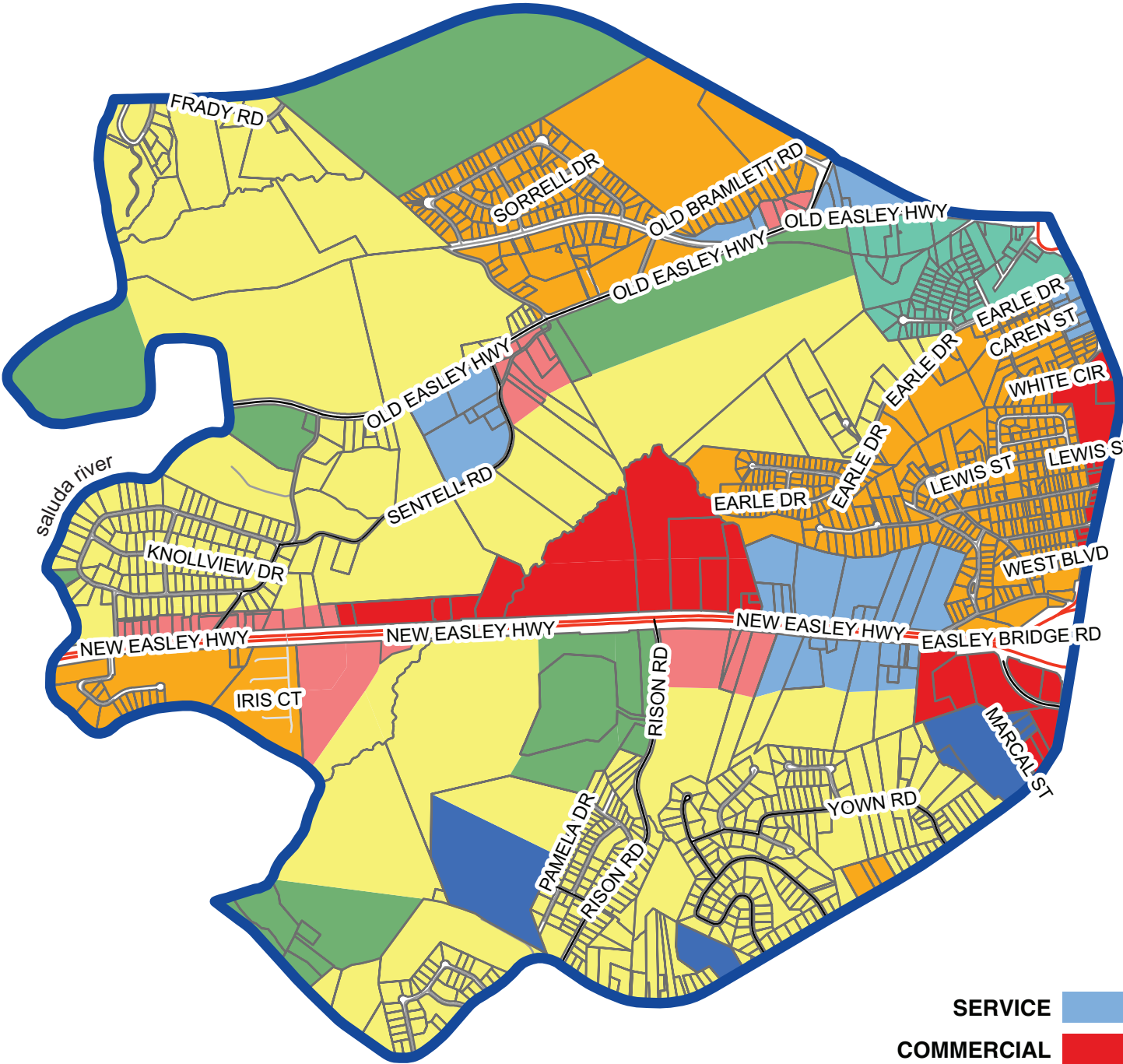
vacant/undeveloped land



- VACANT/UNDEVELOPED
- STUDY AREA
- WATER BODIES
- US HIGHWAY
- STATE ROAD
- COUNTY ROAD
- PRIVATE ROAD



future land use



- SERVICE
- COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- MIXED USE
- PUBLIC/INSTITUTIONAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- RECREATION

transportation



Located along a major thoroughfare and gateway into Greenville County, the Riverdale-Tanglewood Community provides a first impression to visitors of the region. At present, this impression could be improved upon. Currently, U.S. Highway 123 provides for the movement of almost 22,000 vehicle trips per day, a well-traveled highway.

The Greenville-Pickens Area Transporation Study “Horizon 2040” Long Range Transportation Plan, which prioritizes federal money for eligible transportation improvement projects throughout the region, does not currently include any projects within the Riverdale-Tanglewood area in its funded projects list. However, the U.S. Highway 123, from Easley to Greenville, Corridor

Improvements are ranked at position number 22 on the future priorities list of projects without current funding. Likewise, White Horse Road Corridor Improvements from U.S. Highway 123 to Augusta Road is currently ranked 13th.

Road Name	2016 Traffic Count	Annual % Change
U.S. Highway 25 (White Horse Rd.)	34,600	0.58%
U.S. Highway 123 (New Easley Hwy.)	21,800	7.39%
S.C. Highway 124 (Old Easley Hwy.)	11,400	14%
Old Easley Bridge Road	2,100	0%
Rison Road	300	0%

Level of Service



Roads are designed according to varying standards, which are meant to address the needs for which they are intended. Highways and mountain roads have very specific requirements that are different than rural roads, for example. Many of the roads in the study area were designed and built for rural usage and have lower traffic counts of around 10,000 trips per day on a two-lane road. Construction standards expect up to this number of trips per day before the road conditions are negatively impacted.

If a road is operating at one-hundred percent of its designed capacity, then it is considered to be providing an unacceptable level of service. This is often experienced as congestion. Roads are evaluated on an A through F+ scale, with roads considered A operating as “free flowing” roads, virtually unaffected by the presence of others in the traffic stream. Alternatively, roads operating under F+ conditions are heavily congested with traffic demand exceeding capacity, characterized by stop-and-go waves, poor travel time, low comfort and convenience, and

increased accident exposure. Actual level of service for major roadways in the Riverdale-Tanglewood area are:

- U.S Highway 25 (White Horse Rd.) = C
- U.S. Highway 123 (New Easley Highway)
 - From U.S. 25 to Rison Rd. = D
 - From Rison Rd. to County Line = C
- S.C Highway 124 (Old Easley Highway)
 - From U.S. 25 to Page Dr. = C
 - From Page Dr. to S.C. Highway 253 = A
 - From S.C. Highway 253 to County Line = E
- Old Easley Bridge Road
 - From S.C. 25 to New Dunham Bridge Rd. = E
 - From New Dunham Bridge Rd. to Rison Rd. = B
 - From Rison Rd. to County Line = D
- Rison Road = B



Strengths

Compared to many other communities throughout Greenville County, Riverdale-Tanglewood has considerably less traffic and congestion overall, with very few roads designated at Level of Service C or less. Existing roadways, specifically U.S. Highway 123, and U.S. Highway 25, are well-designed to support future commercial development

and increased traffic without adversely affecting existing neighborhoods.

Additionally, travel time to the Downtown Greenville Central Business District destination is low, at approximately ten minutes or less. This makes Riverdale-Tanglewood an ideal location for suburban commuters.

transportation Challenges



Long, winding streets such as Sentell Road and Rison Road represent a significant safety concern, as speeding continues to be a problem for existing residents. Thus, there is opportunity for traffic calming measures to alleviate this common problem.

Limited interconnectivity to the larger road network, among and between existing subdivisions, has led to the relative isolation of the community as a whole. With few connections, car travel on a limited number of roads is necessary to get anywhere. Further, lack of public transportation in this area necessitates car travel. As a result,

the aging populations of Riverdale-Tanglewood may be underserved and further isolated in this bedroom community.

Sidewalks are virtually non-existent within the community. With the exception of Old Easley Bridge Road and White Horse Road, surrounding the community, there are no pedestrian connections within the community.

A lack of funding for road and infrastructure improvements overall represents an additional challenge, not only to Riverdale-Tanglewood residents but to Greenville County as a whole.



Recommendations

- Work with County Staff to develop a traffic-calming plan for the Riverdale and Tanglewood Communities
- Study potential locations for speed humps and other traffic calming measures on state and county roads within the study area
- Realign the intersection of Sentell Road and SC Highway 123, and add turn lanes and deceleration lanes to improve safety
- Provide turn lanes on SC Highway 124 into the Community
- Prepare a prioritized list of roads in need of repaving and ditching throughout the community
- Pursue investment in sidewalks
- Advocate for infrastructure funding



parks & recreation



While Greenville County Parks, Recreation and Tourism (CountyRec) does not maintain any parks within the Riverdale-Tanglewood study boundary, there are several neighborhood and regional parks nearby. These include:

- Welcome Neighborhood Park with a playground, basketball courts, picnic shelter, and future walking trail
- Westside Park & Aquatic Complex with competitive and therapeutic indoor swimming pools, playgrounds, tournament-caliber athletic fields, baseball diamonds, and picnic shelters
- Freetown Community Center with activity rooms, basketball courts, a gym, athletic fields, and playgrounds. Programming includes after-school programs, summer day camps, senior adult activities, community enrichment programs, seasonal events for all ages, and facility rentals

Strengths

The Riverdale-Tanglewood Community is situated along nearly four miles of serene Saluda River waterfront. With unique features such as shallow rocky rapids and shoals, the Saluda River at this location has the potential to become a popular “blueway,” or water trail destination for the County. A blueway is a section of a waterway selected and designated as a trail by a community for the purposes of conservation and outdoor recreation, such as fishing, paddling, and wildlife watching.

The 6.4 acre former Renewable Water Resources (ReWa) PS #171 Wastewater Treatment Plant, represents another such opportunity for the community with regard to future recreation space. The development of a dedicated public access to the Saluda River – where none exists today – has long been a priority for the county. This former public utility site would provide fulfillment of this long-term goal.

Anticipated developments, such as the

Millstone Park Planned Development, within the community have the potential to bring additional community amenities in the form of public parks and recreation opportunities. These developments should be designed to benefit the entire Riverdale-Tanglewood Community by offering these much-needed services and facilities. There is an opportunity for the community and county to partner with the developer of this project to create a park, walking trails, and other outdoor amenities.



Challenges

As with all public infrastructure projects, funding for these opportunities is scarce. However, there are limited grant opportunities from organizations such as the National Greenways Foundation, and the National Park Service to study and implement blueway projects nationwide.



Recommendations

- Develop a partnership between the Riverdale-Tanglewood Community and ReWa to redevelop the former Parker Wastewater Treatment Facility (PS #171) into a Saluda River public access park
- Identify and pursue grant funding for park development through the

South Carolina Department of Parks, Recreation, and Tourism

- Work with developers of the former Millstone Planned Development to incorporate open space and recreational amenities into any new plans

community — appearance



Strengths

The Riverdale-Tanglewood Community's location as the gateway to Greenville County offers multiple opportunities for improvement as the region continues to grow outwardly from downtown Greenville. Additionally, the community's scenic and natural beauty is central to its identity, and unparalleled in many similar urban environments.

Ultimately, however, it is the commitment of its people, which remains the greatest asset of the Riverdale-Tanglewood Community. With a dedicated group of citizens working together to improve the appearance of their community through targeted code enforcement, and beautification, this area will no doubt continue to improve.



Challenges

The amount of roadside litter, not just in Riverdale-Tanglewood, but also throughout the entire county, represents a major challenge to perceptions of this area. While County Council has invested much in litter control and prevention recently, vigilance and reporting remains key to this strategy. Residents are encouraged to report litter where they see it to Greenville County Litter Prevention.

The presence of a massive recycling operation and junkyard, as well as the construction landfill, represents significant hurdles to future development

and redevelopment opportunities for the community. Existing service and industrial zoning which dominates the area is contradictory to the community's vision of a suburban residential enclave.

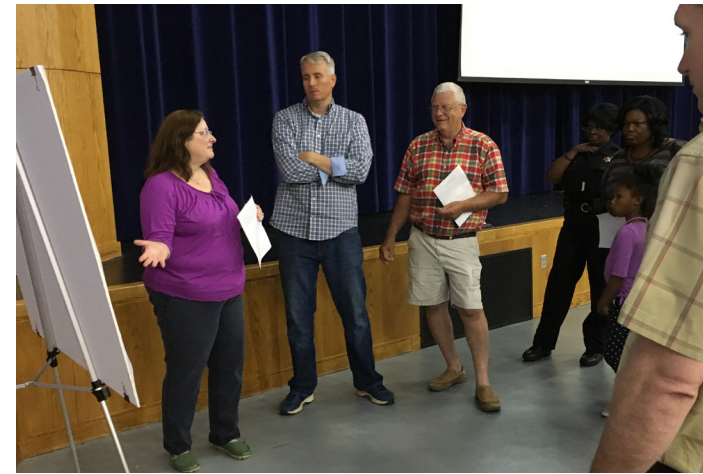
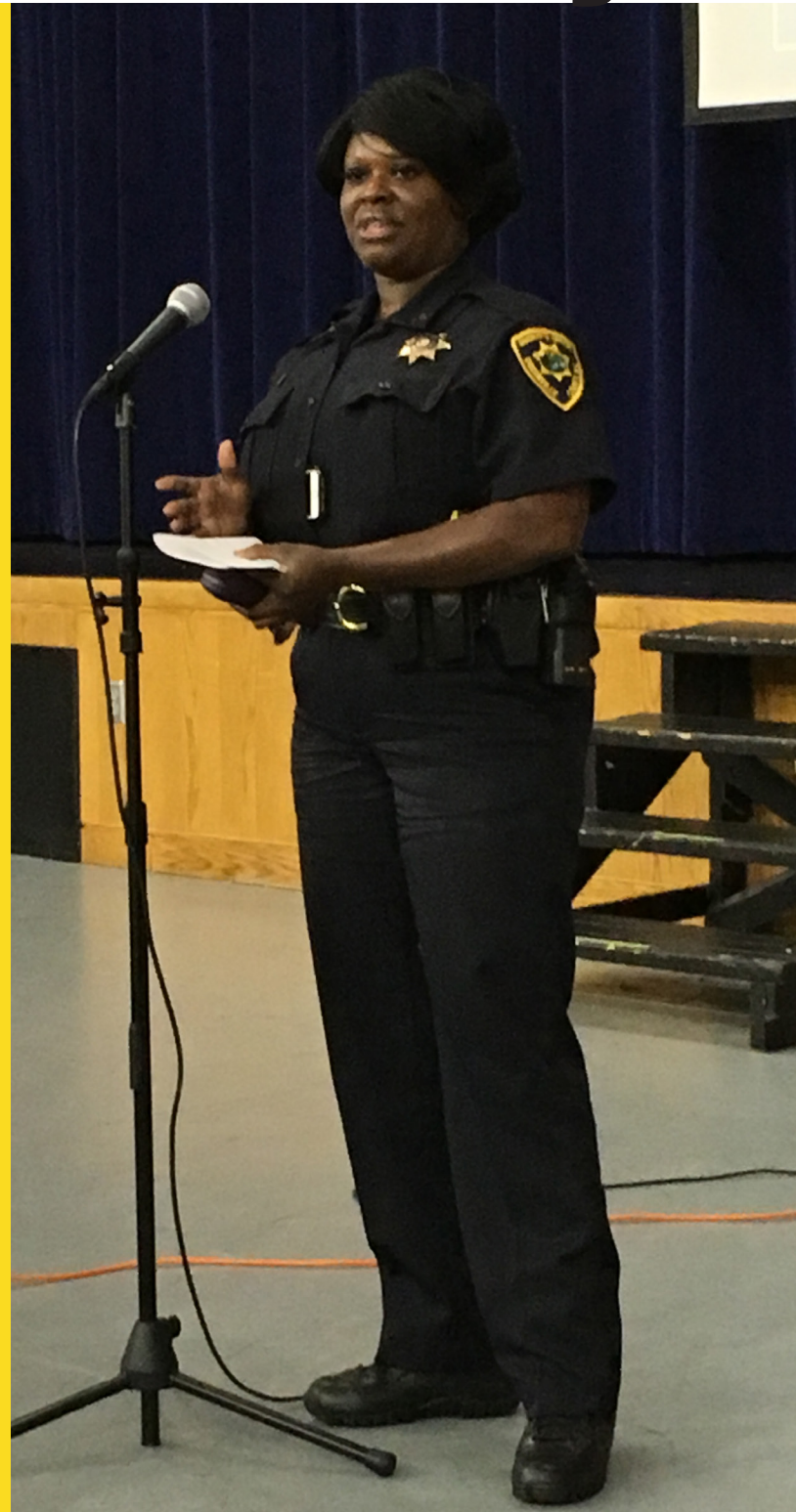
Riverdale-Tanglewood's aging housing stock is at a point where deferred maintenance and upkeep are now required. Unfortunately, many households lack the resources (in both time and money) to improve their properties. In addition, the relatively high rental (30 percent) and vacant (10 percent) housing in the area further compounds this problem.



Recommendations

- Develop a gateway plan for SC Highway 123 with signage, lighting, and streetscape improvements to welcome people to Greenville County and beautify the area
- Establish a community committee responsible for monitoring potential code violations and to coordinate complaints with the Greenville County Code Enforcement Division
- Continue to monitor the activities of Adams Recycling and S.H. Carter to ensure zoning compliance and nuisance abatement
- Coordinate litter prevention, surveillance, and clean-up activities with the Greenville County Litter Prevention Coordinator, utilizing the Litter Tracker App and the litter hotline: 864.467.7289
- Encourage community participation in the Greenville County Adopt a Road and Adopt a Spot litter cleanup programs
- Work with Keep Greenville County Beautiful and Greenville County Litter Prevention to organize a semi-annual community and river clean-up

public safety



Strengths

The presence of a well-organized group of citizens concerned about crime is integral to the future safety of the community.

Challenges



Lack of communication between the Greenville County Sheriff's Office and community members has stifled efforts to improve public safety in the Riverdale-Tanglewood area. With frequent turnover with regard to neighborhood policing and community patrol, residents have not been able to develop a formal partnership with law enforcement.

Hesitancy with regard to the reporting of criminal activities also represents a significant hurdle for law enforcement. Without credible evidence and a willingness on the part of witnesses to report crime when they see it, the situation will not improve. The community must band together to support one another in the reporting of incidents.

Recommendations

- Formalize and strengthen existing neighborhood watch programs and collaborate with the Greenville County Sheriff's Office Community Patrol to target troubled areas
- Strengthen the relationship between the community and the Greenville County Sheriff's Office Community
- Deputy and build rapport and trust to meet the long-term goals of the community
- Educate the community on the importance of reporting crime and proper reporting procedures utilizing the Non-Emergency Hotline: 864.271.5210

education & school performance



Strengths

Schools in the area have highly qualified teachers, new facilities, and adequate technology at their disposal. Welcome Elementary has benefited from reduced class size, and the addition of personalized learning technology devices, including the use of iPads and Chromebooks. Tanglewood Middle School has received multiple grant awards for its sixth grade Summer Bridging Program, and has an onsite clinic twice weekly to offer healthcare to students, provided by Prisma Health (formerly Greenville Health System).



Challenges

According to the State Department of Education's "Report Card" for area schools, one of the primary challenges to school performance is poverty. Welcome Elementary School, for instance, has an astonishing 88.3 percent poverty rate, with a majority of students receiving some form of public assistance. Teachers also identified school-home relations as an area for improvement in the annual school survey.



Recommendations

- Develop partnerships between local schools and the community to connect and create an authentic bond
- Organize Community/School walks (a.k.a. Safe Routes to School's "Walking School Bus" program)
- Help schools address issues related to high poverty levels and school-home relations

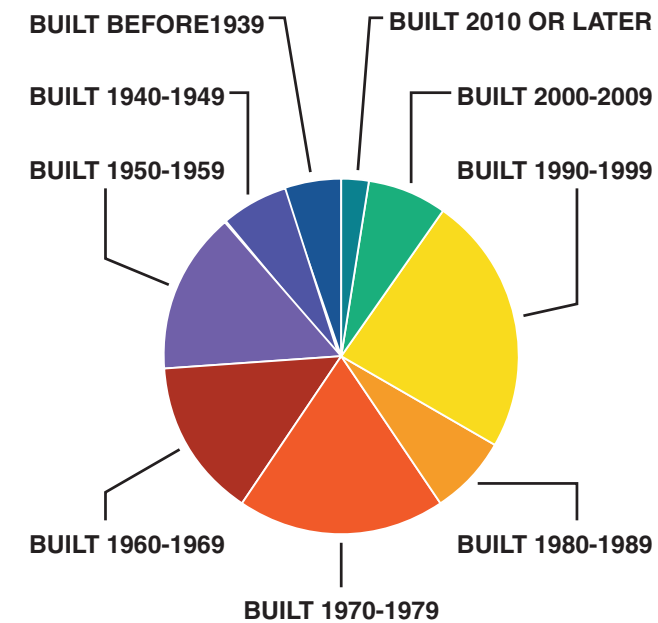


housing

Strengths

Riverdale-Tanglewood has an abundance of well-built housing, constructed primarily after World War II. These homes may be described as having “good bones,” however deferred maintenance has left many in disrepair and in need of improvements, with the notable exception of Knollview Drive, Riverview Drive, and S. Valley Lane in Riverdale and Tanglewood Drive and Yown Road in Tanglewood. These properties are prime for rehabilitation

and renovation, and appeal to both young families and retirees. Nearly two-thirds of this housing is currently owner occupied, reflecting the general trend throughout Greenville County as a whole. Almost one-third of these owner-occupied housing units are mortgage free. Overall, the value and affordability of these homes makes Riverdale-Tanglewood an attractive real estate market for any buyer.



Above Graph: Housing Development by Year, Source: ESRI



Challenges

As previously mentioned, deferred maintenance and the ability of property owners to improve their homes remains an obstacle to community appearance. With a relatively low average household income of \$41, 201 per year, many may not be able to afford to make needed repairs. As the Greenville metropolitan area continues to grow, home prices are likely to rise, thereby pushing some low income households out of the market.

Recommendations

- Support the development of single-family attached (condominiums and townhomes) and detached housing
- Maintain existing low to medium housing densities, encourage infill and cluster developments where possible
- Encourage the inclusion of retirement communities and assisted living facilities in the area to serve an aging population
- Limit the development of multi-family (apartment) style housing in Riverdale-Tanglewood
- Require sidewalks and community lighting for all new developments
- Develop a Home Improvement Grant program for low to moderate income residents to improve the appearance and overall safety of their property

moving forward



The population of this community, like much of Greenville County, is projected to experience growth in the coming decade. Likewise, the population is aging. These two demographic shifts will present challenges as well as opportunities for the Riverdale-Tanglewood Community, however they remain optimistic about their future. By strengthening the community ties they have, they will continue to work toward making their future bright.

Acknowledgments

Greenville County Council

- Butch Kirven, District 27, Chairman
- Willis Meadows, District 19, Vice Chairman*
- Xanthene Norris, District 23, Chairman Pro-Tem*
- Joe Dill, District 17
- Michael Barnes, District 18
- Sid Cates, District 20
- Rick Roberts, District 21
- Bob Taylor, District 22
- Liz Seman, District 24
- Ennis Fant, District 25*
- Lynn Ballard, District 26
- Dan Tripp, District 28
- Fred Payne, District 28 (former)

*Council Members Representing Riverdale-Tanglewood Planning Area

Greenville County Planning Commission

- Jay Rogers, Chairman
- Steven Bichel, Vice-Chairman
- Chris Harrison
- Nick Hollingshad
- Katherine Howard
- Metz Looper
- Fred Moore
- Milton Shockley, Jr.
- David Stevenson

Greenville County Public Works, Divisions of Planning and Code Compliance, Engineering & Maintenance, and Transportation

- Paula Gucker, Assistant County Administrator
- Sarah Holt, AICP, Director, Planning
- Tyler Stone, AICP, Long Range Planning Manager, Project Manager

- Suzanne Terry, AICP, Principal Planner, Project Manager
- Jonathan Hanna, Principal Planner
- Benjamin Cotton, Principal Planner
- Gregory Gordos, Planner
- Tina Belge, Planner
- Teresa Barber, Deputy Director of Code Compliance
- Herb Yingling, Deputy Building Official
- Hesha Gamble, County Engineer
- Joan Peters, Paving Engineer
- Kurt Walters, Traffic Engineer
- Keith Brockington, AICP, Transportation Manager

Advisory Committee

- Myron Chorbajian
- David Davis
- Rebecca Davis
- Grace Dickard
- Lloyd Dickard
- David Fulfer
- Craig Griffin
- David L George, Jr.
- Linda Pickens
- Phil Rabe
- Ben Richardson
- Terry Turner
- Lissa Wilbanks-Smith
- Marta Zelecka

Additional Stakeholders, Guests, and Contributors:

- Mildred Bailey
- Sue Bailey
- Martin Bowen
- Kathleen Chorbajian
- Karissa Chorbajian
- Jared Davis

- Renee Davis
- Harry Degear
- Karen Delong
- Hank Didier (ETHOS)
- Leisa Hill
- Jeremy Moore
- Jennifer Gregory
- John Herold
- Nancy Heard
- Kytiirra Heard
- Nakkia Heard
- John Lee
- Brenda Lee
- Brandon Rector
- Nancy Thompson

... And all those who attended any of our community meetings

Contact Information:

Tyler Stone, Long Range Planning Manager
Planning and Code Compliance
Greenville County Square
301 University Ridge
Suite 3800
Greenville, SC 29601
864-467-7270
GCPlanning.org

2019

Riverdale/Tanglewood Community Plan



Greenville County
Long-Range Planning Department

301 University Ridge

Suite 3800

Greenville SC 29601

www.GCPlanning.org

Planning@GreenvilleCounty.org

(864) 467-7270