

## MEMBERS

ROBERT BALLENTINE, *District 1*  
Chairman  
GARY STANCELL, *District 3*  
Vice Chairman  
BOBBIE LANGLEY, *District 2*  
PHILIP SMITH, *District 4*  
JON HUMPHREY, *District 5*  
DAVID COX, *District 6*  
MATTHEW KUTILEK, *At-Large*

# PICKENS COUNTY

SOUTH CAROLINA

## PLANNING COMMISSION



## AGENDA

Pickens County Administration Building  
Administration Building Auditorium  
222 McDaniel Avenue  
Pickens, South Carolina

January 27th, 2022  
6:00 pm

- I. **Welcome and Call to Order**  
Moment of Silence  
Pledge of Allegiance
- II. **Introduction of Members**
- III. **Public Comments**  
*Members of the public are invited to address the Planning Commission on any relevant topic not listed on this agenda.*
- IV. **Public Hearings**
  1. Public Comment on the Draft 2022 One Pickens County Comprehensive Plan and Consideration of a Resolution Recommending Adoption of the 2022 One Pickens County Comprehensive Plan by the Pickens County Council.
- V. **Commissioners and Staff Discussion**
- VI. **Adjourn**

A RESOLUTION OF THE  
PICKENS COUNTY PLANNING COMMISSION  
RECOMMENDING ADOPTION OF THE  
2022 ONE PICKENS COUNTY COMPREHENSIVE PLAN  
BY THE PICKENS COUNTY COUNCIL

**WHEREAS**, the Pickens County Council adopted the latest Pickens County Comprehensive Plan on May 2, 2016; and

**WHEREAS**, the Pickens County Planning Commission, adhering to the requirements of Chapter 29 of the South Carolina Code of Laws, also known as the Local Government Comprehensive Plan Enabling Act of 1994, as amended, has reviewed, updated, and written a new, 10 year plan; and

**WHEREAS**, the Pickens County Council should consider the adoption of the *One Pickens County Comprehensive Plan*, hereinafter referred to as “the Comprehensive Plan”, to provide a coordinated and comprehensive plan for the long-term goals, objectives, and priorities of Pickens County; and

**WHEREAS**, the Comprehensive Plan includes all of the planning elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, as follows;

1. A population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
2. An economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
3. A natural resources element which considers slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types;
4. A cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources;
5. A community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
6. A housing element which considers location, type, age, and condition of housing, owner and renter occupancy, and affordability of housing;

7. A land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
8. A transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development; and includes maps of current land uses and desired future "character areas";
9. A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools; and

**WHEREAS**, the minimum public hearing requirements will be met and exceeded; and

**WHEREAS**, Pickens County undertook a public participation process, including the appointment by the Planning Commission of a Comprehensive Plan Advisory Committee; and

**WHEREAS**, innovative methods were utilized to encourage citizen involvement and gather citizen comments including social media, surveys, online public engagement resources, a resource room, virtual meetings, an in-person public open house, and the County's website;

**WHEREAS**, the efforts of the citizens, stakeholders, advisory committee, county staff, and the Planning Commission have resulted in an innovative and achievable Comprehensive Plan to guide the County's future; and

**WHEREAS**, the Comprehensive Plan not only lays out achievable goals for the next twenty (20) years, it does so while holding a balance with and a respect for personal property rights; and

**WHEREAS**, in order for the Comprehensive Plan to remain responsive and relevant to changing conditions, it will be amended from time to time; and

**WHEREAS**, the Planning Commission finds that the Comprehensive Plan and maps included therein are critical, necessary, and desirable to guide the development and future growth of its area of jurisdiction.

**NOW, THEREFOR BE IT RESOLVED** by the Pickens County Planning Commission that, having met the requirements of the South Carolina Local Government Comprehensive Plan Enabling Act of 1994, as amended, that the *One Pickens County Comprehensive Plan* and its associated Character Area Map, is hereby recommended to the Pickens County Council for adoption.

PICKENS COUNTY PLANNING COMMISSION

BY: \_\_\_\_\_  
Robert Ballentine, Chairman, District 1

BY: \_\_\_\_\_  
Gary Stancell, Vice Chairman, District 3

BY: \_\_\_\_\_  
Bobbie Langley, District 2

BY: \_\_\_\_\_  
Philip Smith, District 4

BY: \_\_\_\_\_  
Jon Humphrey, District 5

BY: \_\_\_\_\_  
David Cox, District 6

BY: \_\_\_\_\_  
Matthew Kutilek, At Large

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

ATTEST: \_\_\_\_\_  
Christopher J. Brink, AICP  
Planning Commission Secretary  
Director, Department of Community Development



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

DRAFT REPORT | **JANUARY 2022**



**POND**





# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

DRAFT REPORT | **DECEMBER 2021**



## PICKENS COUNTY

222 McDaniel Avenue  
Pickens County, South Carolina  
29671

PREPARED BY



# ACKNOWLEDGEMENTS

This plan is a result of the community's collaborative efforts to envision the future of Pickens County including contributions from community members, the Advisory Committee, elected officials, County staff, and the planning team:

## ADVISORY COMMITTEE

George Askew	Dr. Danny Merck
Bobby Ballentine	Robert Miller
Kathy Bearss	Walker Miller
Chip Bentley	Phillip Mishoe
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Bill Cato	Gary Owens
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Cindy Hopkins	Odell Williams
Wayne Kelley	Amy Wilson
Joel Ledbetter	Dan Winchester
Greg Lucas	Josh Young
Michelle McCollum	Bob Young

## PICKENS COUNTY

Chris Brink, AICP, Planning Department Head  
Jamie Burns, Public Relations Manager

## PROJECT TEAM

Eric Lusher, AICP, Project Manager  
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Rebecca Hester, Planner  
Jonathan Corona, Planner

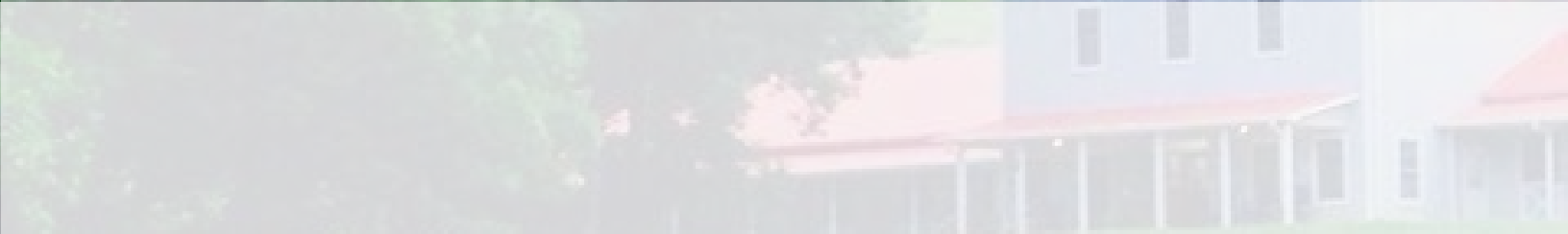
Thanks to all who contributed to this plan document in ways large and small by participating in meetings, surveys, and by providing invaluable feedback to the planning team in every capacity.

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## APPENDICES

### A. COMMUNITY ENGAGEMENT





1

# INTRODUCTION



# 1. INTRODUCTION

Pickens County is nestled between Lakes Keowee and Jocassee to the west, the foothills of the Blue Ridge Mountains to the north, and the growing urban area of Greenville to the southeast. The county includes seven municipalities, and is broadly rural, with more suburban and town center areas in the south and central parts of the county, with rural and conservation areas to the north. Pickens County is proud to host several natural amenities, including the aforementioned lakes, Table Rock State Park, and the highest point in South Carolina, Sassafras Mountain.

## PLAN ELEMENTS

The 1994 South Carolina Local Government Comprehensive Planning Enabling Act authorizes local governments to prepare and maintain comprehensive plans. According to the act and a later amendment in 2007, the following elements must be included in a comprehensive plan:

- Population,
- Housing,
- Land Use,
- Economic Development,
- Transportation,
- Community Facilities,
- Cultural Resources, and
- Priority Investment.

Each element is required to express existing conditions, show needs and goals in the area, and set out implementation strategies with timeframes. These plans are expected to be revisited every five years and more thoroughly updated every ten years. This document serves as a substantial update to the 2016 update of the Pickens County Comprehensive Plan.

NORTH CAROLINA

TO ASHEVILLE

26

Henderson  
County

Polk County

74

Transylvania  
County

25

Greenville  
County

TO CHARLOTTE

85

Spartanburg

Spartanburg  
County

Pickens  
County

Greenville

185

123

Oconee  
County

Lake  
Jocassee

Lake  
Keowee

385

Laurens  
County

Anderson  
County

26

TO COLUMBIA

TO ATLANTA

85

Lake  
Hartwell

GEORGIA

SOUTH CAROLINA



# PLANNING PROCESS

This comprehensive plan has been created based on a combination of factual research and community engagement. This provides the plan a robust understanding of the needs in the community, the goals the community has for the future, and the tools available to help reach towards those goals. In order to identify these aspects, the planning process has been built around a five-step process.

## RESEARCH

Data was collected to better understand the Pickens County community – including the population, economic environment, natural features, and the institutions that call it home. This phase also included research into the County's current policies and goals from the previous comprehensive plan and other planning efforts.

## VISION

Through community engagement including both a dedicated advisory committee and broad public input opportunities, the planning team crafted a vision for the Pickens County community. This vision is documented through the needs, opportunities, and goals in this plan.



## DEVELOP

The Develop stage was focused on identifying specific tools to help the Pickens County community. These include many of the specific policy statements, investment items, and changes to the County's character areas included in this plan. This phase included revisions and continuing coordination to ensure that the tools identified are appropriate and feasible.

## DOCUMENT & ADOPT

The final phase of the project included the creation of this plan document and the ultimate adoption of the plan by the Planning Committee of Pickens County. This plan was reviewed by the public and by elected officials of Pickens County and was officially adopted on XXXXX XX, 2021.

This section will be updated upon plan adoption.





2

## PLANNING PROCESS



## 2. PLANNING PROCESS

The concerns and goals of the Pickens County community are at the center of this Pickens County Comprehensive Plan. As such, there have been extensive efforts to listen to a wide range of community members. This chapter details the specific efforts made to engage the community and presents the feedback received. This feedback is incorporated in many of the decisions made and informs the planning direction taken in later sections.

### ADVISORY COMMITTEE MEETING #1

An Advisory Committee was assembled to provide guidance on the Comprehensive Planning process. This Committee was formed to represent a broad selection of interests throughout Pickens County including representatives from the organizations shown on the facing page.

These representatives were invited to an initial meeting on Thursday, March 5, 2020 at the Hampton Memorial Library in Easley. Members of the Pickens County Planning Commission were also invited to the meeting to engage with the planning process. A full list of invitees and attendees is included in the Community Engagement Appendix, **Appendix A**.

Once the group had introduced themselves, the meeting was used initially to present a broad selection of research into current conditions within and around Pickens County. These same datasets and maps are presented in this plan as part of the Plan Elements chapter. This overview helped to establish a more common understanding of the current needs and conditions throughout the county, which created a strong basis for the next activity.

Members of the Committee were asked to participate in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) activity. Each attendee was asked, in turn, to provide one point in one of those categories, and then those with a second point were also invited to add it to the list in turn.



## STRENGTHS

- Existing plans, data, and planning resources
- Quality of life/natural resources
- Post-secondary education system
- Central location (access to Atlanta, Charlotte, etc. and natural resources)
- Historic heart of SC Upstate
- People and service organizations
- Career and Technology Center and relationships with business community
- Great K-12 system
- Affordability (taxes, etc.)
- Friendly Community
- Family Structure



## WEAKNESSES

- Lack of 4-lane access to I-85
- Lack of access to affordable childcare
- Affordable housing
- Inadequate roadways in/out of Pickens (especially to/from Greenville)
- Public transportation (especially with respect to public health)
- Crime (particularly drug related)
- Access to mental health services
- Early childhood opportunities
- Utility costs/controls/power
- Losing industrial/economic sites
- Coordination of services

# SWOT

## OPPORTUNITIES

- Local food sources
- Leverage unique identity
- learn from neighbor's mistakes
- Leverage education (K-12 + Secondary)
- More job opportunities
- More short-term housing
- Fare free electric fleet (CATS) as model



## THREATS

- Protection through regulation of lake
- Lack of strong stormwater regulation/septic
- Losing identity
- Loss of large preserved parcels
- Changing attitudes (Who are we?)
- Crime (particularly drug related)
- Cooperation towards common goals between service providers; need more regional or county level approach
- Resistance to tools to manage growth



## Organizations & Agencies Represented by the Advisory Committee

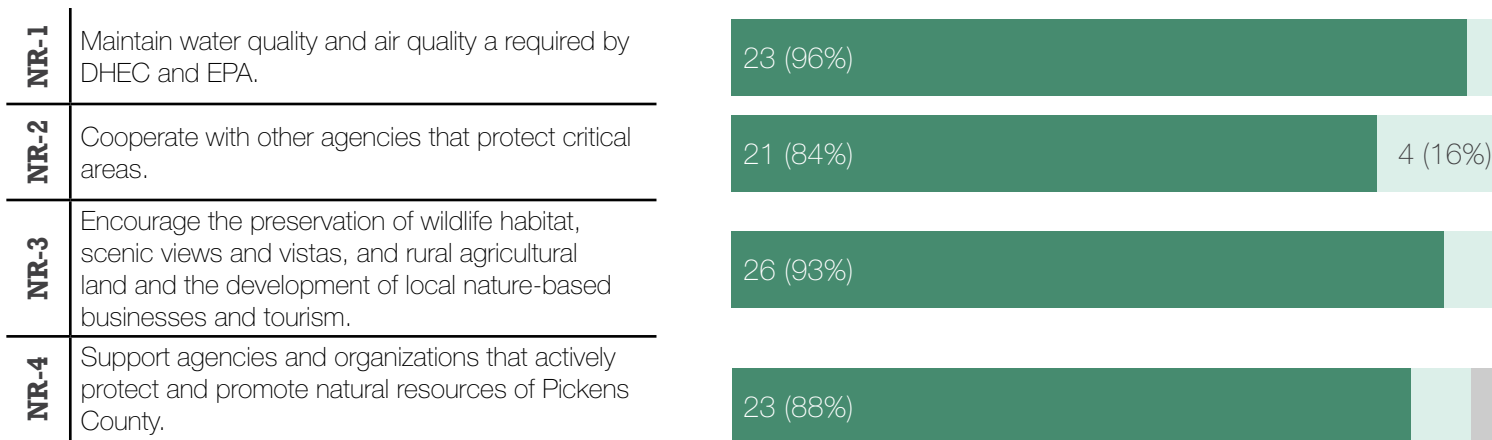


## Advisory Committee Meeting #1 (Cont'd)

At the end of the SWOT activity, the Committee was invited to review the County's Policy statements from the previous Comprehensive Plan. Policies were made available on boards around the room and attendees used dots placed on the boards to indicate how much they agreed or disagreed with each statement. As shown, broad agreement was found on all policy statements, with very few disagreements.

Because of this, most of these policy statements have been maintained in this Comprehensive Plan. Some additions and modifications have been made to improve consistency with County goals and current practices, or based on other feedback received from the Pickens County community.

### NR - Natural Resource Policies



Strongly Agree Agree Neutral Disagree Strongly Disagree



## T - Transportation Policies

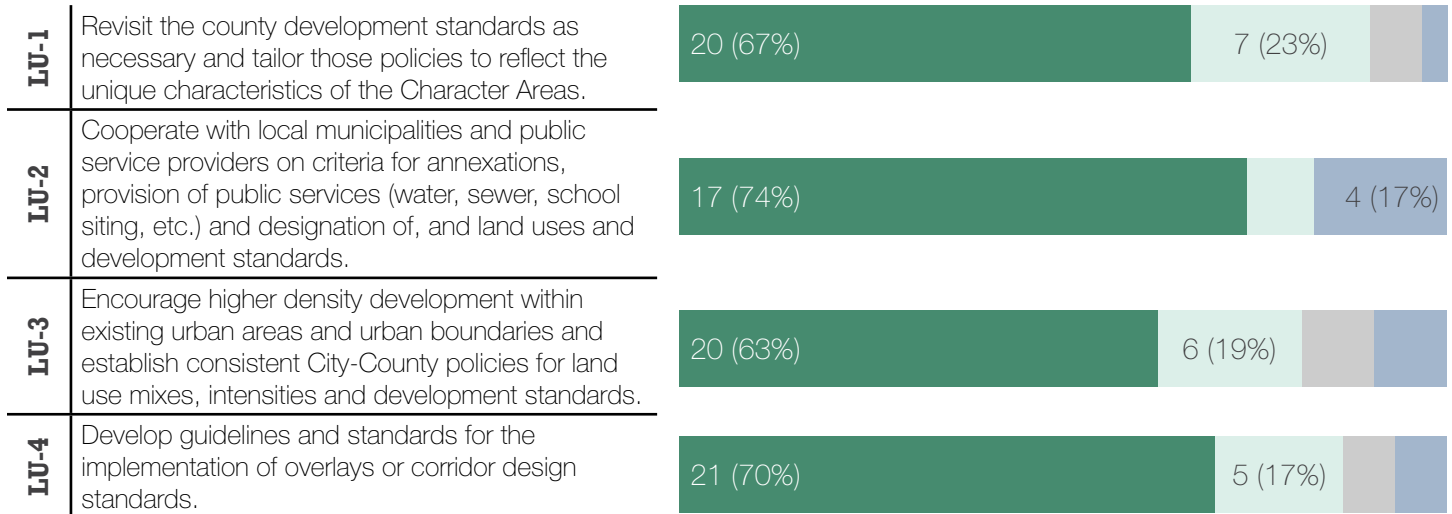
<b>T-1</b>	Establish and fund a Transportation Planning function of the Pickens County Government.	16 (85%)	3 (15%)	
<b>T-2</b>	Continue implementation of a maintenance schedule of County roadways.	20 (91%)	2 (9%)	
<b>T-3</b>	Upgrade and maintain the county road system in a manner that meets the needs of Pickens County's growing population and provides safe and efficient routes through the county.	23 (96%)		

## H - Housing Policies

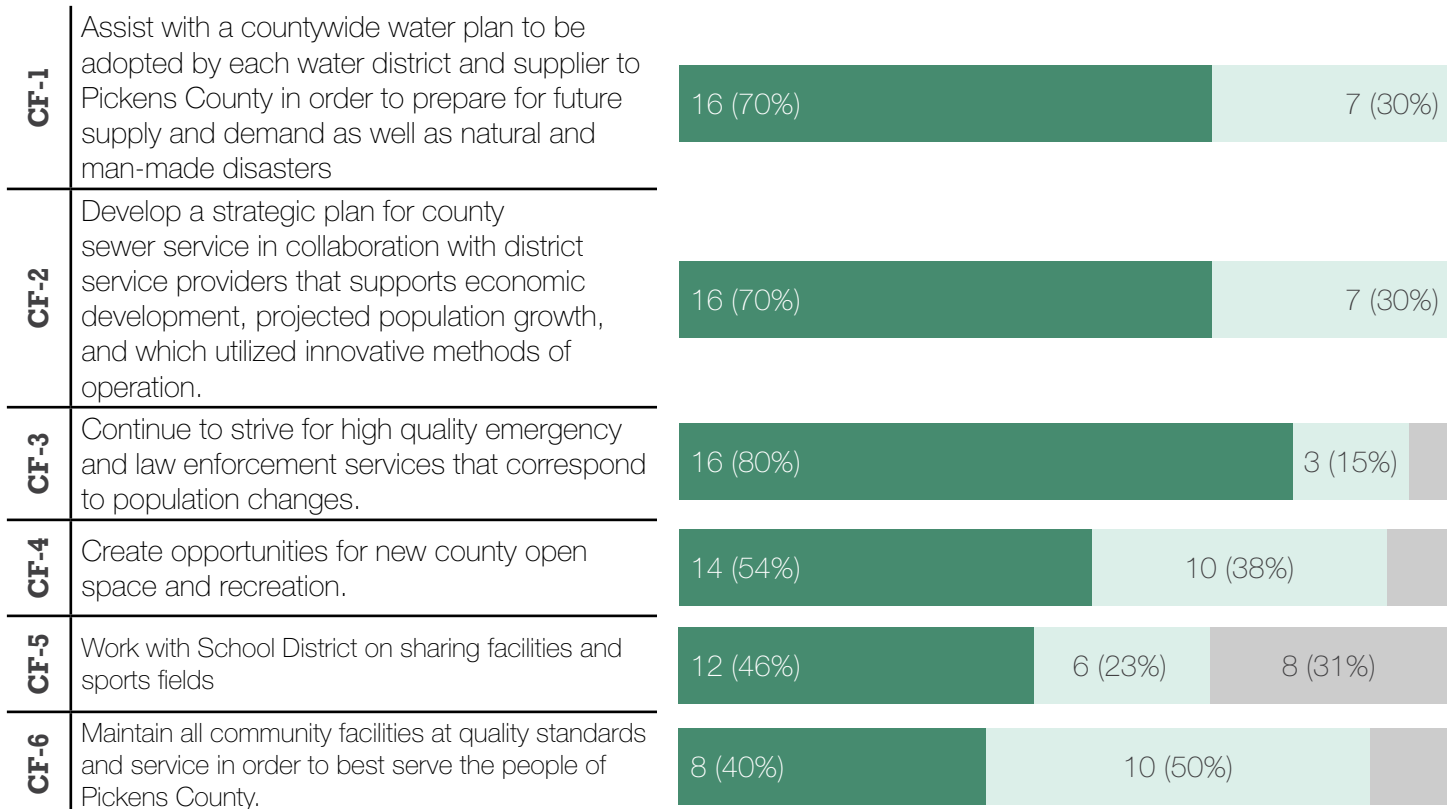
<b>H-1</b>	Encourage accredited organizations to improve options in quality and affordable housing.	16 (57%)	9 (32%)		
<b>H-2</b>	Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.	7 (33%)	10 (48%)		

Strongly Agree
  Agree
  Neutral
  Disagree
  Strongly Disagree

## LU - Land Use Policies

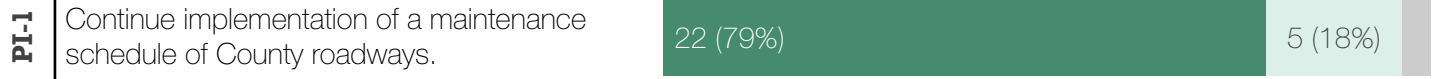


## CF - Community Facilities Policies

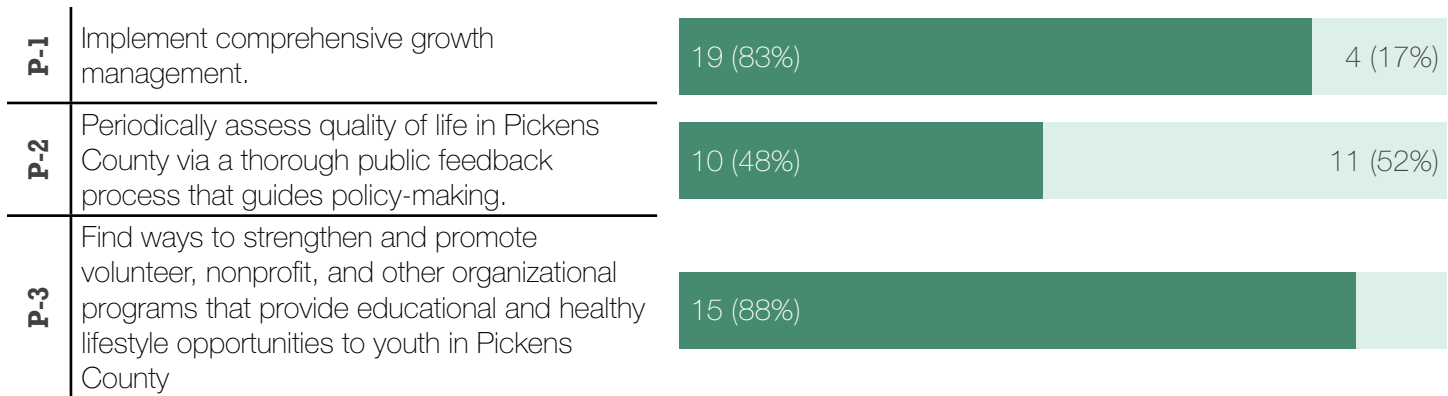


Strongly Agree
  Agree
  Neutral
  Disagree
  Strongly Disagree

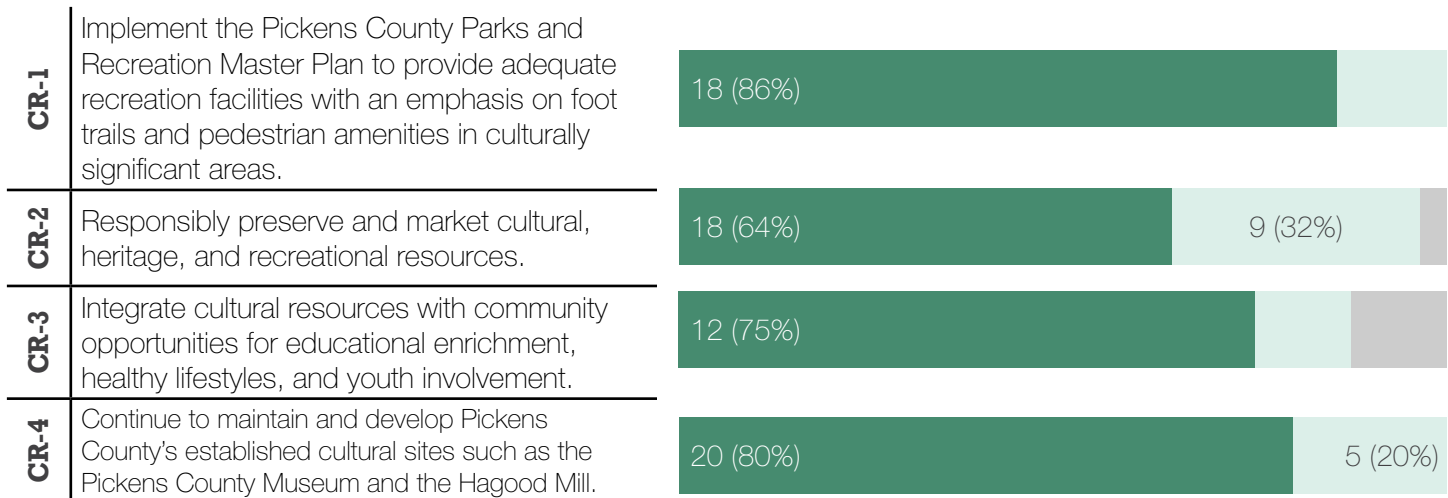
## PI - Priority Investments Policies



## P - Population Policies



## CR - Cultural Resources Policies



# PUBLIC ENGAGEMENT ROUND #1

A round of broad community engagement was planned for later in year 2020. Due to the ongoing public health crisis, activities were conducted primarily online. From this point on, the Covid-19 pandemic necessitated substantial changes to the originally anticipated processes and schedule of the plan, and required a greater emphasis on online interactions. During the month of December, activities were also made available in a room in the County offices in Pickens. Activities were available in the FREE room from 8am to 5pm and was attended by planning staff from 2pm to 4pm on Tuesdays and

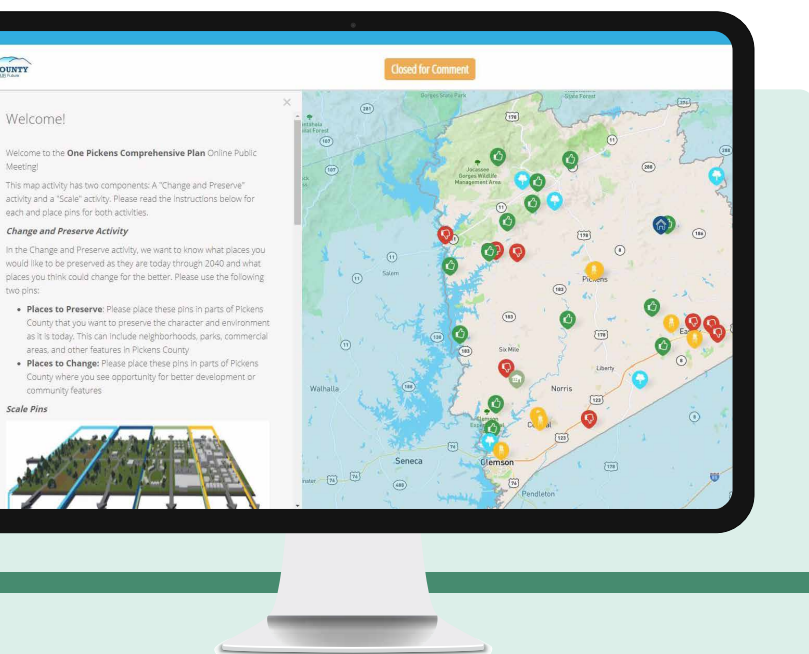
Thursdays through the month of December 2020. The online and FREE room activities were designed to mimic each other and included a map activity and a survey.

## Map Activity

Participants were presented with a map and asked to place certain indicators on it to voice their vision for varying areas of the county. There were two sets of indicators: Change and Preserve; and Scale.

### Change & Preserve Activity

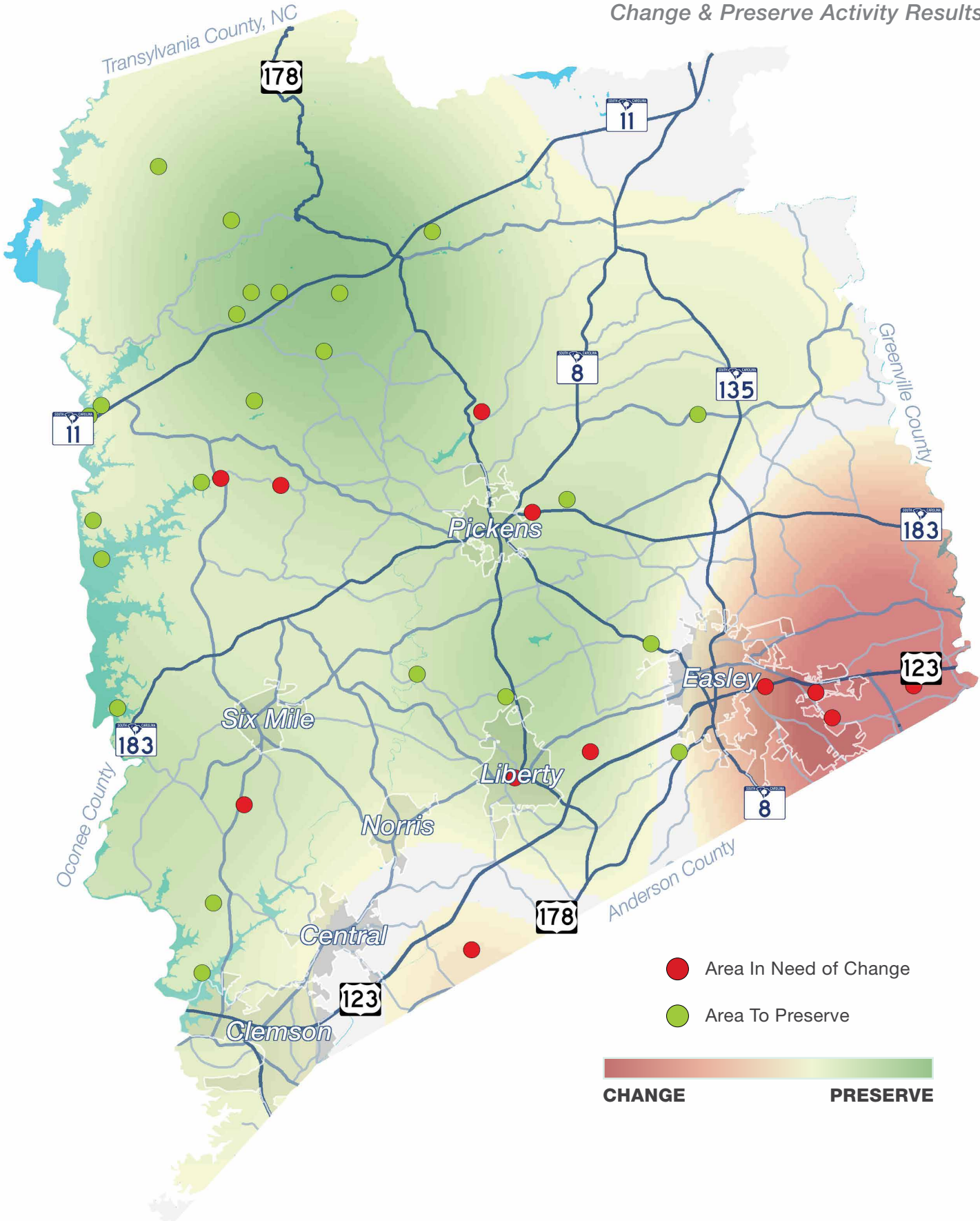
Change and Preserve included two pins. One was used to indicate areas that participants wanted to see preserved in the future. The other was used to indicate where participants saw opportunity for better development or community features. In the online activities, participants could also “like” or “dislike” markers placed by earlier participants. The map below shows the pins placed and a heatmap weighted by the likes added to those pins. Participants suggested a broad range of areas that should be preserved, with the most consistent preservation markers placed in the north and west parts of the County, in the scenic protected areas north of SC 11, and along Lakes Keowee and Jocasee. Occasional areas were indicated for change throughout the county, with the most concentration along the US 123 corridor in and to the east of Easley.



## PROJECT WEBSITE

To supplement the live engagement events, the planning team created a virtual engagement hub using Social Pinpoint to further engage with the community via interactive maps and surveys. This website also hosted videos of meetings for those unable to attend scheduled events.

Change & Preserve Activity Results

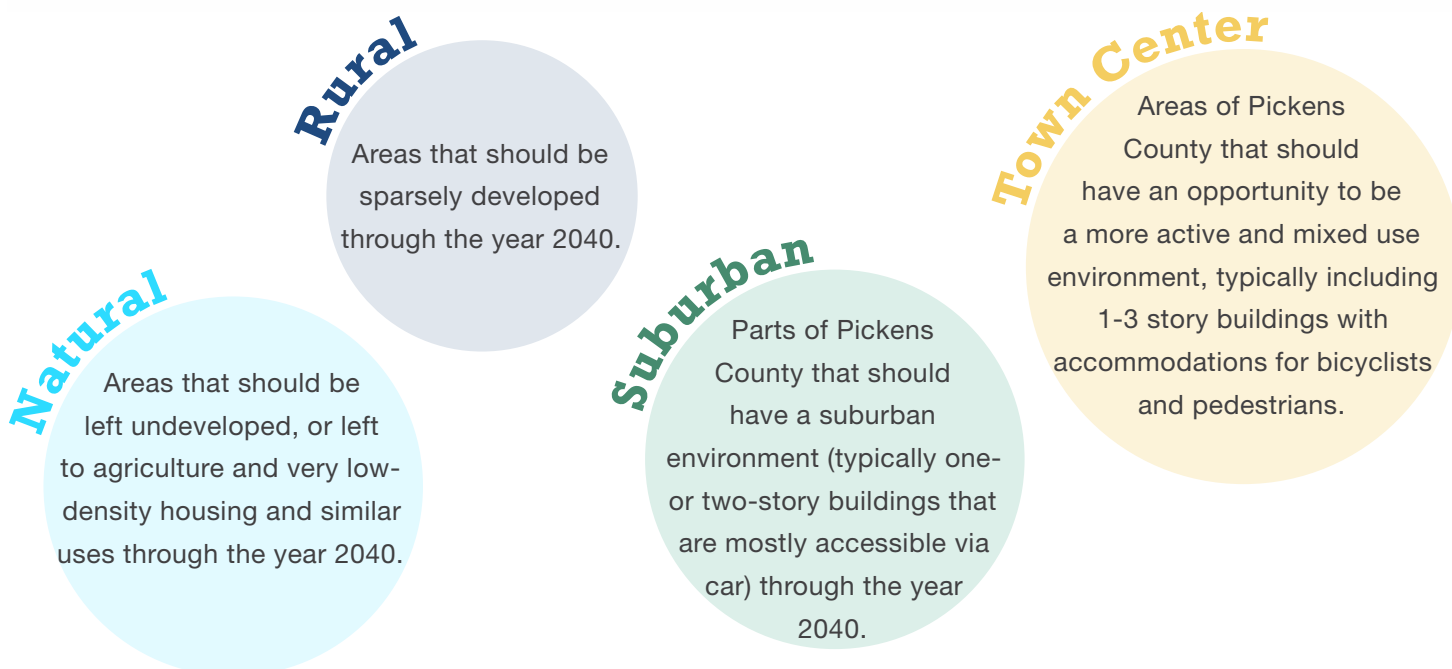
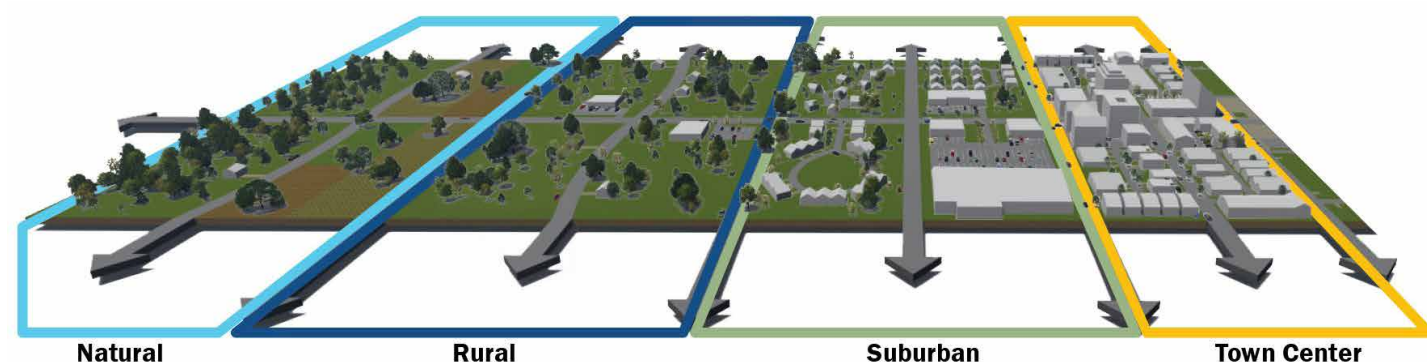


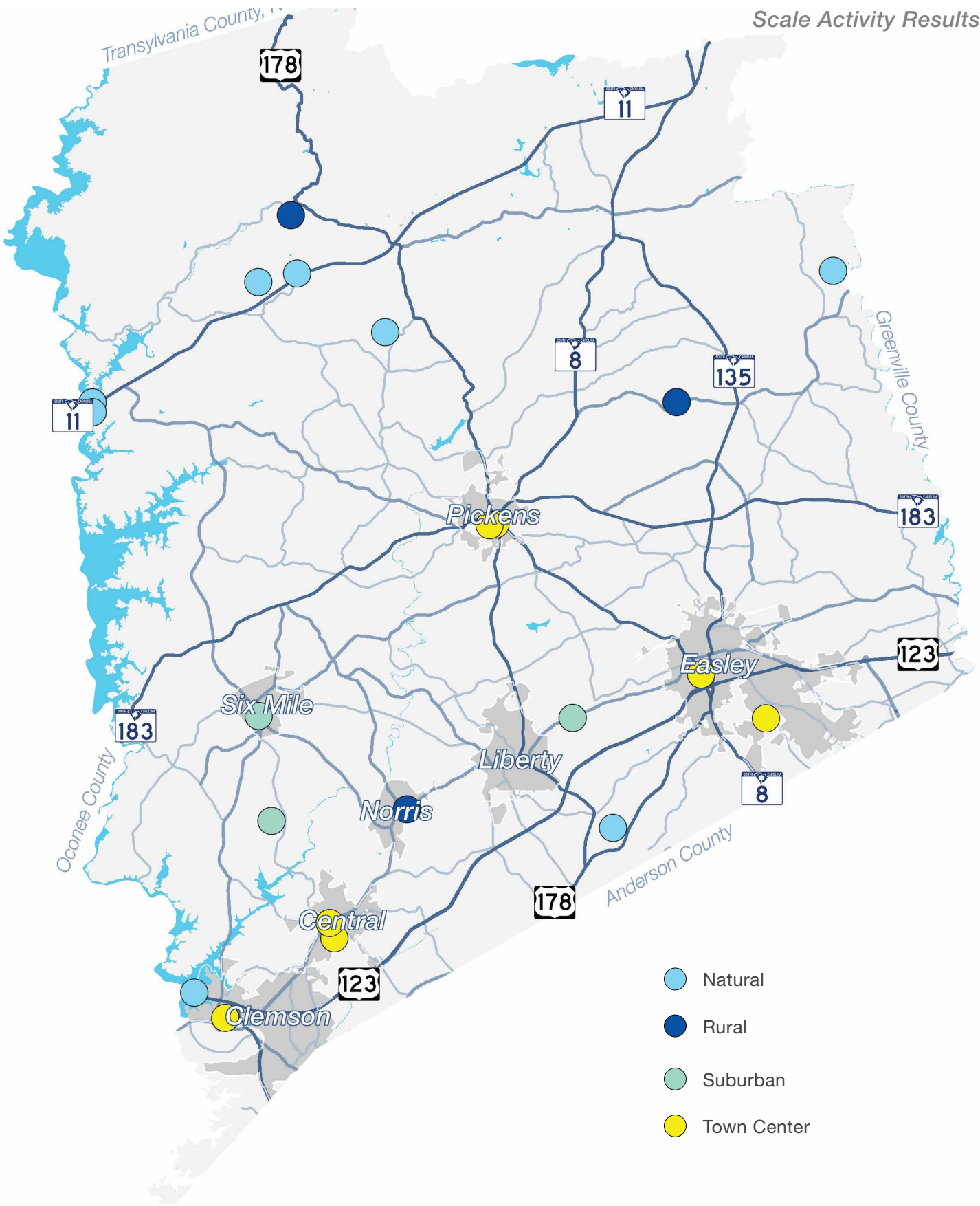
## Scale Activity

In the scale activity, participants could place markers to indicate the level of intensity of development they thought was appropriate for different areas in Pickens County. Intensities included Natural, Rural, Suburban, and Town Center, visualized below.

This map shows the results of this activity. The most intense levels of development were indicated inside

of the existing town centers of Central, Clemson, Easley, and Pickens, which already have more urban character than other areas. The northern parts of the county were highlighted as areas that should remain natural or rural, with some other locations also indicated as natural or rural outside of the existing cities and towns.

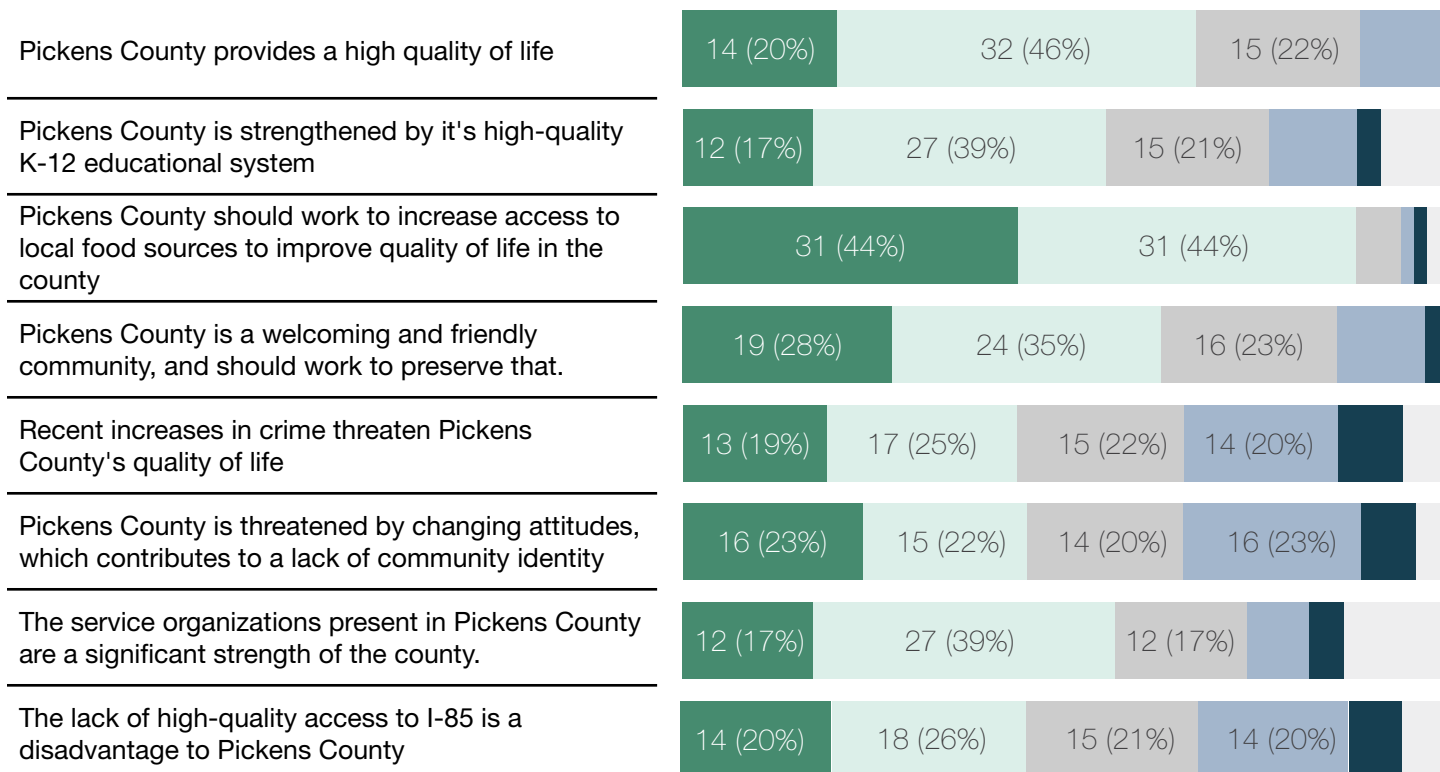




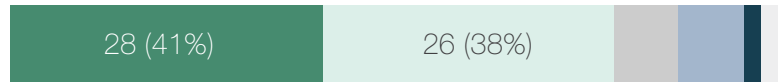
## Survey Activity

Participants in this round of public engagement were also asked to indicate how much they agreed or disagreed with a series of “Big Ideas.” These Big Ideas were created from the results of the SWOT activity performed in the first Advisory Committee Meeting, placed into categories aligning with the plan elements. Participants could choose a range of options from “Strongly Agree” through “No Opinion” to “Strongly Disagree.”

The results of this activity are shown below and on the following page. The vast majority of the ideas provided by the Committee were agreed with by those who participated in this activity. Those that received less than 50% of the responses for “Strongly Agree” or “Agree” were discussed in the second advisory committee meeting.



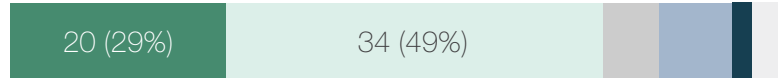
The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County



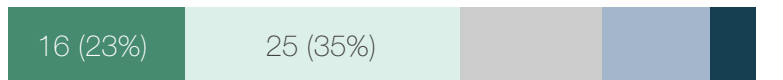
Pickens County suffers due to a lack of strong stormwater and septic system regulations



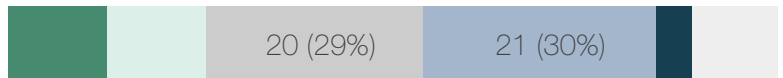
Limited access to public transportation is a weakness of Pickens County



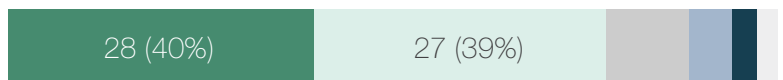
Inadequate roadways into and out of Pickens County have a negative impact on the county.



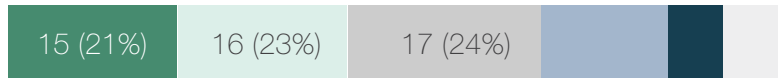
Utility costs in Pickens County are high and the county should work to lower them



Affordability is an important asset in Pickens County and should be maintained and/or improved



Pickens County should work to increase the availability of short-term housing in the county



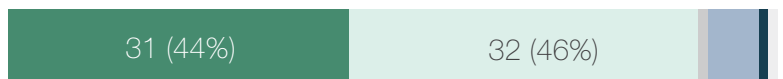
The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole



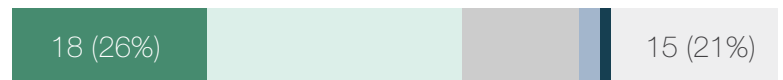
The location of Pickens County, and its proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset



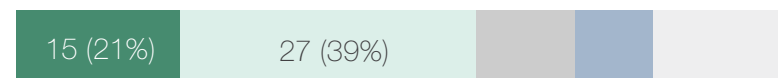
Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.



The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.



Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County





## VIRTUAL MEETINGS

Due to the ongoing pandemic, the project team hosted meetings virtually through video conference to connect with the community. The Advisory Committee was able to effectively provide input with live polling applications as well as facilitated discussions.

## ADVISORY COMMITTEE MEETING #2

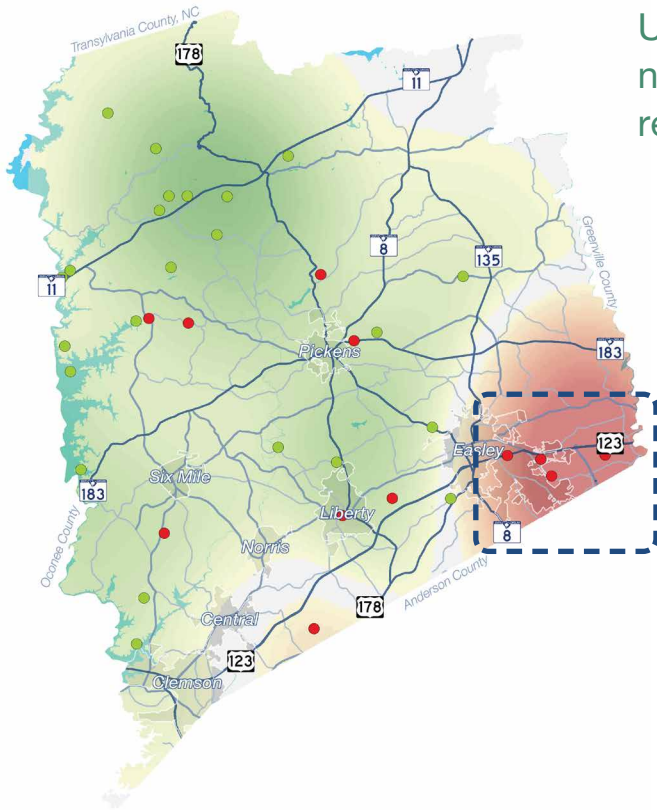
A second advisory committee meeting was held virtually on Tuesday, January 19, 2021 at noon via Zoom. In this meeting, the results of the public engagement activities were shown, and conclusions were discussed with the Committee.

Big Ideas which received less than 50% “Strongly Agree” or “Agree” were discussed among the group. Those conversations helped the planning team craft and refine the Big Ideas and policies that are shown in later chapters of this plan.

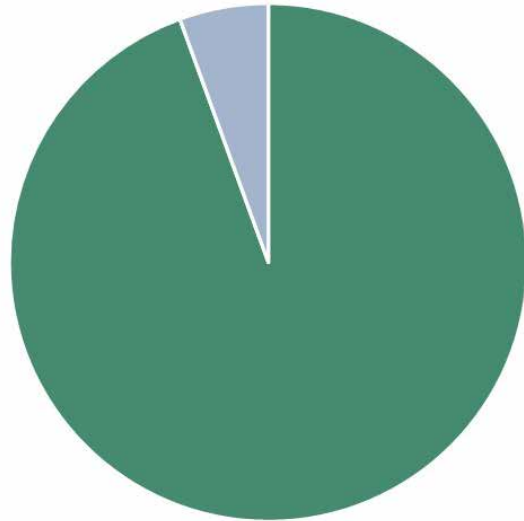
The committee also reviewed the map activity and discussed potential changes to the Future Development Map based on the feedback received during the first round of public engagement. Results of live-polling questions during the meeting are shown on the following pages.

The committee discussed the US 123 corridor east of Easley. Representatives from Easley indicated that upcoming developments and investments were poised to change the area in many of the ways requested by activity participants.

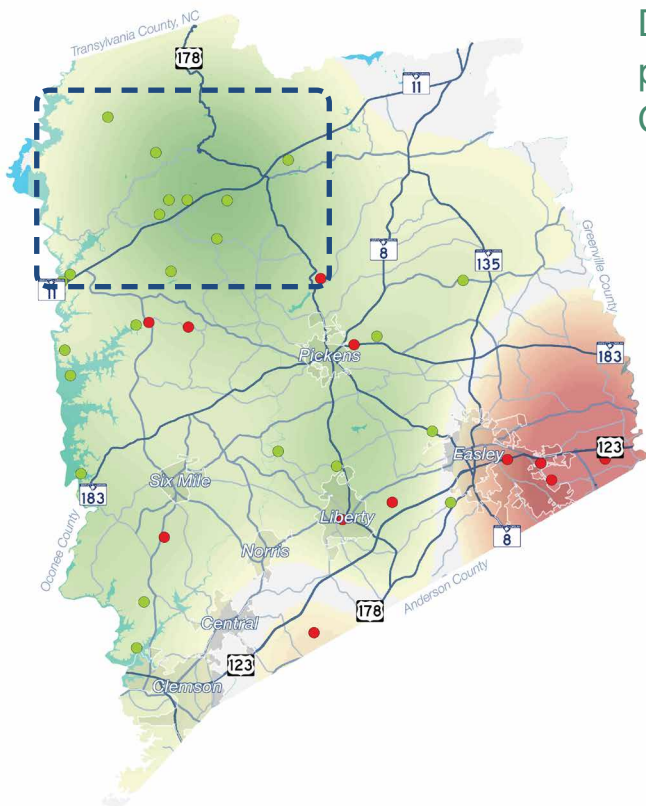
After the poll and some discussion, the committee supported the idea of expanding the Recreation and Open Space character area at the north of the County to encompass the SC 11 corridor, rather than generally existing north of SC 11. SC 11 is a protected scenic byway, so a conservation-minded character area is appropriate for areas along the roadway. These changes, among others, are included in the new Character Area Map, which is discussed in Chapter 5.



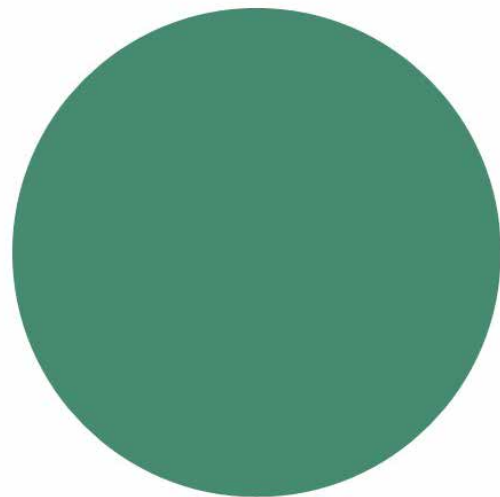
## US 123 corridor east of Easley cited as needing aesthetic enhancements and reinvestment?



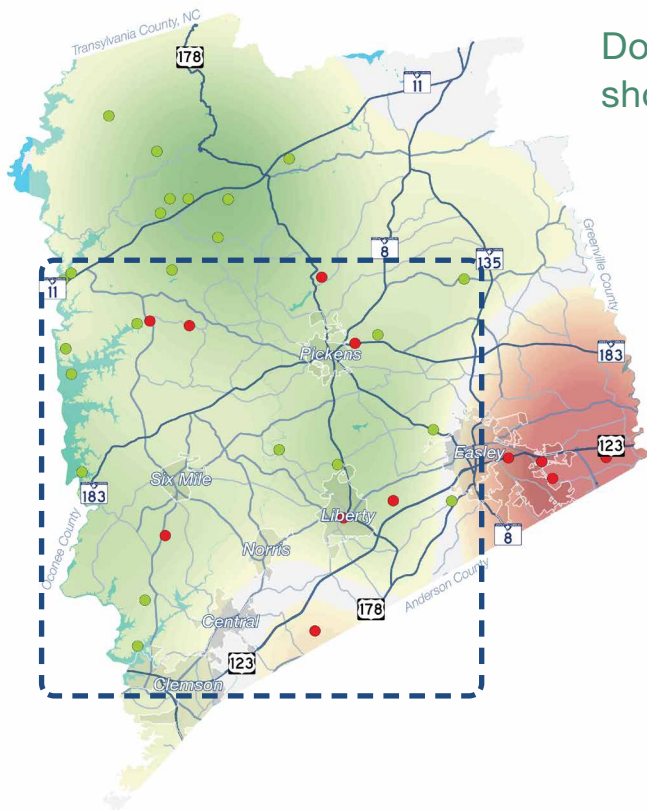
■ Yes, I agree    ■ I'm unsure/I have no opinion    ■ No, I disagree



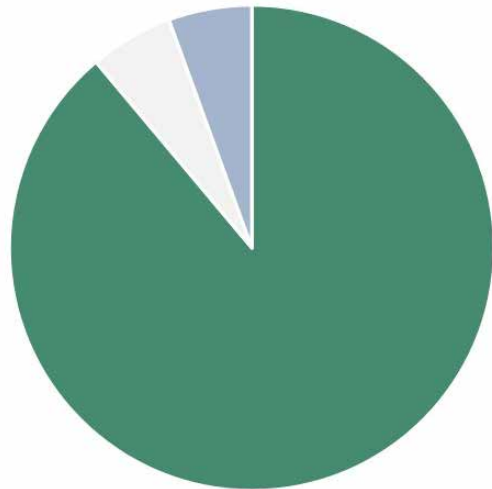
Do you agree that the natural character and  
preservations of the northern part of the  
County should be maintained?



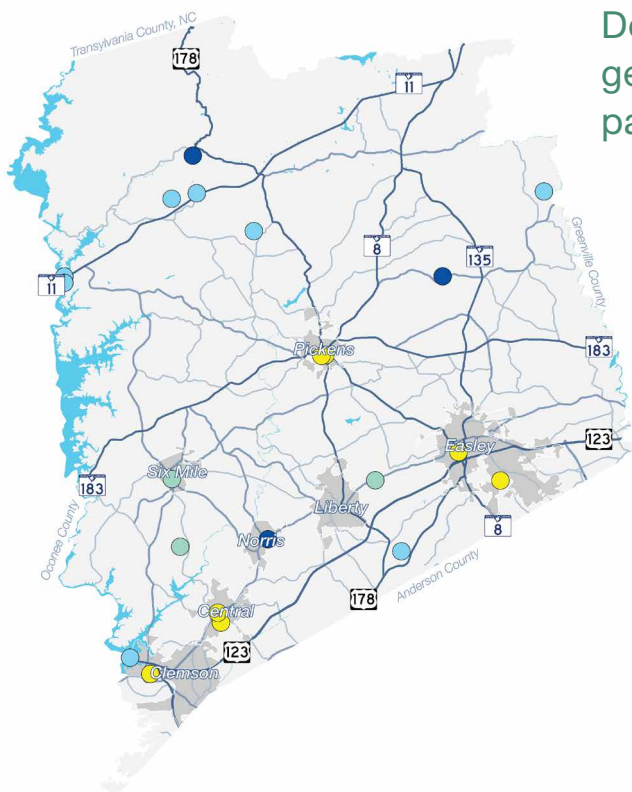
■ Yes, I agree    ■ I am unsure/I have no opinion    ■ No, I disagree



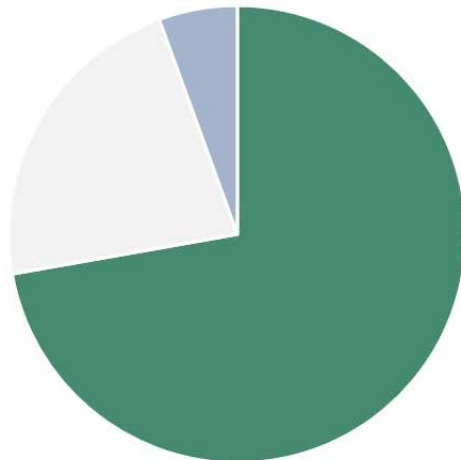
Do you agree that other natural features should be preserved throughout the county?



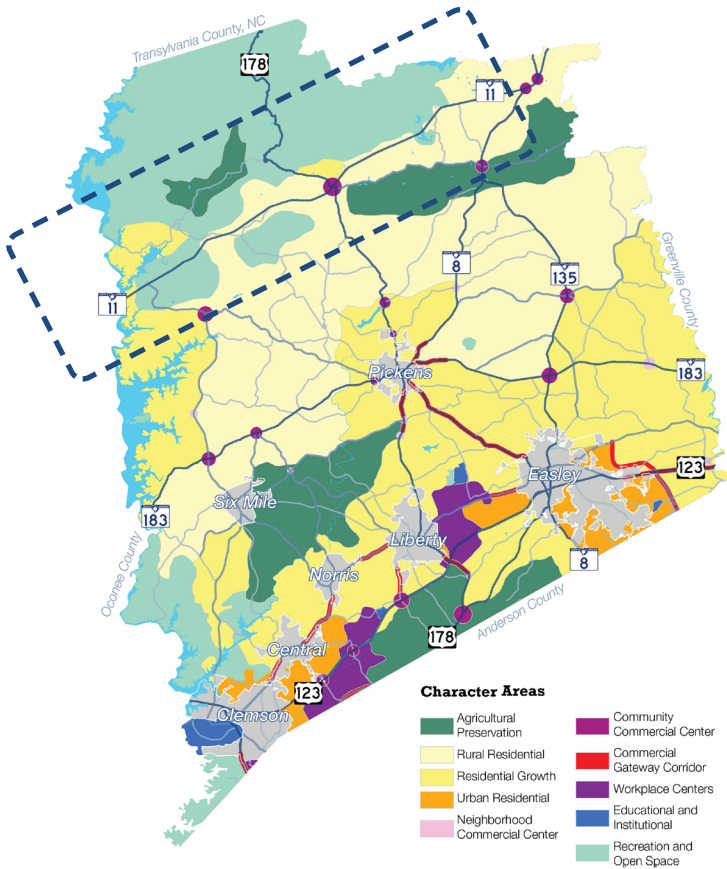
■ Yes, I agree    ■ I am unsure/I have no opinion    ■ No, I disagree



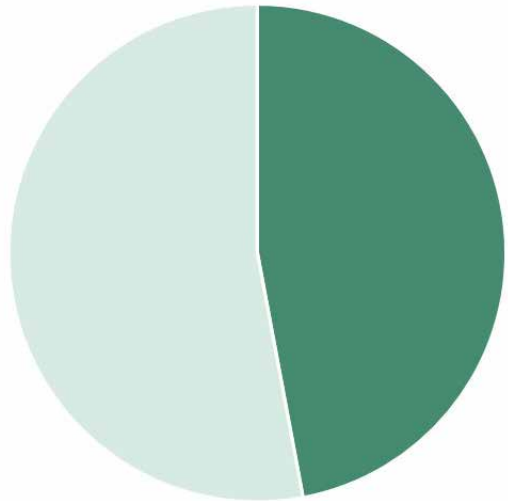
Do you agree that development should generally be more intense in the southern part of the county than in the northern area?



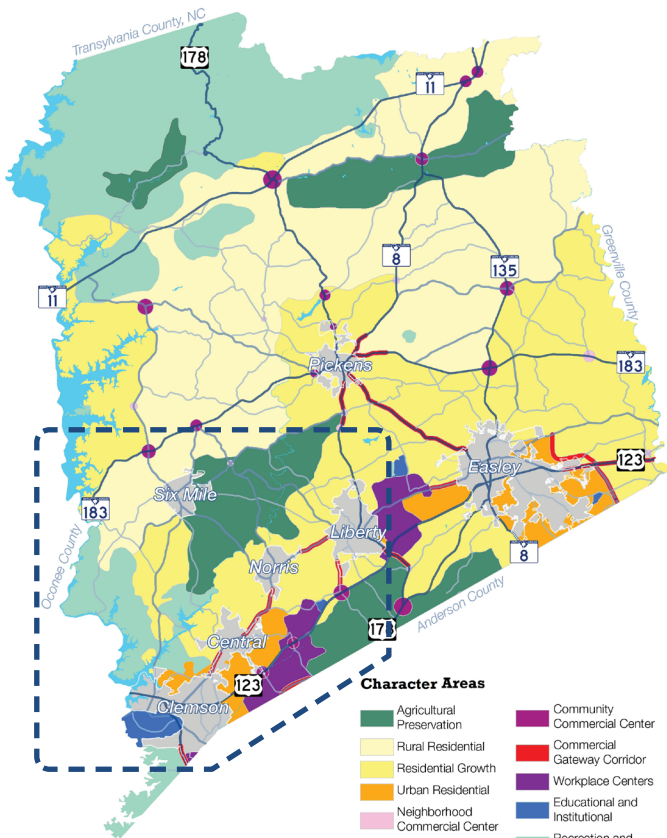
■ Yes, I agree    ■ I am unsure/I have no opinion    ■ No, I disagree



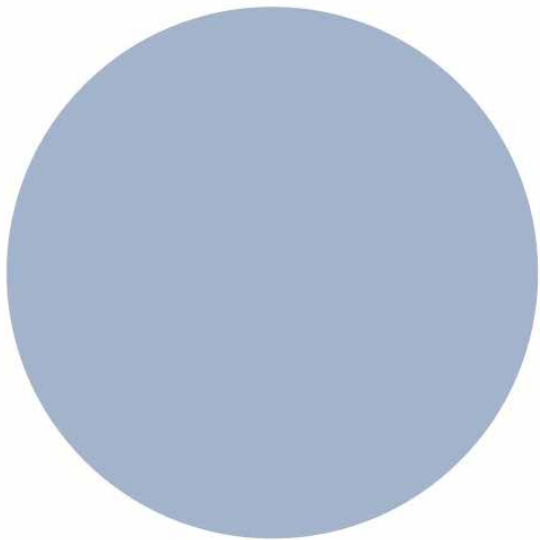
Is SR 11 the appropriate boundary for the Recreation and Open Space area?



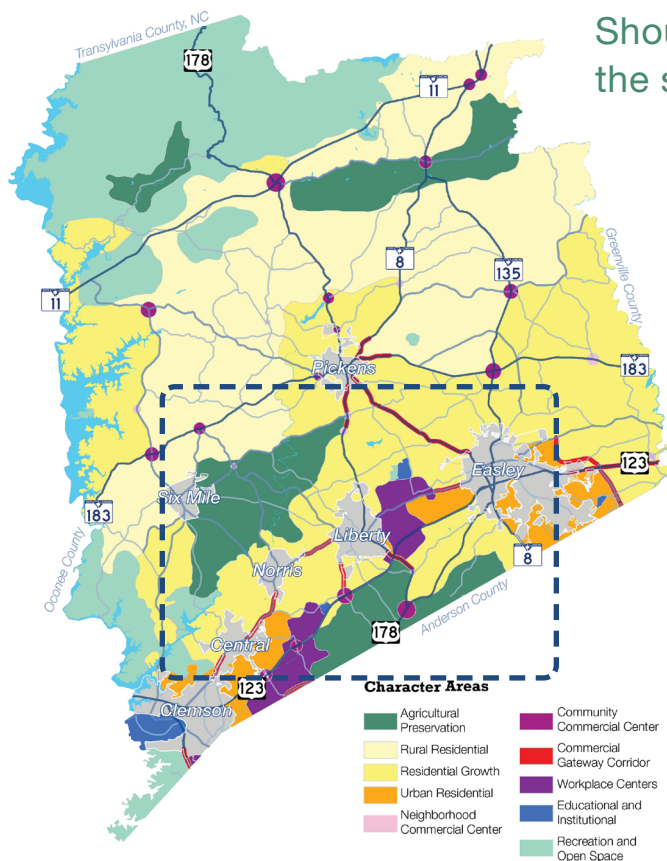
- Yes, it should be extended further south, past SC 11
- No, it should be maintained where it is
- No, it should be reduced



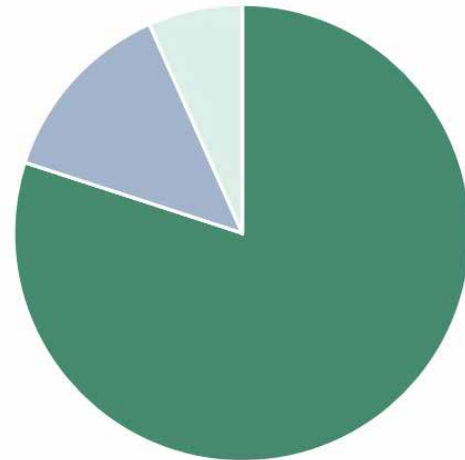
Are there areas that need to be added to or removed from Recreation and Open Space in the southwest part of the county?



- Yes, additional areas need to be added
- No, the area as it is shown is sufficient
- No, this area should be reduced in size



Should the Agricultural Preservation areas in the south be maintained?



- Yes, both should remain as they are
- Yes, and one or both should be expanded
- No, the area south of US 123 should be reduced
- No, the area between Six Mile and Liberty should be reduced
- No, both areas should be reduced
- No, one or both areas should be removed entirely

## ADVISORY COMMITTEE MEETING #3

A third Advisory Committee meeting was held on Monday, November 8, 2021 in the Council Chambers, Pickens County Administration Building from 4pm to 6pm. After the Committee and other attendees arrived, the meeting began with introductions and Pond provided a plan status update. A full copy of the meeting presentation and sign-in sheet are included in Appendix A.

The presentation recapped the planning process, touching on each phase of the process: research, vision, develop, document, and adopt.

Specific pieces of the elements discussed during the meeting included the Economic Development Goals and Objectives and changes to the Character Area Map. Based on public input, Pond developed

draft ideas for the Economic Development Goals and Objectives. These ideas were presented to the Committee and a live survey using Pigeonhole Live was used to receive real-time feedback in addition to open group discussions.

Because the previous plan did not have a goal, objectives, or policies in the Economic Development Element, the planning team had drafted new ones based on input received from the public and from earlier Advisory Committee meetings. During this meeting, these draft statements were presented to the Committee, who was then asked for feedback.

The Committee largely agreed with the Goal, Objectives, and Policy as presented, but provided valuable insight that was used to refine these statements.

The first question asked for confirmation if the Committee agreed with the development goal: “Pickens County will leverage the County’s education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.”

The Committee largely agreed with this goal.

The potential Economic Development Objective #1: “Leverage access to Greenville, proximity to I-85, and presence of great educational resources to attract potential employers to Pickens County” was widely accepted but provoked discussion about access to Greenville. It was stated there is too much emphasis on Greenville with the belief that Greenville should come to Pickens. Additionally, the Committee wanted to see an emphasis on not just attracting businesses to Pickens, but on developing and retaining businesses, especially small businesses.

The potential Economic Development Objective #2: “Increase access to the SR 11 corridor and the county’s lakes and mountains to create economic and recreational opportunities related to recreation and tourism in a way that minimizes impact to these natural resources” sparked discussion among the group. The word “access” was not favored by the committee as it suggests physical access. Suggestions for an update included ideas from the Committee to replace access with tourism marketing, awareness, improve, and knowledge. Thoughts shared with the group by attendees were to discourage truck traffic on SR 11 and an alternative route was needed for trucks. Hwy 123 between Clemson and Liberty was given as an example of what SR 11 corridor should strive to be in regard to cleanliness and natural beauty.

The Committee was given an opportunity to suggest

any other objective statements that they would like to see in the economic development element. Themes from this question were small business, innovation, and preservation. This input was used to refine the objective statements, and to develop the policy statements that are presented in this plan, beginning on page 70.

The presentation showed three major changes to the character area map for feedback from the Committee. Changes were incorporated on the SC 11 Corridor, residential area immediately south of SR 183, and the workplace center near SR 153 extension.

The Committee considered the addition of an overlapping character area along the SC 11 corridor with the intent to add awareness of the corridor’s special status and conservation needs in future decisions. The group approved the SR 11 corridor change as it was shown.

The second change presented would convert the area south between SR 183 and Six Mile from the “Rural Residential” area to the “Residential Growth” area. This change was suggested by County staff based on the presence of infrastructure and public services. This change was also accepted by the committee after some discussion of associated infrastructure needs and potential impacts on land value.

An area east of Easley near the SR 153 extension was proposed to be changed to “Urban Neighborhoods” and “Workplace Centers” based on plans between the County and City of Easley. The Committee informed the planning team that residential neighborhoods had been approved and as such, the Workplace Center designation was likely inappropriate. Based on this, the area was instead converted to an Urban Neighborhoods area.

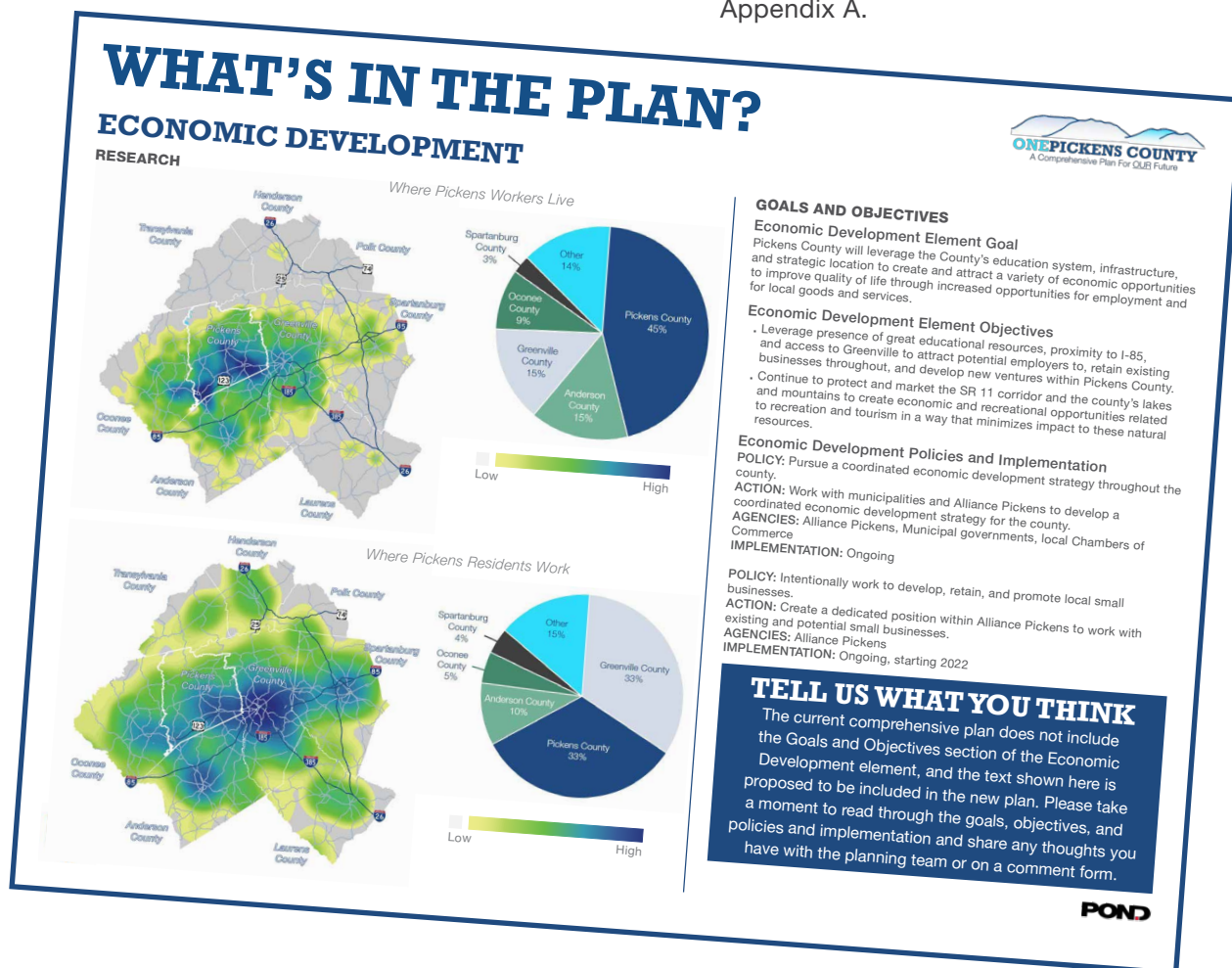
# PUBLIC ENGAGEMENT ROUND #2

A second round of public engagement was held in County Council Chambers on December 7, 2021 from 5pm to 7pm. At this meeting, the planning team provided boards with summary information about the plan. These materials are included in Appendix A and draw specific attention to the major changes in this plan from the previous document, which include changes made to the character area map (in the land use element), and new economic development policies and implementations. Copies of the draft plan were also made available to any who wanted to review a physical copy of the document.

Several participants discussed the plan with the planning team, including the following topics:

- Continued protection of private property right,
- Existing tax allocations for community facilities,
- Potential ordinances on SR 11 for preservation, and
- Previous and future opportunities for community feedback.

Some participants provided written comments which are also included in Appendix A.. Participants provided comments which are also included in Appendix A.



# WHAT'S IN THE PLAN?

## COMMUNITY FACILITIES

### RESEARCH

Community facilities describes the infrastructure, property, and spaces that are operated for the benefit of the public. This element covers the following seven essential public functions:

- Public safety,
- Emergency services,
- Education,
- Parks and recreation,
- Solid waste management, and
- Water supply, treatment, and distribution.

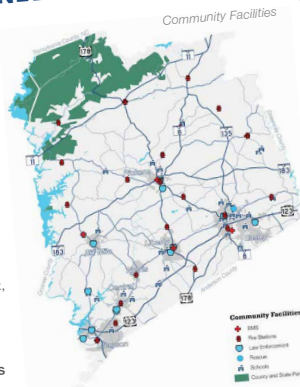
### GOALS AND OBJECTIVES

#### Community Facilities Element Goal

"Our vision is to provide strategically located and high-quality infrastructure providing sewer, water, solid waste, fire, emergency services, and public safety, along with cultural/educational community facilities, to meet the needs of the residents of Pickens County."

#### Community Facilities Element Objectives

- Continue to invest and support the County Center to maintain positive relationships with the community.
- Maintain partnerships with the community to ensure colleges provide an asset to the community.



## NATURAL RESOURCES

### RESEARCH

By preserving, maintaining, and improving our natural resources, many facets of our community can be enhanced including social, economic, and cultural aspects provides current resource information and presents goals for their use and protection. Additionally, one may determine the best and highest use of the land through an understanding of slope, topography, soils, watersheds, and location of flood plains. Natural resources affect land use and zoning decisions.

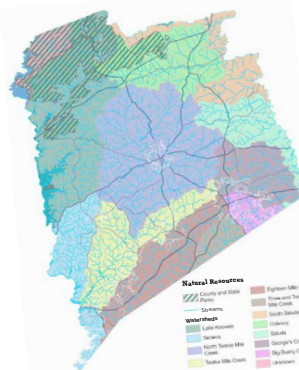
### GOALS AND OBJECTIVES

#### Natural Resources Element Goal

"Our vision is to continue our heritage of stewardship and to ensure the integrity of our natural assets by promoting, protecting, and enhancing the quality of our air, water, and land resources that support the quality of life in Pickens County."

#### Natural Resources Element Objectives

- Cultivate natural resources so that the economic, recreational, and cultural values of the region may be enhanced
- Prepare to meet the water needs for future residents and businesses by developing a conservation plan and investigating new water sources
- Encourage water conservation measures
- Increase awareness of critical lands (watersheds, floodplains, threatened and endangered species habitats, important view-sheds, prime and important agricultural lands, etc.)



- Preserve natural beauty; protect mountain vistas, lakes and river watersheds, and forest preserves; increase green space areas; protect pristine land all in a manner that respects the rights of property owners
- Develop the recreational potential of the Twelve Mile Creek corridor
- Study the long term impacts of various geological issues surrounding the well

# WHAT'S IN THE PLAN?

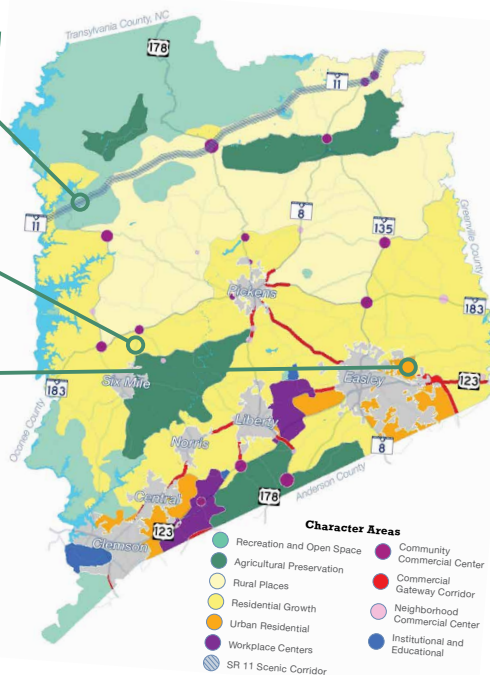
Created a new "SC 11 Scenic Corridor" Character Area to highlight the unique importance of the SC 11 area and the conservation efforts the community would like to see there

Changed the area between Six Mile and SC 183 from Rural Places to Residential Growth to reflect the level of development new infrastructure in the area can support

Changed the areas around the SC 153 extension to Urban Residential to better reflect the kinds of development ongoing in the area

## TELL US WHAT YOU THINK

The text above references changes that were made to the Character Areas map as part of this plan update. Please take a look at these changes and share any thoughts you have with the planning team or on a comment form.



## Character Area Descriptions (continued on next board)

### Recreation and Open Space

This category corresponds with parks and areas designated for conservation. It includes such places as forested tracts owned by Clemson University, the State of South Carolina, and Pickens County. Flood plains and stream buffers will typically be included in this category since they are generally not developable, or are developable under very limited and strict circumstances.

### Agricultural Preservation

The Agricultural Preservation character area provides large areas that encourage farming operations. Predominant uses include intensive agricultural production, forestry, and conservation. This character area allows for agriculture-related commercial uses and cottage industries. Very low density (1 unit per 10 acres) residential uses within the character area are the norm, with primarily scattered single-family homes, or compatible large lot, open space, and equestrian-oriented subdivisions.





3

POPULATION



### 3. POPULATION

The core of Pickens County is in its residents. As such, any plan for the County must understand the makeup of the county's residential populace.

Population of the comprehensive plan analyzes the number of residents in the County and demographics in addition to trends and projections. Demographic data also includes household size, education levels, and income characteristics. This information is used to estimate the County's basic public service needs of future population growth. Please note that many sections of this chapter reference year 2019 population estimates. During the planning process for this comprehensive plan update, year 2020 Census data was in the process of being released, however, not all data was available. Year 2019 estimates were used to ensure that the data presented here were able to be more comprehensively consistent. Under current South Carolina planning law, an update of this plan must take place at least every five years. Year 2020 census data will be available and should be used during the next update to this plan.

Pickens County is a designated part of the Greenville-Mauldin-Easley, SC Metropolitan Statistical Area

(Greenville, Pickens, and Laurens Counties) which had 6% increase in population from 2010- 2019 with a total population of 921,594 in 2019. Pickens County is also part of the Greenville-Spartanburg-Anderson, SC Combined Statistical Area which is eight upstate counties with a combined population of 1,475,235 in 2019.

As South Carolina's 15th largest county, Pickens County has an estimated population of roughly 126,000 residents in 2019 with a growth rate of 9.1 percent since 2010. The majority of Pickens County residents, estimated 77,000 people, lived in unincorporated Pickens County, while approximately 49,000 live in one of the cities. Easley has the largest population in the county at a population of 21,364 residents with rapidly growing, Clemson, being the second largest in population (17,501).

This information is used to estimate the County's basic public service needs of future population

growth. Pickens County is a designated part of the Greenville-Mauldin-Easley, SC Metropolitan Statistical Area (MSA - Greenville, Pickens, and Laurens Counties) which had 6% increase in population from 2010- 2019 with a total population of 921,594 in 2019. Pickens County is also part of the Greenville-Spartanburg-Anderson, SC Combined Statistical Area which is nine upstate counties (Anderson, Cherokee, Greenville, Greenwood, Laurens, Oconee, Pickens, Spartanburg, and Union Counties) with a combined population of 1,499,762 in 2019.

The County has an estimated population of roughly 124,029 residents. The majority of Pickens County residents, 126,884 people, lived in unincorporated Pickens County, while approximately 20,000 lived in one of the cities. Population per square mile in 2010 was 240.2 persons. The population is spread across the county at a very low density (less than one person per acre), with pockets of higher density (more than two persons per acre) in Clemson and Easley.

## POPULATION CHANGE

Pickens County is one of ten counties that makeup the Upstate Region of South Carolina. Six out of ten counties participate in the Appalachian Council of Governments (ACOG) a voluntary structure that provides various resources to local governments and assists with intergovernmental coordination. In terms of population numbers, Pickens County was the fourth fastest growing county in the 10- county Upstate Region from 2010 – 2019. From 2010 – 2019, population growth was 9.10 percent similar to the state population growth rate of 10.7 percent according to the US Census.

The population increased by 7,660 in Pickens County with a population change of 6.3 percent from 2010 to 2019 which is a slightly less change than the state of South Carolina (10.7 percent).

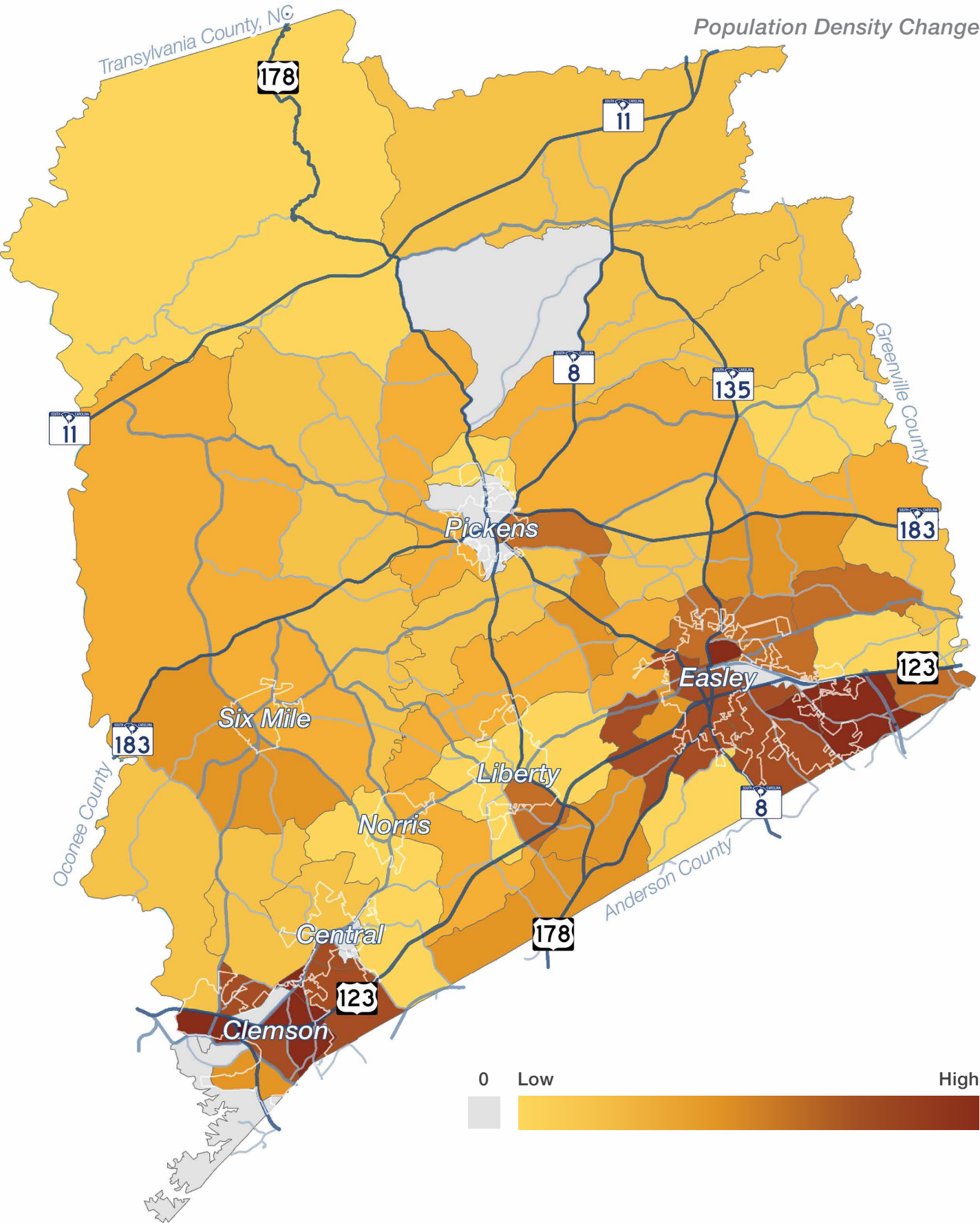
Pickens County population growth has outpaced expectations with estimates showing Pickens has grown approximately 1,140 people per year. The previous Comprehensive Plan projected growth of

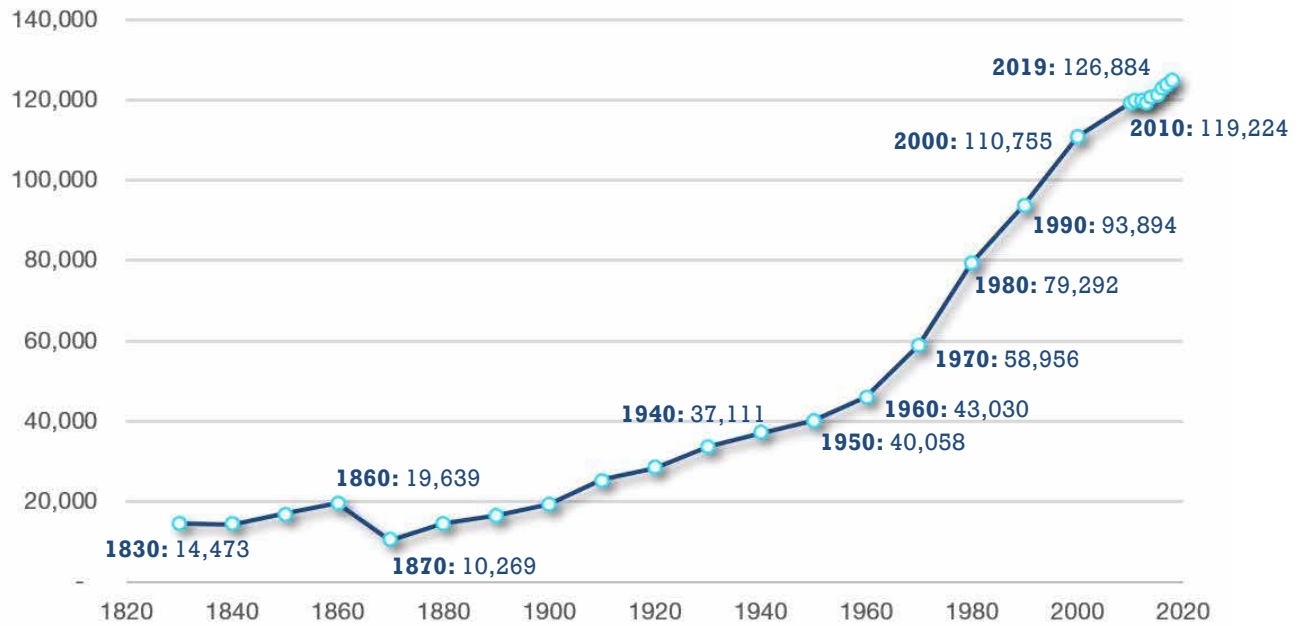
approximately 440 people per year, 2015 – 2020. The city of Clemson, 27th largest city in South Carolina, has a high population change of 31.9 percent since 2010 while Liberty’s population has decreased by -3.6 percent during the same time period as shown in the tables and map below.

Pickens County has approximately 5.0 percent of the total population who identify as Hispanic or Latino compared to the state’s average of 6.3 percent. Dramatic ethnicity growth of over 20 percent is seen in the Asian and Hispanic population.

### *Change by Race & Ethnicity*

Race/Ethnicity	2010	2019	% Growth
White, non-Hispanic	103,301	106,292	2.8%
Black, non-Hispanic	7,589	8,392	9.6%
Asian, non-Hispanic	1,718	2,424	29.5%
Hispanic	3,496	4,557	23.3%



*Pickens County Historical Population**Population and Population Change by County*

Counties	Population		Population Change	
	2010	2019	Number	% Total
Abbeville County	25,417	24,527	-890	-0.96
Anderson County	187,126	202,558	15,432	1.08%
Cherokee County	55,342	57,300	1,958	1.03%
Greenville County	451,225	523,542	72,317	8.61%
Greenwood County	69,661	70,811	1,150	1.01%
Laurens County	66,537	67,493	956	.98%
Oconee County	74,273	79,546	5,273	1.07%
Pickens County	119,224	126,884	7,660	1.06%
Spartanburg County	284,307	319,785	35,478	1.12%
Union County	28,961	27,316	-1,645	-0.94%
Upstate Region	1,362,073	1,476,814	17,493	1.50%
South Carolina	4,625,364	5,148,714	523,350	1.13%

*Population change by Municipality*

Municipality	2010	2019	% Change
Easley	20,364	21,364	6.4%
Clemson	13,964	17,501	31.9%
Central	5,202	5,385	3.5%
Liberty	3,269	3,177	-3.6%
Norris	813	900	2.8%
Pickens	3,126	3,160	2.1%
Six Mile	675	848	0.15%

# POPULATION DENSITY

Pickens County has 497 square miles with a population density in 2019 of 253.3 people per square mile. Pickens County is the fourteenth most populous of South Carolina’s forty-six counties. The population is spread across the county at a very low density (less

than one person per acre), with pockets of higher density (more than two persons per acre) in Clemson and Easley as shown in the Population Density Map on the facing page.

# PROJECTIONS

Over the next fifteen years, Oconee and Pickens Counties are expected to have a consistent increase in population. Pickens County is projected to have a population of 139,525 in 2035 as shown in the table. Growth will be focused around Lake Hartwell and Lake Keowee as second homes and retirement communities continue to be in demand. Counties adjacent to Greenville, South Carolina (including Pickens) have a consistently higher growth rate and population than those further out

Northern Pickens County in the mountains is sparsely populated, with the actual number of people moving to the area low, but in percentage increase it is significant. People desiring a scenic mountain home comprise a significant portion of the people moving there.

Prime working age population is adults between the ages of 25 and 54 which represent the core of the county’s workforce and includes its most economically

productive demographic. Where productive residents choose to live and work influences the nature and fate of local economies with competition for prime age workers growing. Competition for prime age workers increases as the 65 and older population of the county continues to grow.

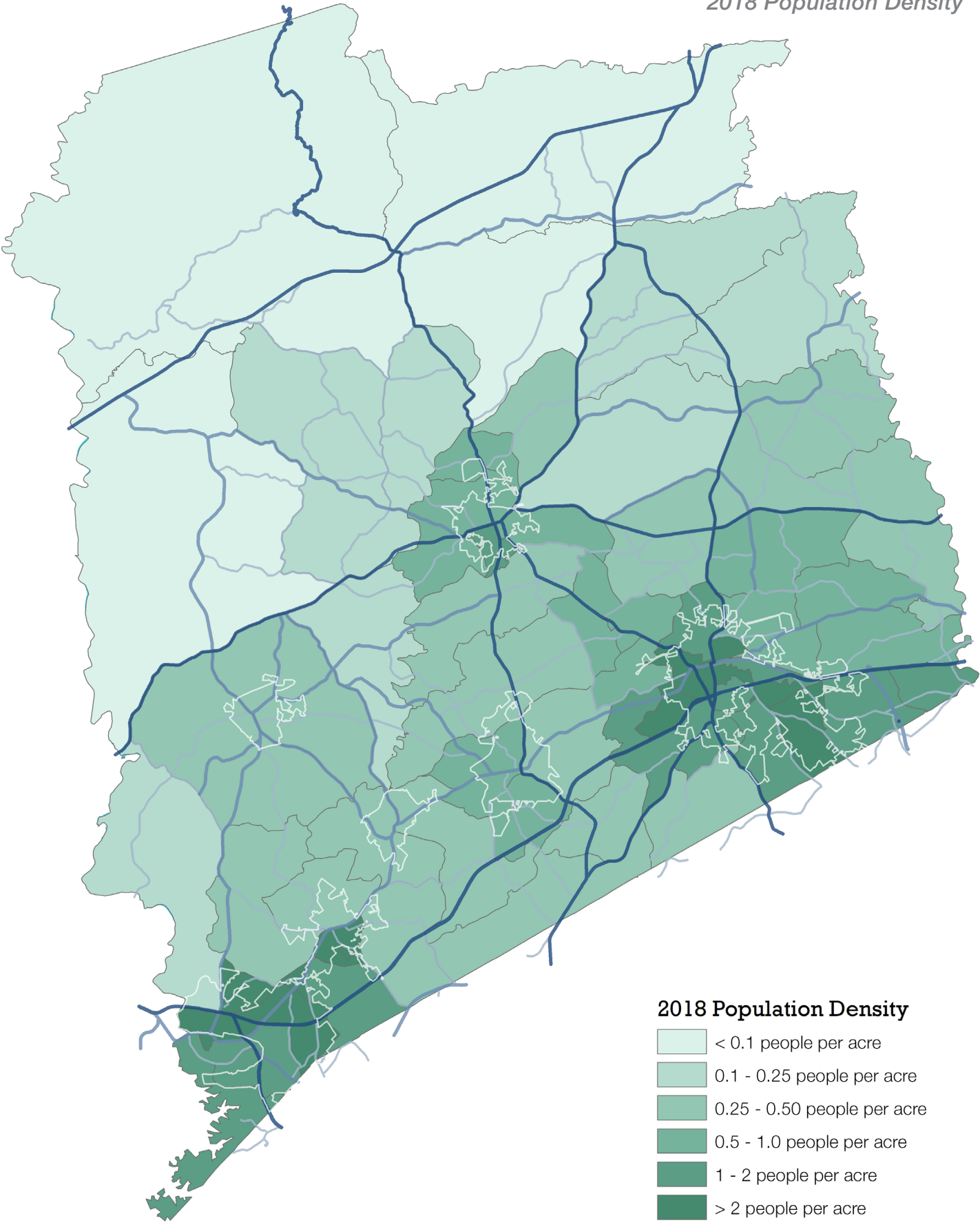
Population Projections; Project Annual Growth Rate 2010-2035

	2010	2020	2025	2030	2035	Growth Rate
Pickens County	119,224	129,347	134,734	135,865	139,525	.82%
Anderson County	187,126	204,353	214,715	224,750	234,420	
Spartanburg County	284,307	326,205	348,085	373,465	399,415	
Greenville County	461,225	532,486	573,060	616,105	659,270	
Oconee County	74,273	80,015	82,490	84,940	86,830	
ACOG Region	1,362,073	1,534,241	1,622,166	1,493,440	1,577,810	1.12%
South Carolina	4,625,364	5,282,232	5,629,430	5,881,710	6,223,085	1.28%

Workforce Population Projection

	2020	2025	2030	2035
Prime Working Age	43,055	43,620	45,050	46,230
Population 65 or older	21,870	24,835	27,360	28,990
Male	21,625	22,170	22,735	22,820
Female	21,430	21,850	22,315	22,820

2018 Population Density



# DEMOGRAPHIC CHARACTERISTICS

The median age in the County is 36.2 compared to 37.9 for the state of South Carolina. The age composition in 2019 was approximately 80 percent, 95,000, of individuals aged 18 and over. In 2019, approximately 80 percent of the county, or 95,000 residents, were 18 years or older. About 36 percent of the population is prime working age in the County. Pickens County has a higher rate of residents 15-24 than the state as a whole. This is likely due to the presence of Clemson University. Only 16.7 percent of the population is older than 65 years and over. Men and women make up roughly equal portions of the community (49.8 percent men vs. 50.2 percent women).

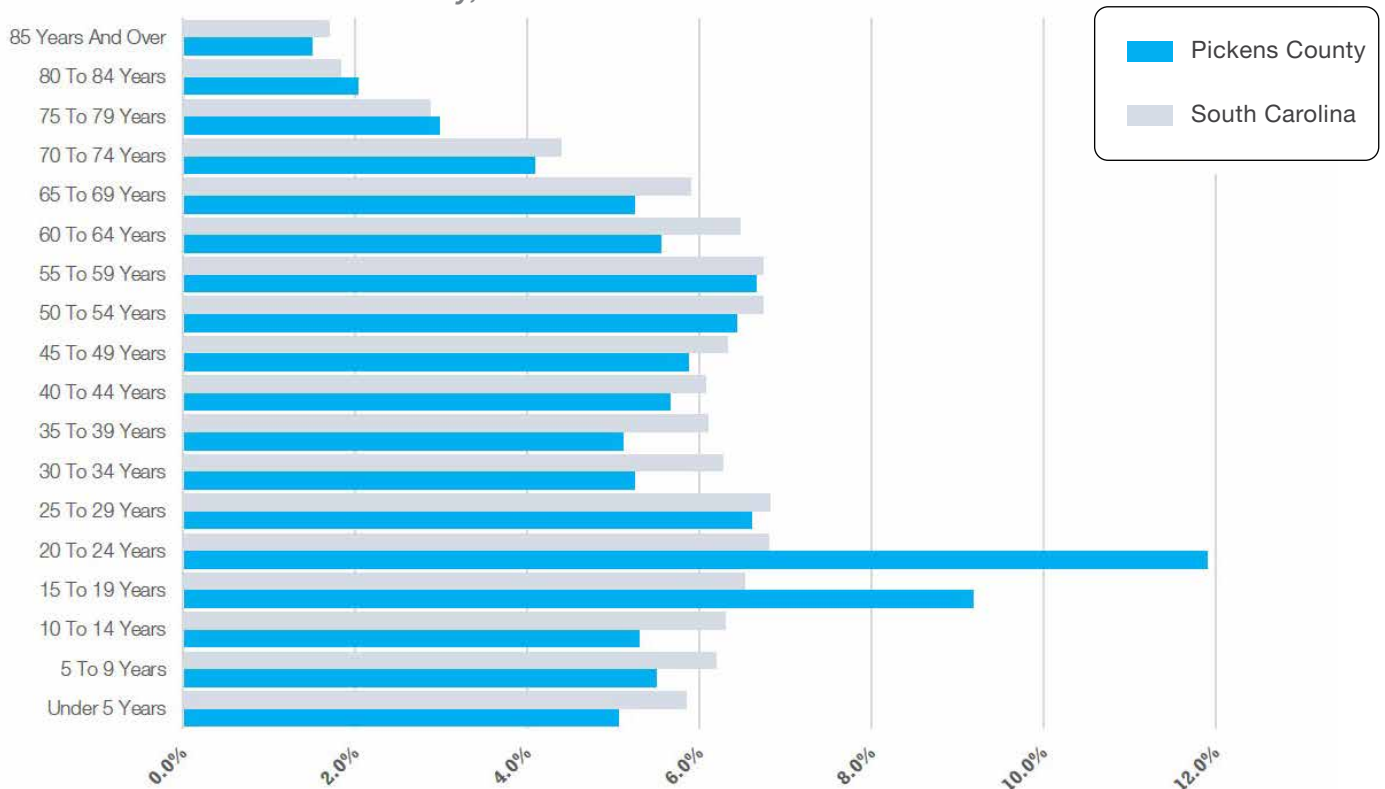
An estimated 88.6 percent of Pickens County’s 2019 population consider themselves to be “white alone,” which is a larger percentage than in the Greenville-Mauldin-Easley MSA, 76.2 percent, or in South Carolina, 68.6 percent. Another 7.2 percent of the population is Black or African-American, lower than the percentage across the Greenville-Mauldin-Easley

MSA (16.7 percent), or across South Carolina (27.0 percent).

Only 3.9 percent of Picken’s population is Hispanic or Latino, which is lower than the share of the Greenville-Mauldin-Easley MSA population (7.1 percent) and slightly lower than the share of the state population (6.0 percent). The categories “Hispanic” and “Latino” are considered ethnicities rather than races, and these designations are considered separately from racial ones.

A small percent of the population is American Indian, 0.3 percent, many of whom are members of the organization known as the Eastern Cherokee, Southern Iroquois and United Tribes of South Carolina, Inc. previously known as Cherokee Indian Tribe of South Carolina. The organization is incorporated in the State of South Carolina and serves as the corporation for the governance of the Cherokees of South Carolina’s Tribal Council, with an elected Tribal Chief/CEO and a Tribal Council made up of Elders and Clan Mothers.

*Age Distribution in Pickens County, 2018*



# SOCIAL CHARACTERISTICS

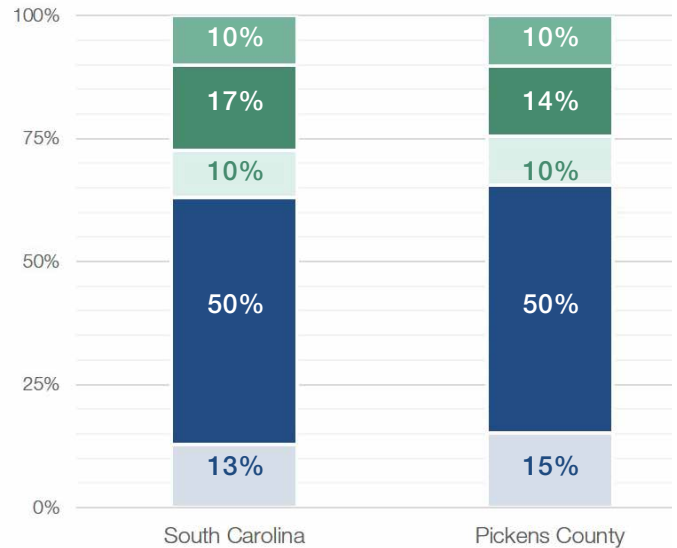
A household is defined by the US Census Bureau as all related or unrelated individuals who reside at an address at the time of survey. There are 47,934 households with an average household size of 2.45 persons with 73.5 percent of households having two or more persons. 38.7 percent of household include one or more persons at 65+ years.

## EDUCATIONAL ATTAINMENT

For individuals 25 years and older in Pickens County, 85% are a high school graduate or higher and 26% have completed a post-secondary degree. These percentages of education attainment are comparable to South Carolina state averages. Pickens County's median household.

Pickens County has a school dropout rate of 3.3 percent which is higher than school districts in Greenville, Spartanburg, Anderson, Oconee, and Cherokee Counties. More than half of these students dropped out by the 10th grade. Communities with less wealth and resources hold more risk for students dropping out.

*Educational Attainment, 25 years and older*



*Tillman Hall at Clemson University*

# INCOME

income was \$49,573, slightly lower than the Greenville-Mauldin-Easley MSA median household income of \$52,533, and lower than the state average of \$53,199. A higher percentage of households in Pickens County earn between \$50,000 and \$99,999 per year than in the Greenville-Mauldin-Easley MSA. The majority of Pickens County households, 53%, make less than \$49,999 annually and 28.6% make between \$50,000 and \$99,999 per year.

The poverty rate for all people in Pickens County is 15.3 percent compared to the MSA. 48.2 percent of Pickens County households make less than \$49,999 annually or roughly the median income for the county. The highest majority of households, 19.8 percent, earned \$50,000 to \$74,999 annually. 5.9 percent of households in Pickens County make more than \$150,000 annually.

In 2019, \$26,061 was the per capita income, the measure of money earned per person, including those living in group quarters, in Pickens County, which is \$5,576 lower than the state median capita income.

The poverty rate for all people in Pickens County is 15.3 percent which is slightly higher than South Carolina, 13.8 percent. An estimated 9 percent (4,325) of total households received food stamps/ SNAP benefits in 2019 with 2,527 of households having children. Roughly 46.2 percent of households receiving food stamps are below poverty level.

According to estimates for 2019, 15.4 percent (18,562) of Pickens County's population with a determined poverty status were earning incomes below the poverty line. The region and the state have slightly lower instances of families in poverty, with 12.3 and 13.8 percent. As shown in the Median Household Income map, Clemson has a dramatically

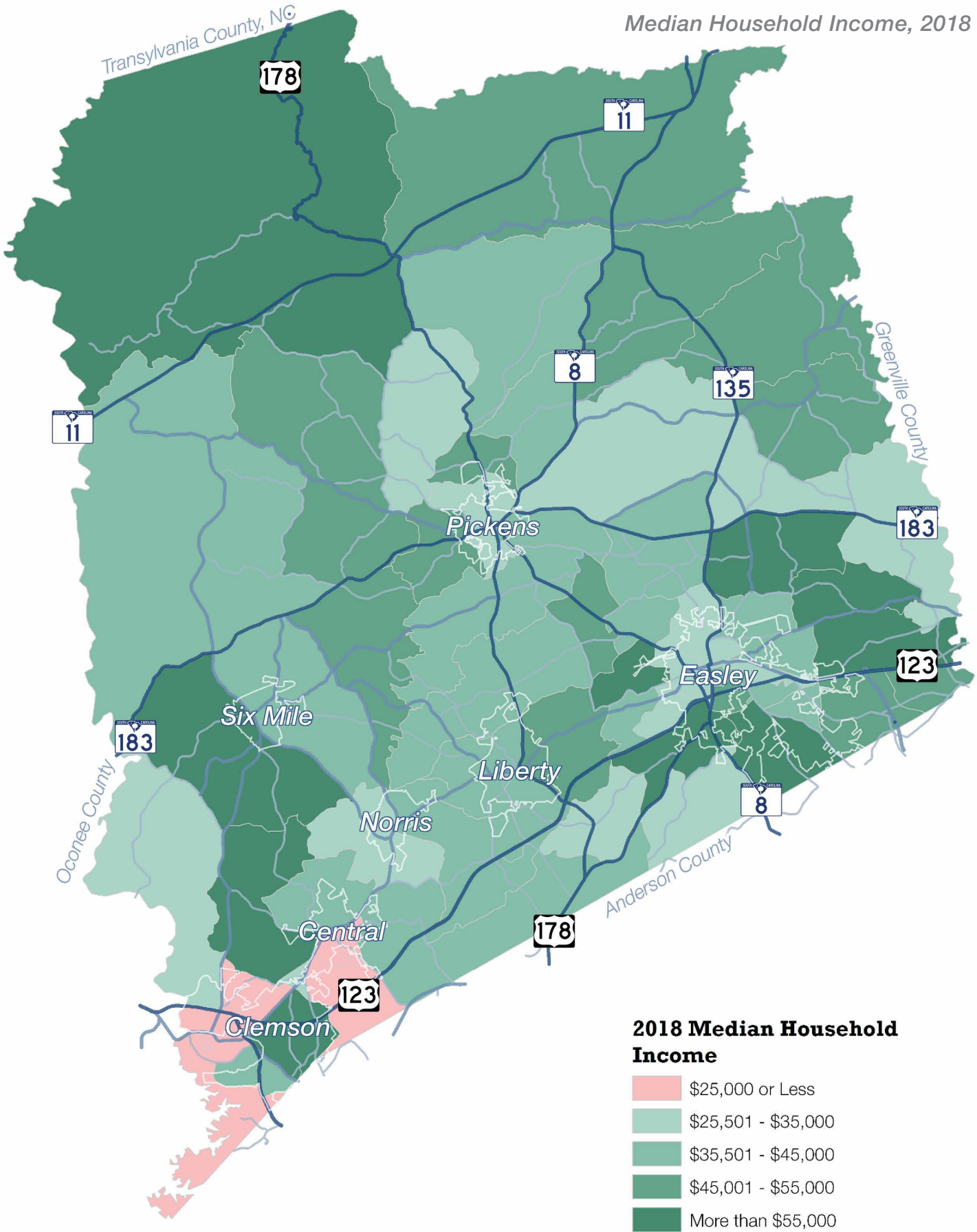
higher than average percent of persons living in poverty, 38.7 percent, and 49.3 percent of those persons are between 18 to 59 years old. This dramatic difference could be better understood by whether the resident is in school or not. 83.2 percent of enrolled undergraduates and 31.9 percent of graduate students are living below the poverty line; however, students bring employers, revenue, and higher living wages post-graduation and are typically seen as a positive to the community.

According to estimates for 2019, 15.3 percent of Pickens's family households were earning incomes below the poverty line. The Greenville MSA and the state have slightly lower instances of families in poverty, with 12.3 and 13.8 percent.

## *Income Distribution*

Income Level	Number of Households	Percentage of Households
All	47375	100.0%
Less than \$5,000	1926	4.1%
\$5,000-\$9,999	1696	3.6%
\$10,000-\$14,999	3054	6.4%
\$15,000-\$19,999	3271	6.9%
\$20,000-\$24,999	2719	5.7%
\$25,000-\$34,999	5374	11.3%
\$35,000-\$49,999	7158	15.1%
\$50,000-\$74,999	8387	17.7%
\$75,000-\$99,999	5173	10.9%
\$100,000-\$149,999	5457	11.5%
Greater than \$150,000	3160	6.7%

Median Household Income, 2018



# GOALS AND OBJECTIVES

## Population Element Goal

“Our vision to encourage population growth in areas which have the necessary supporting infrastructure and community facilities; preserving both a rural lifestyle and personal property rights.”

## Population Element Objectives

- Manage growth that poses a threat to the future of businesses and residents by using the appropriate tools.
- Create work to increase job opportunities by keeping and attracting industrial and other economic development.

## Population Policies and Implementation

**POLICY:** Implement comprehensive growth management

**ACTIONS:** Coordinate long-range plans and strategies for the Pickens County Public Service Commission, Pickens County Water Authority, Alliance Pickens, and other county departments to meet expected demands efficiently.

**AGENCIES:** Planning Commission, County Council, county departments

**IMPLEMENTATION:** On-going

**POLICY:** Periodically assess quality of life in Pickens County via thorough public feedback process that guides policymaking.

**AGENCIES:** Administration.

**IMPLEMENTATION:** On-going.

**POLICY:** Find ways to strengthen and promote volunteer, nonprofit, and other organizational programs that provide educational and healthy lifestyle opportunities to youth in Pickens County.

**AGENCIES:** County Council, Administration.

**IMPLEMENTATION:** On-going.





The background image shows a multi-story brick building with several windows. A sign on the building reads "LAUGHTON & CO". In front of the building is a street with a yellow double line. A large, dark blue number "4" is overlaid on the left side of the image. A semi-transparent white horizontal band runs across the middle of the image, containing the word "HOUSING" in blue capital letters.

4

HOUSING



## 4. HOUSING

The Housing element guides the community in housing development, preservation, and new construction for future development. The quality, availability, and affordability of housing within an area are good indicators for understand the community's marketability. Business and personal relocations also consider housing inventory and affordability as well as socio-economic shifts in the housing market.

### HOUSING INVENTORY

#### Housing Units and Occupancy

As of 2019, there were 55,598 housing units in Pickens County. Of these, approximately 67.1 percent were owner-occupied. This is comparable to the rate in all of South Carolina, 69.4 percent.

As the population grows in Pickens County so does the need for new housing. The Housing element guides the community in housing development, preservation, and new construction for future development. Strong housing elements call attention to local affordable housing needs, and they use policy and land-use tools to establish a work plan to address those needs. The quality, availability,

and affordability of housing within an area are good indicators for understand the community's marketability. Business and personal relocations also consider housing inventory and affordability as well as socio-economic shifts in the housing market.

The average owner-occupied household is made of 2.54 people versus the renter-occupied average of 2.29. The rental vacancy rate from 2015 – 2019 is 5.4 which is lower than the 2010 -2014 estimates of 9.6. Only 3.3 percent of total housing units were built 2014 of later which is a significant decline from the 1970 – 2010 estimates of 14.9 – 20.4 percent.

## Housing Types

Housing units can be categorized into one of the following types: single-family, mobile home, or multi-family, which includes single-family attached and detached homes, duplexes, institutional, and other multi-unit structures. There are 22 mobile homes parks in Pickens County with 17.4 percent of housing types being a mobile home in Pickens County. The unincorporated communities in the county consist of mostly single-family housing and a significant number of mobile homes. Easley and Clemson have a more diverse housing stock of condos, townhomes, and multifamily.

The median price for owner-occupied units is \$147,700 as of 2019 which is a 1.2 percent increase from 2010 – 2014 estimates.

Pickens County has a wide range of housing values from around \$50,000 to over \$2,000,000. There are an estimated 33,282 owner-occupied and 14,921 housing units in Pickens County. Only 5.9 percent of owner-occupied units are valued at \$500,000 or more. Almost half, 46.6 percent, of owner-occupied housing units do not have a mortgage. 76 percent of monthly mortgages are less than \$1,500. The majority, at 61.2 percent, have a gross rent of \$500 – \$900 monthly.

A household is considered “housing cost burdened” if they spend at least 30% of their total household income on housing. The definition includes rent or mortgage, utility bills, real estate taxes, property insurance, etcetera. An estimated 3.0 percent earning the household median income are considered housing cost burdened.

The average owner occupied household size is 2.52 versus a comparable size of 2.40 for renter occupied. The homeowner vacancy rate is a low 2.4 percent with rental vacancies at 10.2 percent.

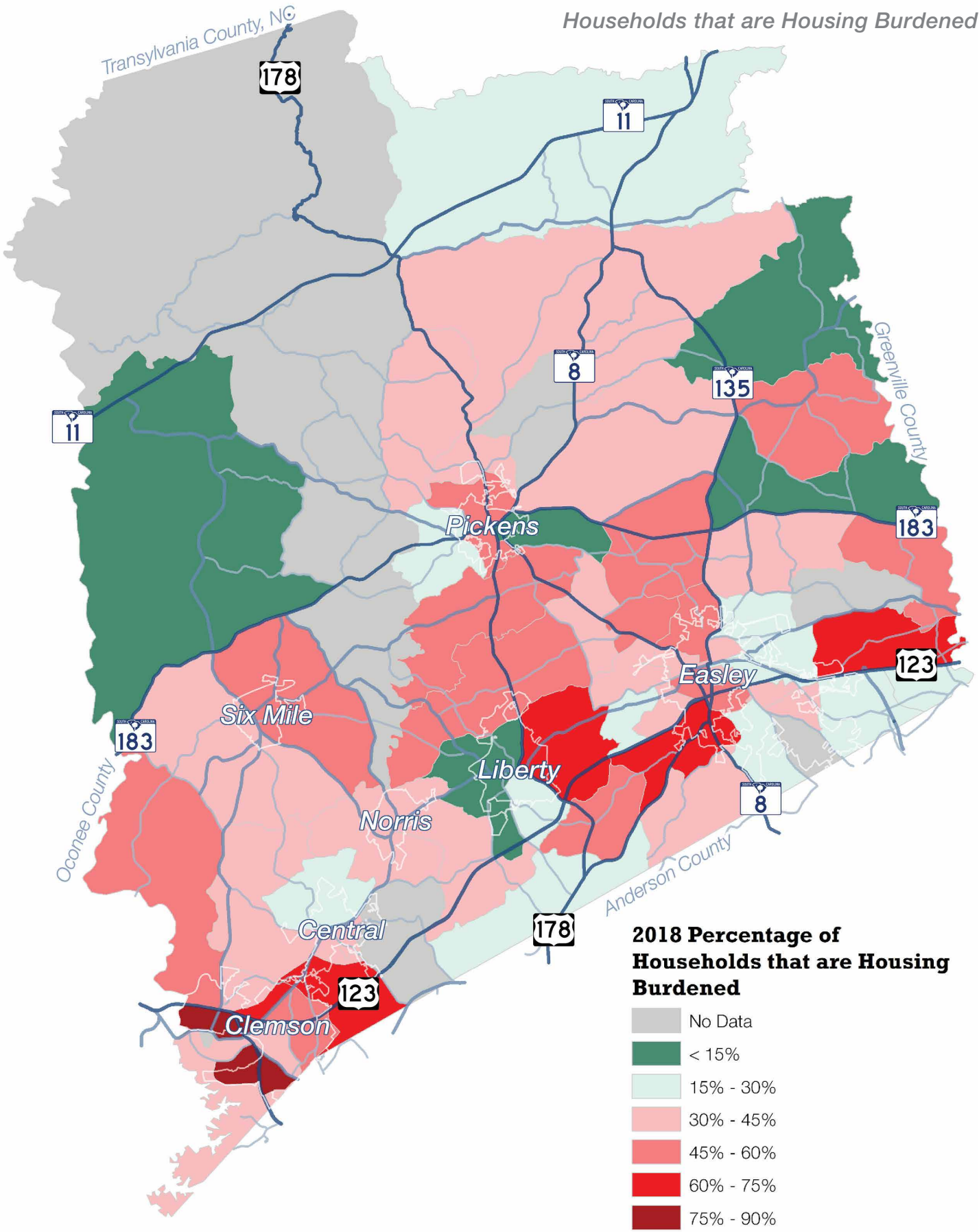
### *Housing Types*

	Pickens County	South Carolina
Single-Family Detached Homes	30,806 (65.0%)	1,241,115 (65.5%)
Single-Family Attached Homes	533 (1.1%)	59,258 (3.1%)
Duplexes	1,174 (2.5%)	37,811 (2.0%)
Tri- and Quad-plexes	1,087 (2.3%)	51,244 (2.7%)
5 to 9 Units per Building	1,619 (3.4%)	78,042 (4.1%)
10 or More Units per Building	3,903 (8.2%)	124,283 (6.6%)
Mobile Home or Other Type of Housing	8,253 (17.4%)	302,958 (16.0%)

## Location and Quality

Housing is located in all parts of Pickens County, from individual properties and large tracts of land to subdivisions of all sizes and gated golf communities. The availability of water and sewer service is related to location. Much of the northern half of the county depends on well water and septic systems. The remainder of the county may have access to a water district provider, but not always public sewer service.

For all housing units in Pickens County in 2013, 60.6 percent were built before 1980 and 39.4 percent were built from 1990 – 2010. There were 43,767 occupied units in Pickens County in 2013, of which 1.2 percent had incomplete plumbing facilities, 1.7 percent lacked complete kitchen facilities, and 1.7 percent had no telephone (US Census Bureau, 2013 American Community Survey).



# HOUSING AND CARE FOR SENIORS

The ACOG serves as the Area Agency on Aging (AAA) for the six-county Appalachian Region of Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg counties. Providing information and assistance to older adults, persons with disabilities and caregivers, the AAA also operates the Regional Long Term Care Ombudsman Program, the Regional Family Caregivers Program, and the I-CARE program.

A nursing home is a residence that provides a room, meals, help with daily living, and recreational activities. Generally, nursing home residents have health problems which keep them from living on their own and may require daily medical attention. There are seven Medicare or Medicaid Certified Nursing Homes in Pickens County with approximately 493 beds (SC Office on Aging Bed Locator). Fifteen assisted living facilities are located in Pickens County.

Nursing Homes	Location	Beds
Capstone Rehabilitation and Healthcare Center	Easley	60
Clemson Downs	Clemson	52
Emeritus at Countryside Health Care Center	Easley	60
Majesty Health and Rehab of Easley	Easley	103
Manna Health and Rehab of Pickens	Pickens	130
Pruitt Health of Pickens	Six Mile	44
Fleetwood Rehabilitation and Health Center	Easley	

Assisted Living Facilities	Location	Beds
Clemson Downs	Clemson	32
Easley Retirement Center	Easley	28
Emeritus at Countryside Park	Easley	66
Maggie Manor	Easley	10
Magnolias of Easley	Easley	56
MasterCare Retirement Home	Liberty	14
Foothills Presbyterian Community	Easley	50
Six Mile Retirement Center	Six Mile	41
Brookdale Central	Central	52
West End Retirement Center	Easley	34
The Willows of Easley	Easley	50
Dominion Senior Living at Patrick Square	Clemson	66
Clemson Heritage Senior Living	Clemson	84
Easley Place	Easley	
Easley Living Center	Easley	
The Retreat at Easley	Easley	

# GOALS AND OBJECTIVES

## Housing Element Goal

“Our vision is to promote the development of a broad range of housing to meet the diverse needs of our residents.”

## Housing Element Objectives

- Housing affordability should be maintained and/or improved

## Housing Policies and Implementation

**POLICY:** Encourage accredited organizations to improve options in quality and affordable housing.

**ACTIONS:** Conduct a Pickens County housing inventory in order to assess and prioritize areas of need, determine affordability, and identify abandoned and substandard conditions. Share local housing information and other resources with organizations that can procure state and federal funding and develop housing to meet the strongest needs.

**AGENCIES:** Planning Commission, Department of Community Development, Pickens County Assessor, SC State Housing Finance and Development Authority, local housing authorities and similar organizations.

**IMPLEMENTATION:** 2024-2028

**POLICY:** Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.

**ACTIONS:** Develop a pilot program to attract developers of mixed-use projects. Perform a potential site selection process and form a partnership with the landowner(s), local employers, and other potential stakeholders to make the project a joint success.

**AGENCIES:** Pickens Alliance, Public Service Commission, Department of Community Development, and other county departments.

**IMPLEMENTATION:** Ongoing, 2023-2025 for Pilot Program



ANTIQUES





# 5

## LAND USE



## 5. LAND USE

All required planning elements influence, in some way, the land use element. The findings, projections, and conclusions from each element will, as they should, influence the amount of land needed in the future for various uses. The Land Use element should be used with the Future Development map as the primary tools when making land development decisions. Ideally, new land uses should be consistent with those uses encouraged and supported by the Comprehensive Plan.

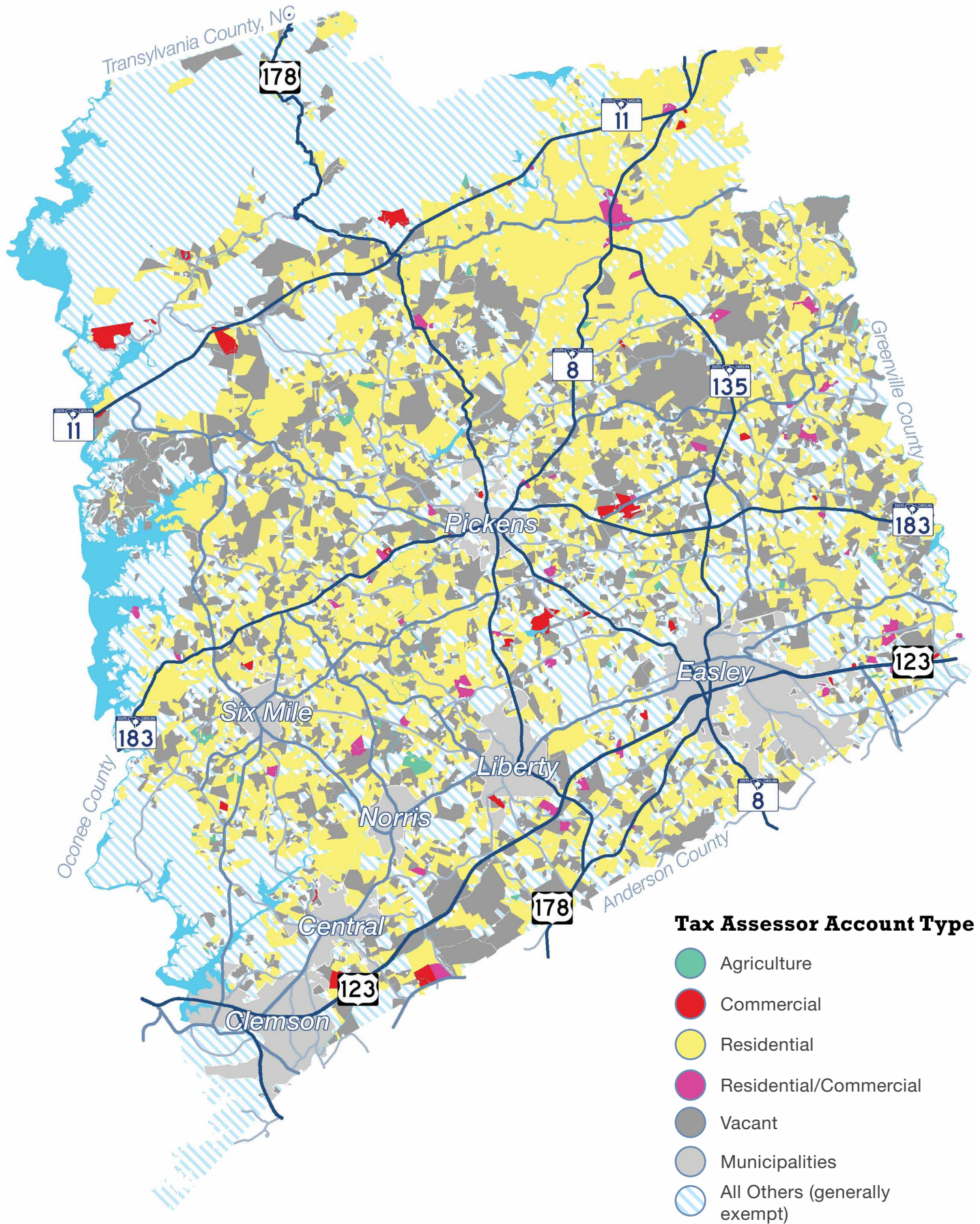
### EXISTING LAND USE

Existing land uses found in Pickens County reflect its rural and suburban character. To assess existing land uses, information from the County Tax Assessor was referenced and is shown in the map on the facing page. A large portion of the community is exempt from County tax assessment, largely by virtue of being public land (Table Rock State Park in the north of the County, the Clemson Experimental Forest in the southwest, etc.) or because that are within an incorporated municipality. Of those areas that are registered with the tax assessor, the majority are dedicated to residential development, and a substantial portion are vacant lands. Commercial, Agricultural, and joint Residential/Commercial properties take up an incredibly small portion of the county's land area. While detailed data is not readily available, much of the county's commercial land is concentrated in the cores of the seven municipalities that call Pickens County home.

*Land Use Distribution*

Use	Total Acreage	Total Parcels	% of Total Acreage
Agriculture	865	43	<1%
Commercial	1976	37	1%
Residential (including Mobile Home)	99,781	3,880	31%
Residential/Commercial	2,163	55	1%
Vacant	63,897	3,041	20%
Municipalities	22,085	7	7%
All Others (generally exempt)	127,682	N/A	40%

Pickens County Land Uses by Tax Assessor Account Type



# CHARACTER AREA MAP

A character area map works to articulate the vision the community has for development and how different parts of the county should look, feel, and operate in the future. The map is intended to be illustrative of the types of uses and building and development forms that should be encouraged and how different geographic areas should differ and interact with each other.

The character area map was based on the character area map in the previous comprehensive plan, and was updated based on the input provided by the stakeholder committee and through broader community engagement.

## Character Area Descriptions

### Recreation and Open Space

This category corresponds with parks and areas designated for conservation. It includes such places as forested tracts owned by Clemson University, the State of South Carolina, and Pickens County. Flood plains and stream buffers will typically be included in this category since they are generally not developable, or are developable under very limited and strict circumstances.

### Agricultural Preservation

The Agricultural Preservation character area provides large areas that encourage farming operations. Predominant uses include intensive agricultural production, forestry, and conservation. This character area allows for agriculture-related commercial uses and cottage industries. Very low density (1 unit per 10 acres) residential uses within the character area are the norm, with primarily scattered single-family homes, or compatible large lot, open space, and equestrian-oriented subdivisions.

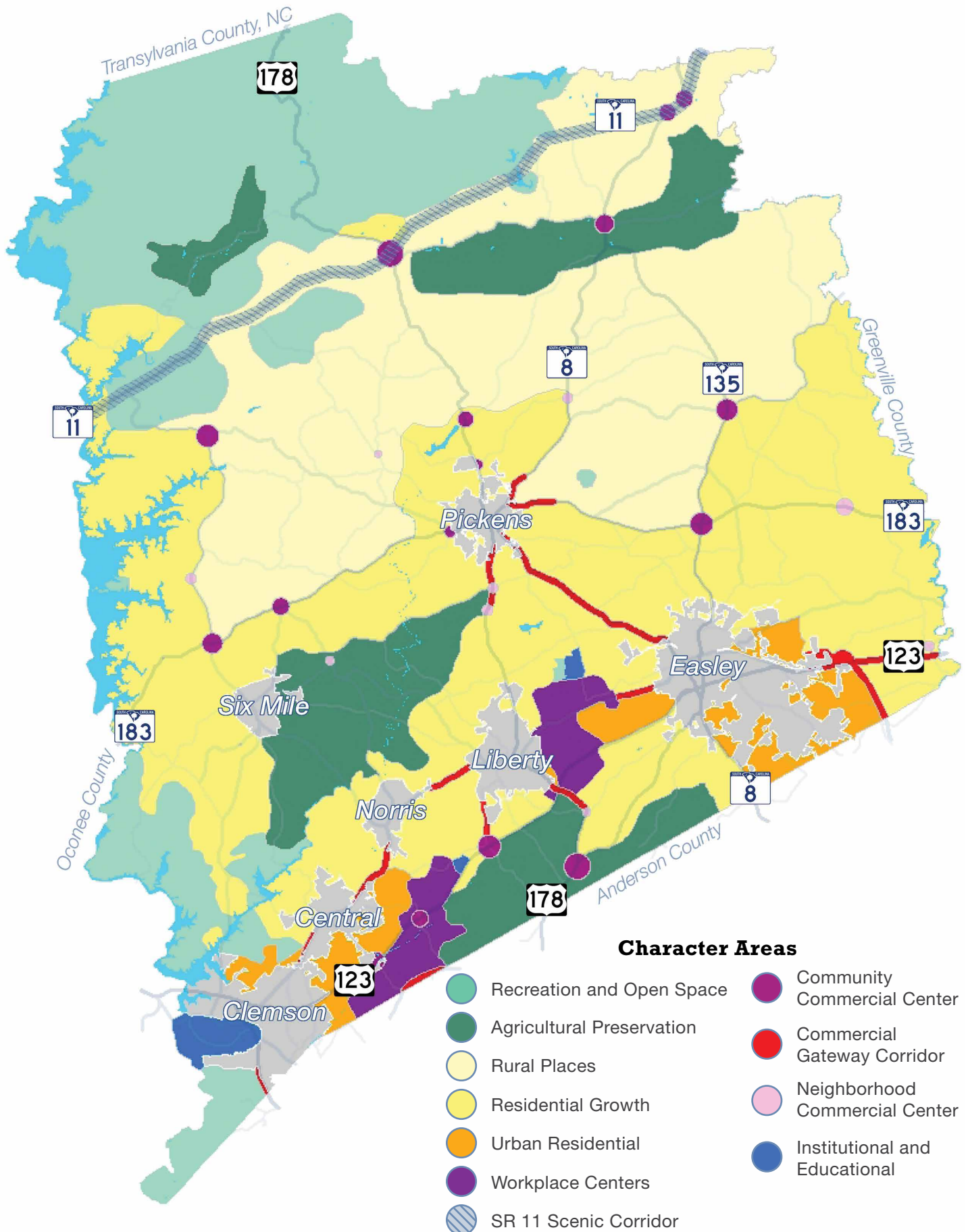
The character area map is shown on the facing page and descriptions of each area are shown in the sections below. These descriptions are intended to give an idea of the vision for the future for each area, and to provide guidance to decision makers as they consider development and public investment throughout the county. These descriptions are not intended to directly limit or restrict potential land uses or development forms, but rather to guide such uses and approvals according to the overall character of the area..

### Rural Places

This area intends to maintain an agrarian character in outlying areas which include active, mostly small-scale, farming operations and large homes sites. It stands on its own as a reflection of existing character, but is also considered a “transitional” area generally in between farmland preserves and residential developments. Residential uses are low density, reflecting reliance on on-site sewage disposal systems and often well water, and generally poor soil conditions for septic tank drain fields. Public sanitary sewer will not exist in this character area. While some locations in this character area may be served by public water, generally this area will continue to rely on individual wells for water supply.

### Residential Growth

These are areas located outside identified centers that are experiencing a high volume of growth. They are designated primarily for single-family homes within conventional subdivisions. Public water is available. Public sanitary sewer may be available. Densities are medium (.5 acre lot sizes) to low (1 acre lot sizes) where public water is available. If public sewage is available, duplexes and townhomes may exist. Small-scale agricultural uses may also exist.



### Urban Residential

These areas are the closest to cities and places experiencing urbanization and growth pressures. Public water and sewage exists, and these areas are served with urban services and facilities such as parks, community centers, libraries, and schools. The predominant use is conventional subdivisions of single-family homes. A mix of land use types, including townhomes and multifamily residences, mixed-use developments and community commercial centers typically will exist.

### Neighborhood Commercial Center

These areas are envisioned to be compact assortments of convenience-oriented retail stores and services at major rural crossroads that address demands of adjacent residents in less urbanized parts of the county. It might contain small-scaled commercial uses, such as a bank, grocery store, dry cleaners, and gas station, arranged in a village-like setting. It might also include a neighborhood park or elementary school. When developed in new places, they should include sidewalks and linkages to adjacent residential areas.

### Community Commercial Center

These predominately commercial areas usually surround two major transportation corridors. They are envisioned as places with compatible mixtures of higher intensity nonresidential development, such as larger scaled shopping centers and professional offices. They serve a market area of several neighborhoods. A variety of housing options may also be provided if designed in the context of a master planned development. These areas shall be designed and developed so that they are safe, attractive, and convenient for pedestrians and motorists alike.

### Commercial Gateway Corridor

This character area was conceived to correspond with major road corridors into the county and its cities. It is intended to accommodate large-scale commercial uses serving the traveling public via automobile, including but not limited to “big box” retail stores, car dealerships, car washes, and large corporate offices; all such uses require careful site planning to ensure development interconnectivity and site development conformance with applicable parking, lighting, landscaping and signage standards. Commercial corridors are typically less pedestrian oriented than neighborhood and community centers.

### Workplace Centers

The intent of this character area is to provide a variety of tracts for industry and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and researching, wholesale companies, similar businesses, and mixed uses that encourage a live/work environment.. Developments adhering to planned development principals are encouraged, with a high quality overall architectural appearance.

### Institutional and Educational

This category corresponds with sites and facilities in public, or private, ownership for such uses as schools, churches, cemeteries, and public offices. Because of the nature of designating property for future public uses, this character area will typically reflect existing use of the area.

### SC 11 Scenic Corridor

The SC 11 corridor in Pickens County is part of the Cherokee Foothills Scenic Highway and connects a number of tourism opportunities, natural amenities, and historic sites. This area was added to acknowledge that developments on the corridor should be shielded from view of the highway and that developments focused on the natural beauty of the area should be encouraged.

# GOALS AND OBJECTIVES

## Land Use Element Goal

“Our vision is to mitigate the impact of development by encouraging the conservation of the agricultural character and natural resources of Pickens County; while protecting the rights of landowners.”

## Land Use Element Objectives

- Continue using proximity to Greenville, Atlanta, and Charlotte as an asset to the county.
- Increase access to local food sources to improve quality of life in the county by promoting small farming.

## Land Use Policies and Implementation

**POLICY:** Revisit the county development standards as necessary and tailor those policies to reflect the unique characteristics of the Character Areas.

**ACTION:** Revise the Unified Development Standards Ordinance as necessary

**AGENCIES:** Department of Community Development, Planning Commission, County Council

**IMPLEMENTATION:** 2022

**POLICY:** Cooperate with local municipalities and public service providers on criteria for annexations, provisions of public services (water, sewer, school siting) and designation of land uses and development standards.

**ACTION:** Establish formal communication protocols that promote discussion of development proposals with out cities and surrounding counties to ensure consistency with the strategies proposed in the Comprehensive Plan

**AGENCIES:** Department of Community Development, Planning Commission, County Council

**IMPLEMENTATION:** 2022, Ongoing

**POLICY:** Encourage higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities, and development standards.

**ACTION:** Coordinate infrastructure construction to more closely reflect the land use patterns of the municipalities

**AGENCIES:** Planning Commission, County Municipalities

**IMPLEMENTATION:** 2022, Ongoing

**POLICY:** Develop guidelines and standards for the implementation of overlays or corridor design standards.

**ACTION:** Establish a set of standards for all overlays in Pickens County.

**AGENCIES:** Planning Commission, Department of Community Development

**IMPLEMENTATION:** 2022





6

ECONOMIC  
DEVELOPMENT

A photograph of the exterior of an antique store. The building has horizontal wooden siding. A sign above the entrance reads "ANTIQUES". To the left is a large window with a green frame, displaying a decorative mirror and other items. To the right is a red door with a glass insert. A small black mailbox is mounted on the wall between the window and the door. A wooden bench is visible on the right side of the image.

## 6. ECONOMIC DEVELOPMENT

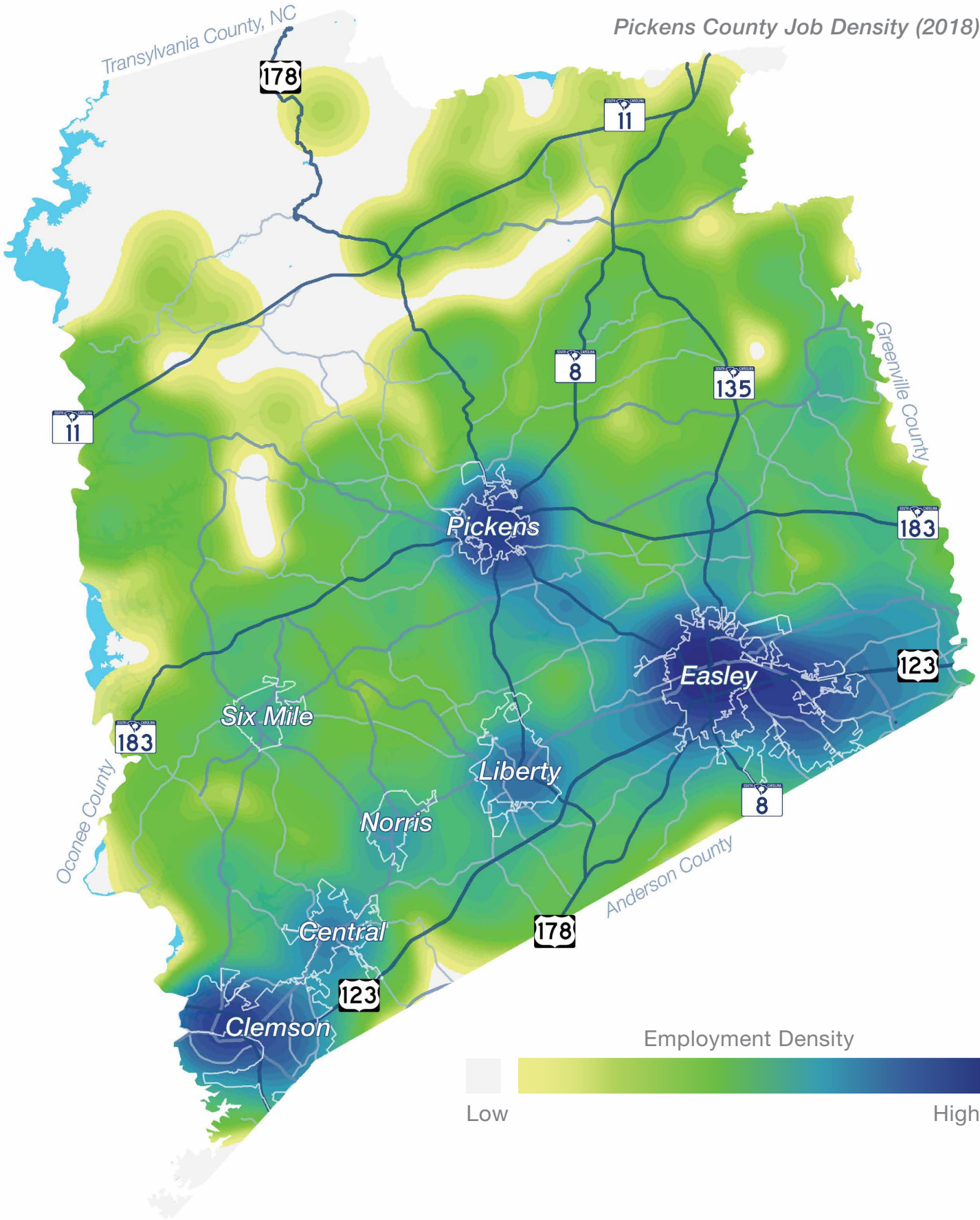
### EMPLOYMENT DENSITY

Pickens County has transformed itself from a textile capital to a county with a diverse portfolio of companies providing advanced manufacturing operations, metalworking, chemical and textile manufacturing, plastics and composites manufacturing, specialty devices, and software development.

Employment in the county is distributed roughly in the same manner as population with concentration of the jobs in Clemson, Easley, and Pickens at a density greater than one job per acre. 65 percent of the Upstate's population lives within 30-miles (45-minute drive) of the 310-acre Pickens County Commerce Park located outside of Liberty and Easley on US 123. This Class A Industrial park is home to employers: Abbott, era-contract USA, IPSUM Technologies, JR Automation Technologies, KeyMark, Inc., Reliable Automatic Sprinkler Company, Safeplast USA, TaylorMade, and United Tool and Mold.



Pickens County Job Density (2018)



# EMPLOYMENT BY INDUSTRY

Pickens County is home to an estimated 36,391 total industry jobs and 2,359 establishments as of 2019. The total labor force is 58,131, where the employment rate is 96.8 percent (56,520) and the unemployment rate is 3.2 percent (1860). The 2019 average annual wage was \$42,379 in Pickens County compared to \$46,870 in the ACOG region.

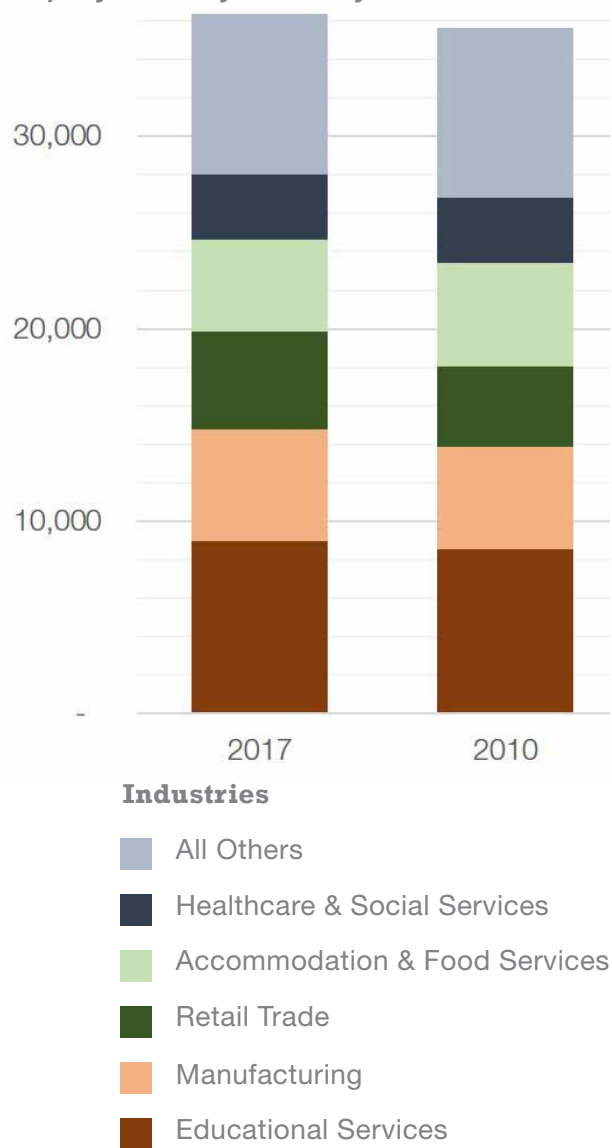
The jobs located in Pickens County are broadly distributed among a number of employment sectors with the largest sectors represented being educational services (24.7 percent), manufacturing (15.9 percent) and retail trade (14.0 percent). Manufacturing is the primary growth industry in Easley, Liberty, and Pickens which combined have approximately 130 manufacturing plants. Clemson University is a major employer with over 3,500 faculty and staff.

The top employment changes by industry in Pickens County were increases in retail trade (+900), manufacturing (+500), and educational services (+400). Decreases in employment were seen in administrative and support; waste and remediation service (-600) and accommodation and food service (-600).

## Top Changes by Industry, 2010-2017

Retail Trade	+900
Manufacturing	+500
Educational Services	+400
Administrative and Support; Waste and Remediation Services	-600
Accommodation and Food Services	-600

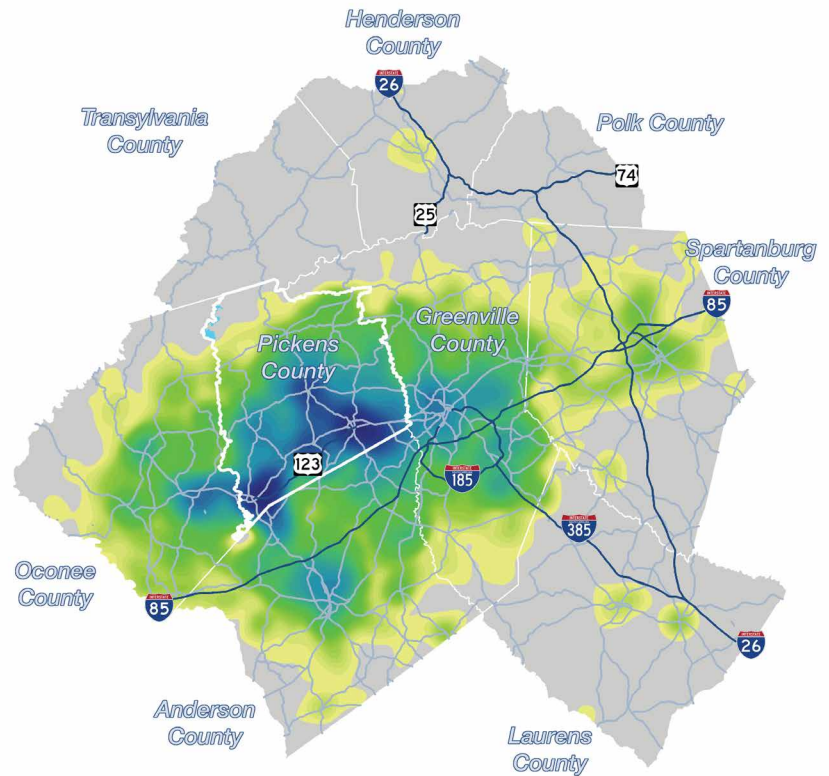
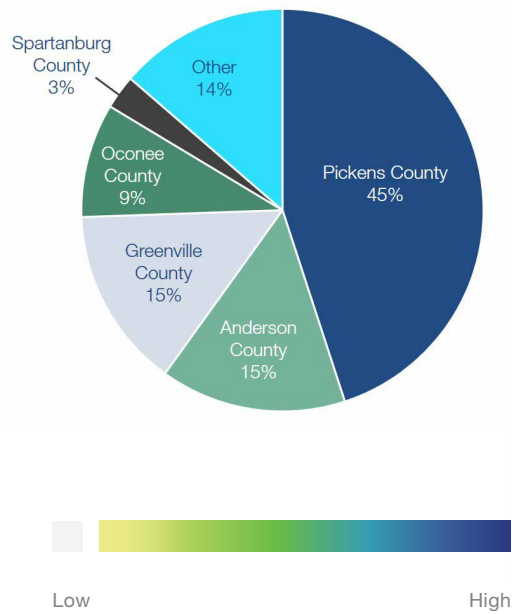
*Employment by Industry*



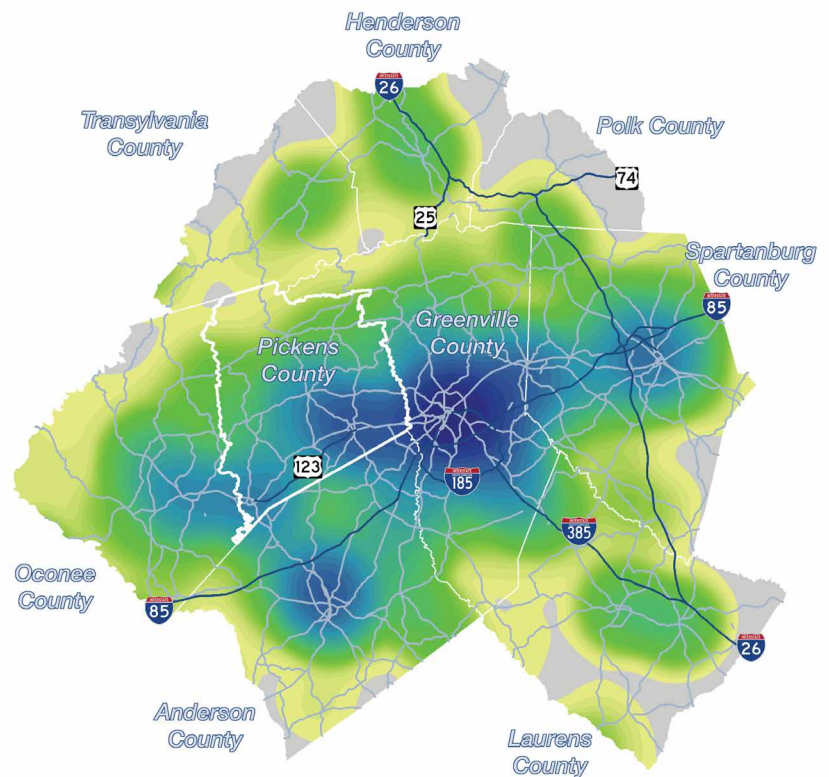
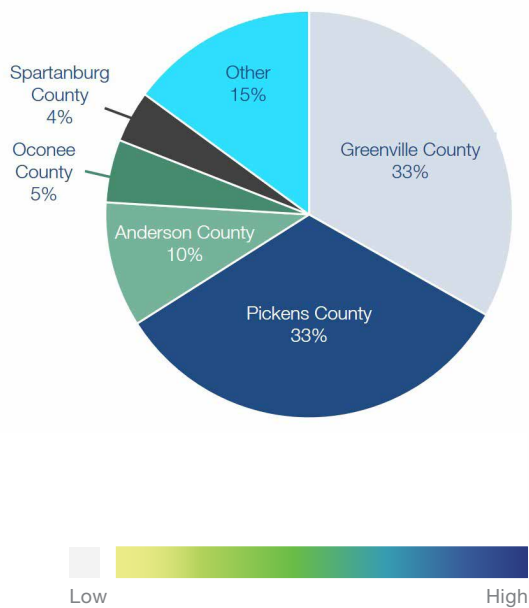
# COMMUTING DYNAMICS

Given Pickens County's relatively small base of employers, most of its working residents commute to jobs outside the County for work. While 32 percent of Pickens residents work in the county, 56 percent of Pickens workers live outside the county. A third of the residents, 17,292, commute to Greenville County and 5,410 residents commute to Anderson County.

Where Pickens Workers Live



Where Pickens Residents Work



# GOALS AND OBJECTIVES

## Economic Development Element Goal

Pickens County will leverage the County’s education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.

## Economic Development Element Objectives

- Leverage presence of great educational resources, proximity to I-85, and access to Greenville to attract potential employers to, retain existing businesses throughout, and develop new ventures within Pickens County.
- Continue to protect and market the SR 11 corridor and the county’s lakes and mountains to create economic and recreational opportunities related to recreation and tourism in a way that minimizes impact to these natural resources.

## Economic Development Policies and Implementation

**POLICY:** Pursue a coordinated economic development strategy throughout the county.

**ACTION:** Work with municipalities and Alliance Pickens to develop a coordinated economic development strategy for the county.

**AGENCIES:** Alliance Pickens, Municipal governments, local Chambers of Commerce

**IMPLEMENTATION:** Ongoing

**POLICY:** Intentionally work to develop, retain, and promote local small businesses.

**ACTION:** Create a dedicated position within Alliance Pickens to work with existing and potential small businesses.

**AGENCIES:** Alliance Pickens

**IMPLEMENTATION:** Ongoing, starting 2022

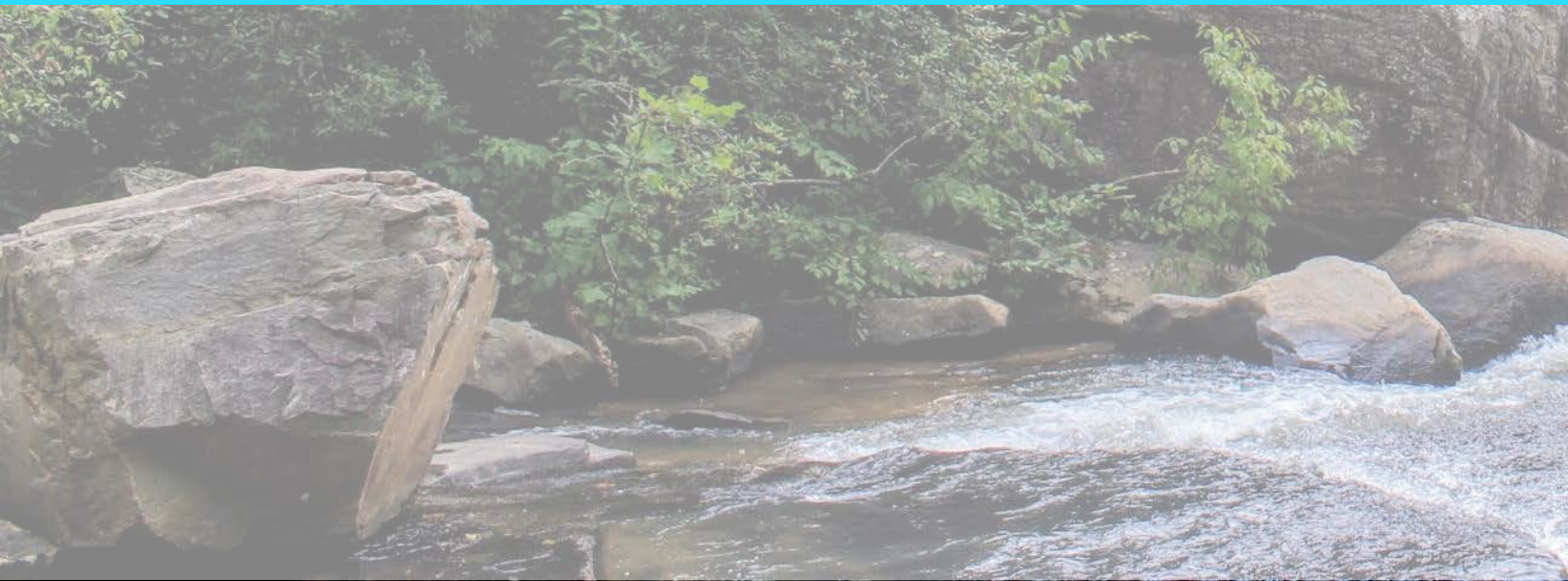
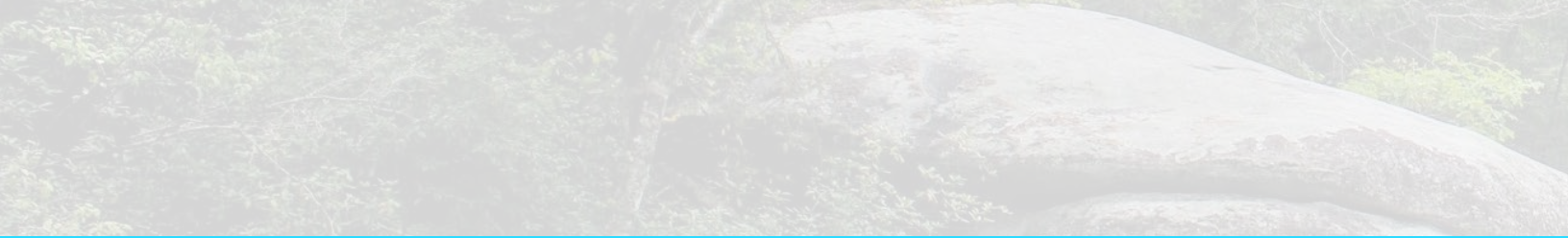
**POLICY:** Work to identify and incentivize key locations for ongoing future commercial and industrial employment.

**ACTION:** Coordinate to identify available land and appropriate tools to encourage commercial and industrial employment in strategic locations around the county.

**AGENCIES:** Alliance Pickens, Pickens County Community Development, Pickens County Council

**IMPLEMENTATION:** Ongoing







7

TRANSPORTATION



## 7. TRANSPORTATION

Transportation considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

As Pickens County's low density residential development style is likely to continue over the coming decades, there will be additional needs for new roadways and additional capacity on the existing network. Roads and bridges that connect subdivisions to state and/or city streets will be maintained by the Pickens County Roads and Bridge Department with SCDOT maintaining state roads and municipalities maintaining city streets. The roads and Bridges Department is also responsible for addressing culvert pipes that need replacing, patching potholes, and cleaning out ditches, whether due to age or general maintenance along county roads.

Clemson Area Transit (CAT) is a fare-free transit service in Pickens County provided by Clemson University, City of Clemson, Town of Central, Town of Pendleton, City of Seneca, Anderson County, SCDOT, and the Federal Transit Administration (FTA). The CAT operates over ten 40-foot Proterra electric buses, seven 40-foot NOVA low-floor buses, and two 62-foot articulated NOVA buses, "Caterpillars" – the first and only two articulated buses operating in South Carolina.

The County has 651 miles (1400 lane miles) of county roads, 234 miles of state primary highway system, 477 miles of state secondary highway system, and 75 county bridges. There is one airport within the County.

# CURRENT TRANSPORTATION PLANS

ACOG works with SCDOT and the Anderson, Greenville-Pickens, and Spartanburg MPOs to develop efficient, multi-modal transportation system to increase the mobility of people and goods within Appalachian Region. ACOG works with SCDOT for long-range planning of rural transportation improvements including highway infrastructure, public transit, planning studies, and other needs. ACOG also works with jurisdictions to prioritize local needs and make recommendations. Members of Pickens County Council sit on their Board of Directors and county staff, along with members of County Council, and other citizens actively participate in their transportation planning process. The Greenville-Pickens Area Transportation Study (GPATS) is the MPO for the Greenville Urbanized Area.

GPATS works with road projects, safety projects, bicycle and pedestrian projects, and public transit while responsible for regional transportation planning and overseeing transportation investments. The long Range Transportation Plan (LRTP), Transportation Improvement Program (TIP), and Unified Planning Work Program (UPWP) are documents that guide GPATS's operations.

Adopted in June 2016 and updated in January 2021, the GPATS Horizon 2040 (Long Range Transportation Plan) has roadway recommendations including 123 corridor improvements and 137 intersection improvements throughout the six-county region. Design guidelines were recommended for bicycle and pedestrian infrastructure connections. The LRTP establishes existing and future transportation needs of the region and allocated projected revenue to transportation programs.

The 2021 – 2027 Transportation Improvement Program was adopted May 2020 and updated January 2021. The Appalachian Region TIP is a

short-range program, developed every two years, that schedules projects to be funded in the next five years and indicated project priorities. Projects move from the LRTP to TIP based upon the prioritization in the Long-Range Transportation Plan and are then scheduled for implementation over five year periods. Project planning must be completed and included in the TIP, regardless of project schedule, to be eligible for funding.

The UPWP is the element of the planning process that identifies the planning activities that must be listed in the UPWP to be eligible for funding. The Unified Planning Work Program is updated annually by the County.

## TRAVEL DEMAND MODELING

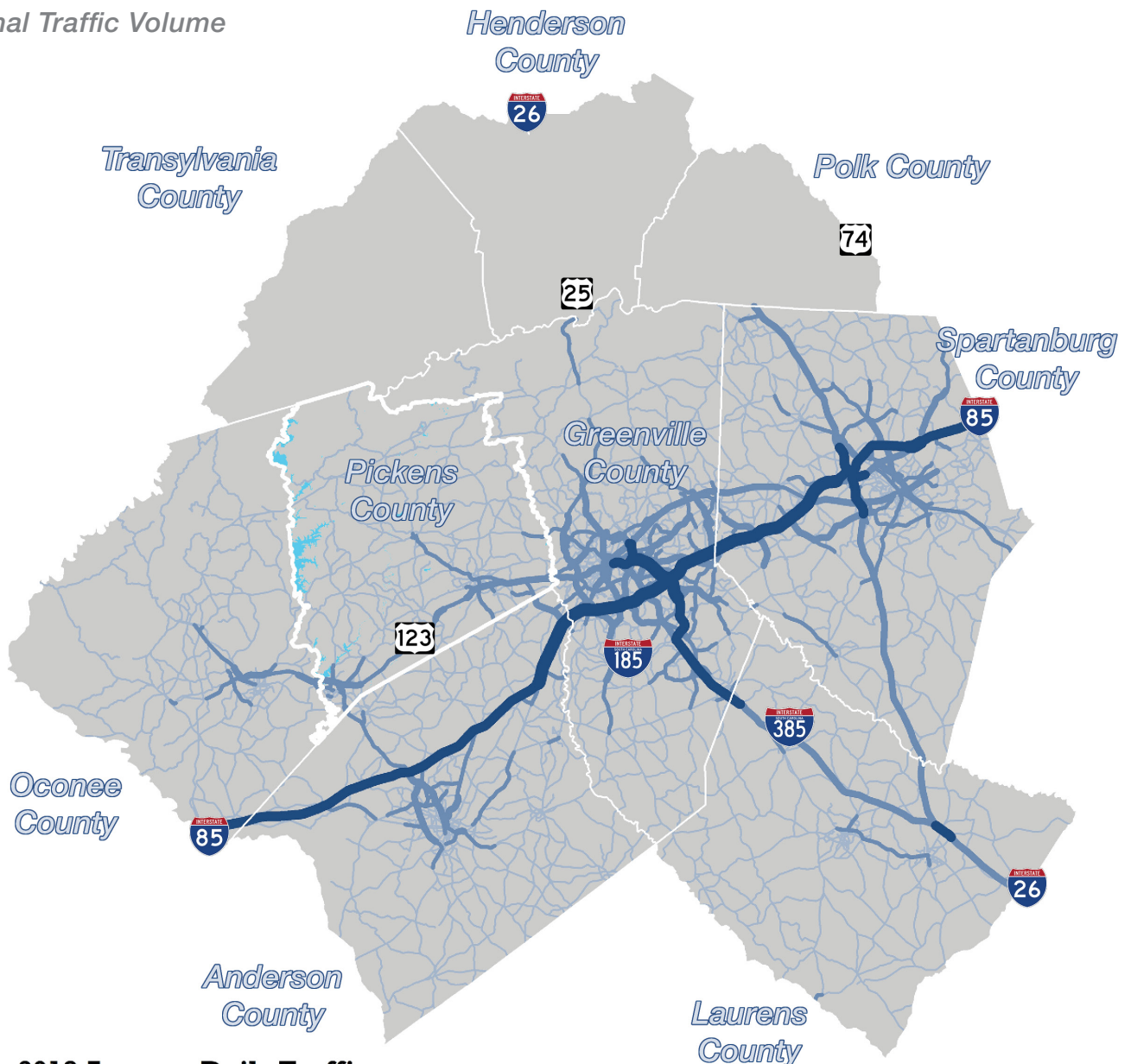
Travel demand modeling uses current travel behavior to estimate travel behavior and travel demand for a specific future time frame based on a number of assumptions. The results of the model provide information such as forecasted travel volumes on roadways; truck forecasts; and college/university travel. Traditionally this model has a four-step process used for analysis that answers the following questions:

- **Trip generation** - how many trips will people make?
- **Trip distribution** - where will people be traveling to and from?
- **Mode choice** - how will people travel?
- **Trip assignment** - what routes will people take?

The majority of Pickens County roads, from 2018 average daily traffic counts, have 10,000 or fewer vehicles per day (vpd) which would be considered low volume. US 123 is the busiest road in Pickens County with a traffic volume of more than 10,000

vpd and with more than 20,000 vpd in Clemson and Easley. Connecting Pickens to Easley, SC 8 has high volume for the county with approximately 14,000 vpd near Arial, an unincorporated town center.

### Regional Traffic Volume



### 2018 Average Daily Traffic (South Carolina)

- 10,000 Vehicles per Day (vpd) or less
- 10,000 - 20,000
- 20,000 - 40,000
- 40,000 - 80,000
- 80,000 vpd or more

# GOALS AND OBJECTIVES

## Transportation Element Goal

“Our vision is to improve and maintain transportation networks for the purpose of traffic safety, efficiency, and pedestrian accommodation; and to plan a self-sustaining local and regional public transportation system.”

## Transportation Element Objectives

- Improve and increase roadways into and out of Pickens County
- Improve access to public transportation
- Expand Clemson Area Transit (CAT) to provide new service areas to improve transit across the county

## Transportation Policies and Implementation

**POLICY:** Establish and fund a Transportation Planning function of the Pickens County Government.

**ACTIONS:** Develop a Long-Range Transportation Plan specifically and continually fund Long Range Transportation Planning.

**AGENCIES:** Department of Community Development, Planning Commission, County Council, County Administration.

**IMPLEMENTATION:** 2023-2025

**POLICY:** Continue implementation of a maintenance schedule for County roadways.

**ACTIONS:** Yearly updates of the County Road Maintenance and Paving Schedule.

**AGENCIES:** County Engineer, County Council, County Administration.

**IMPLEMENTATION:** On-Going/Continuous

**POLICY:** Upgrade and maintain the county road system in a manner that meets the needs of Pickens County’s growing population and provides safe and efficient routes through the county.

**ACTION:** Develop a road improvement schedule.

**AGENCIES:** County Engineer, County Council, County Administration, Planning Commission.

**IMPLEMENTATION:** On-Going/Continuous





8

COMMUNITY  
FACILITIES

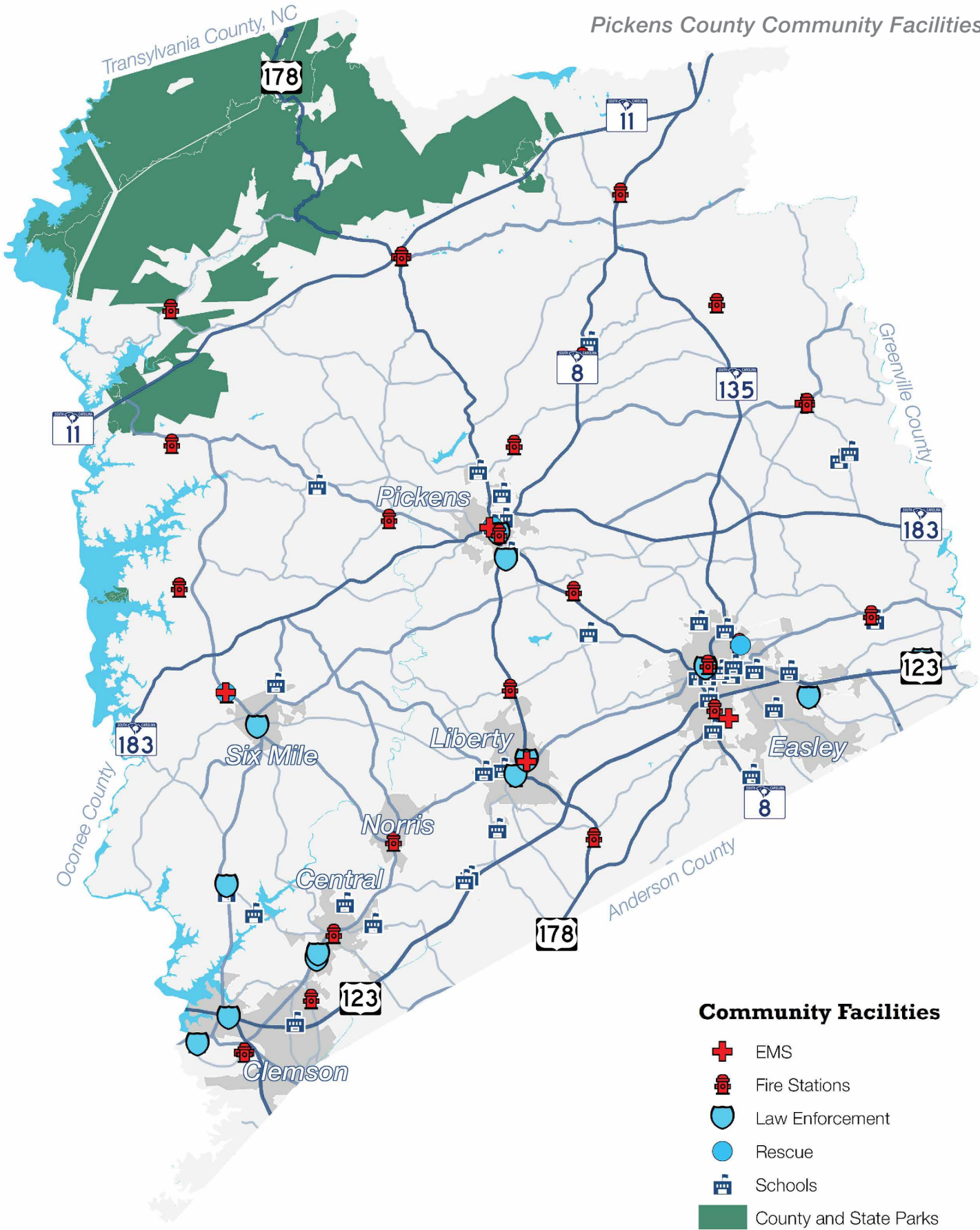
## 8. COMMUNITY FACILITIES



Community facilities describes the infrastructure, property, and spaces that are operated for the benefit of the public. This element covers the following seven essential public functions:

- Public safety,
- Emergency services,
- Education,
- Parks and recreation,
- Solid waste management, and
- Water supply, treatment, and distribution.

Pickens County Community Facilities



# PUBLIC SAFETY

## Policing

There are five municipal police departments and one university campus police department within the County: Easley, Liberty, Pickens, Central, Clemson City, and Clemson University.

The Pickens County Sheriff's Office facility not only serves citizens of Pickens County, it also houses the Pickens County Detention Center, Traffic Court, Office of Magistrate, and the Pickens County Public Service Answering Point for E-911 emergency dispatch. Programs are available for community watch alerts, citizen volunteers, and Explorer youth. The Sheriff's office divisions include:

- Administration Support,
- Detective,
- Uniform patrol,
- Detention / Judicial Services, and
- The following Specialized Units:
  - Aviation
  - Canine
  - Lake patrol
  - Forensics
  - Narcotics
  - SWAT

Uniform Control Division is the backbone of Pickens County Sheriff's Office. Administration support, detective, and detention / judicial services all serve the Uniform Patrol. 41 Uniform Patrol Deputies are full-time reporting to the one Captain. They patrol six zones covering almost 500 square acres. Each zone is determined by population density and geographical layout.

## Fire Protection

There are 15 fire departments that serve the 13 fire districts in the county with a combination of full-time and trained volunteer staff. The 13 fire districts have approximately 152 volunteers and 64 paid firefighters. The Pickens County Fire Chief's Association was formed in 1985 to organize regular meetings and coordination between all the departments.

Fire Department	Districts Served
Central	Central City
Central Rural	Central City
Clemson University	Clemson City Clemson University
Dacusville	Dacusville Rural
Easley	Easley City Easley Rural
Crosswell	Crosswell Rural
Holly Springs	Holly Springs Rural Rocky Bottom Rural
Liberty	Liberty City
Liberty Rural	Liberty Rural
Norris	Norris
Pickens	Pickens City
Pickens Rural	Pickens Rural
Pumpkintown	Pumpkintown Rural
Six Mile Rural	Six Mile City Six Mile Rural
Shady Grove	Shady Grove Rural
The Springs	Cliffs at Keowee Springs
Vineyards	Cliffs at the Vineyards

## Health & Emergency Services

### *Emergency Medical Services*

Pickens County Emergency Medical Services (EMS) responds to the pre-hospital medical needs of citizens and visitors of the County for emergency and non-emergency situations. Pickens County operates eight EMS stations in Easley, Liberty, Pickens, Central, Dacusville, Six Mile, and Holly Springs with approximately 90 full- and part-time employees. Each station has one Advanced Life Support emergency ambulance with a minimum staff of at least one paramedic and one certified technician.

EMS Stations	8
Full-time Employees	58
Part-time Employees	36
Advanced Life Support Calls	7,362
Basic Life Support Calls	6,615

### *Hospitals*

Two hospitals are located in Pickens County: Prisma Health Baptist Easley Hospital (formerly Baptist Easley Medical Center) and AnMed Health Cannon. Prisma Health Baptist Easley Hospital is a 109-bed facility serving the Easley community with surgery, obstetrics, orthopedics, emergency medicine, radiology, and imaging and diagnostics services with an adjacent 40,000 square-foot outpatient services facility houses Fleetwood Convenient Care. The AnMed Health Cannon, previously known as Cannon Memorial, located in Pickens with a four-bed critical care unit and emergency medical 24 hours a day, 7 days a week. AnMed Health Cannon participates in the South Carolina Hospital Association's PricePoint program an online resource to provide meaningful information about healthcare cost.

### *Emergency Management*

The County's Emergency Management coordinates and integrates all activities necessary to build, sustain, and improve "the capability" to mitigate against, prepare for, protect against, respond to, and recover from threatened or actual natural disasters, acts of terrorism or other manmade disasters.

Divisions of emergency management:

- Local Emergency Planning Committee (LEPC),
- Hazardous Materials Response (HAZMAT),
- Volunteer Rescue Squads,
- Radio Amateur Civil Emergency Services (RACES) Communications (Amateur Radio Operators), and
- Water Response Team.

Rescue Stations	8
Volunteer Rescue	66
Rescue Calls	~2,000 yearly
HazMat Team Members	28
Water Resource Team	48
CERT Team Members	19

The LEPC is composed of members from government, local industry, fire, HAZMAT, Law enforcement, and volunteers. The committee maintains all reporting of hazardous chemicals used by industry or other operations within the County under the Superfund Amendments and Reauthorization Act (SARA) Title III Federal program.

# EDUCATION AND LIBRARIES

## Public School District

The School District of Pickens County is the 12th largest school district in South Carolina and a county-wide school system serving the community with a total of 23 schools. Accredited through AdvancED (formerly the Southern Association of Colleges and Schools), SDPC is recognized throughout the nation as a “Quality School System.” All public schools and teachers are fully accredited by the South Carolina Department of Education. The district is composed of five attendance areas: Dacusville, Daniel, Easley, Liberty, and Pickens serving approximately 16,409 students. Of the 23 schools in the district, there are 14 elementary schools, five middle schools, four high schools, and three special programs.

Elementary Schools	
Ambler	Liberty Primary School (Chastain Road Elementary)
Central Academy of the Arts	Hogood
Clemson	McKissick Academy of Science & Technology
Croswell	Pickens
Dacusville	West End
East End	Six Mile
Forest Acres	

Middle Schools	
Dacusville	Liberty
R.C Edwards	R.H. Gettys
Pickens	

High Schools	
Daniel	Easley
Pickens	Pickens County Career & Technology Center
Liberty	

Special Programs	
Daniel	Easley
Pickens	Pickens County Career & Technology Center
Liberty	

## College and Universities

### Clemson University

Clemson University is a public land-grant research university and was founded in 1889 in Clemson, South Carolina. The campus is situated on 1,400 acres in Upstate South Carolina, bordered by Lake Hartwell and the Experimental Forest.

There are approximately 21,650 undergraduate students and 5,690 graduate students. The University is the second-largest university in student population in South Carolina. Clemson offers 80 majors, 90 minors, and 130 graduate program degrees with a 16:1 student -to-teacher ratio. The first-year retention rate is 93.6%. In 2019, Clemson was awarded \$106.3 million in external research funding.

There are five colleges within Clemson University:

- agriculture, forestry, and life sciences,
- architecture, arts, and humanities,
- business and behavioral science,
- engineering and science, and
- health, education, and human development.

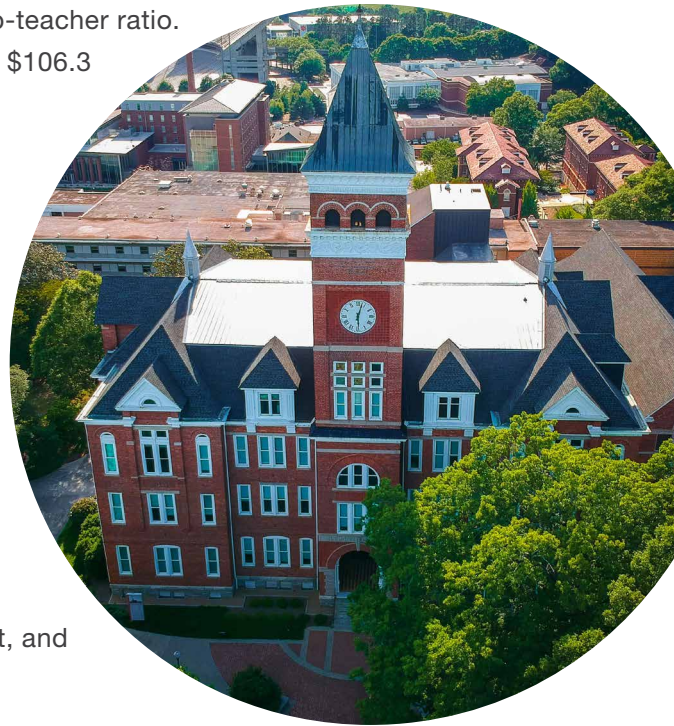
The University is accredited by the Commission on Colleges and Schools and is able to award bachelors, masters, education specialist, and doctoral degrees.

Clemson boast several special event facilities for the community, including football and basketball facilities in addition the Brooks Center, a fine arts production facility.

### Southern Wesleyan

An institution of The Wesleyan Church, Southern Wesleyan University (SWU) is a private, nonprofit Christian university committed to a liberal arts and professional education. The University was founded in 1906 in Central, South Carolina with a main campus residing on 350 acres.

Approximately 1,345 total students enrolled made up by 768 on-campus undergraduate students, 317 online undergraduate students, and 260 online graduate students. There are 35 percent of students commuting for the on-campus programs. The University employs 54 full-time faculty. With over 50 areas of study, five graduate degree programs, and one doctoral degree are offered with a 14:1 student to faculty ratio. In 2016, SWU was accepted as a full member in the NCAA Division II. The first doctoral program, online Doctor of Education (Ed. D) in Curriculum and Assessment, was approved by the SACSCOC in 2018.



### Tri-County Technical School

Tri-County Technical College is a two-year community and technical college serving Anderson, Oconee, and Pickens counties founded in 1962. Approximately 9,000 students are enrolled in more than 70 major fields of study at four full-service campuses (Pendleton, Anderson, Easley, and Oconee County), Industrial Technology Center, or online. The main campus is located in Pendleton in Anderson County, South Carolina.

The Easley Campus of Tri-County Technical College opened in 2011 providing higher education programs and services to the residents of Pickens County and surrounding areas. Academic degree programs offered:

- General Studies and University Transfer
- Associate of Arts
- Associate of Science Degree
- Practical Nursing
- Emergency Medical Technician (EMT)
- Business / Marketing
- Computer Technology.

The Easley Campus is home to the Pickens County QuickJobs Center, a partnership between Pickens County, the South Carolina Department of Employment and Workforce (SC DEW) and the College’s Corporate and Community Education Division (CCE). The QuickJobs Center provides short-term training in employee/workforce development and essential job skills.

### Libraries

The library system in Pickens County began in 1935, has one headquarters, three branches and approximately 96,700 registered users. The mission of the Pickens County Library System is to provide all county residents with access to information through development of appropriate collections and services that meet the informational, educational, cultural, and entertainment needs of the residents. Captain Kimberly Hampton Memorial Library is the main library in the County and located in Easley. This headquarters provides a large meeting space for groups. Branch locations are Central-Clemson Library in Central, Hampton Memorial Library in Easley, Sarlin Library in Liberty, and Village Library in Pickens.

Each branch provides many services to the community such as:

- Children’s Services
- History & Genealogy resources (Easley),
- United States Passport Services,
- House calls for Pickens County residents,
- Seed Library,
- Internet and Computers,
- Meeting and Study Space,
- Library of things to borrow, and
- Outreach.

Library System Stats	
Headquarters	1
Branches	3
Number of Registered Users	96,732
Library Holdings	240,497
Annual Public Service Hours	12,064

Pickens County Library System (PCLS) offer multiple programs to the community. PCLS was awarded the Bee Cause Project Grant. Each library branch has observation hives, provided by grant funding, to inspire creativity, teach collaboration, and cultivate critical thinking and STEAM skills in observers. Teen Book Box subscription is for ages 12 to 18 with monthly reading catered toward specific interests, candies/snacks, and bookish items. The Teen Book Box is supported in part by a South Carolina State Library grant.

## PARKS AND RECREATION

Nestled in the foothills of the mountains, Pickens County is the only county in South Carolina that claims ownership of the Blue Ridge Mountains. Pickens County offers 31 parks with a variety of amenities such as walking trails, playgrounds, restrooms, shelters, ball fields, and dog parks.

### State Parks and Public Land

Protected **Jocassee Gorge Wilderness Area** is South Carolina's premier mountain property containing about 43,500 acres. It is located in northern Pickens County and eastern Oconee County. The heavily wooded property surrounds Lake Jocassee and contains many streams, hardwoods, and rare, unusual plants and animals. Purchased by SCDNR in 1998 for its unique biology, special recreational opportunities, and because it is a large, rugged and remote property. The Jocassee Gorges management plans main objective is to maintain the natural character of the area with a secondary objective to provide public recreation compatible with the area's natural character. Recreational activities include hunting, fishing, hiking, and horseback riding. Jocassee Gorge also provides opportunities for scientific study and education.

**Table Rock State Park** is nearly 3,000 acres of natural beauty north of Highway 11 in Pickens. The state park gets its name from the iconic open rockface that overlooks the mountains and dense forest of the Blue Ridge Escarpment region. The park's cabins and facilities were built in 1930s by the Civilian Conservation Corps and are on the National Register

of Historic Places. The park is designated a South Carolina Heritage Trust Site. The many hiking trails serve as an access point for the 76-mile Foothills Trail that hikers use to travel between several connected South Carolina State Parks. Several Table Rock State Park hiking trails go past mountain streams and waterfalls to the tops of Pinnacle and Table Rock mountains. Amenities:

- 2 park lakes: 36-acre Pinnacle Lake and 67-acre Lake Ooleney
- Historic lodge for events
- 94 campsites for tent or RV camping
- Old-fashioned swimming hole with high dive
- 4 picnic shelters
- Monthly bluegrass jam

Keowee-Toxaway State Natural Area located in Sunset, South Carolina is almost 1,000-acre park with stunning views of the Blue Ridge Mountains and access to Lake Keowee. The park also provides access to outstanding rock outcrops located off the

5.5 miles of trails for hiking and walking. Wildflowers are abundant with two rare species: Alleghany spurge and ginseng. The Park features five picnic shelters, 14 tent sites for tent camping, ten RV campsites, and a three bedroom cabin on the shore of Lake Keowee with private dock.

**Poe Creek State Forest** is a 2,498-acre tract in Oconee and Pickens Counties near Lake Jocassee. Hunting, trout fishing, and hiking are the recreation available with connection to 10-acre Long Shoals Roadside Park overlooking Little Eastatoee Creek.

The US Army Corps of Engineers developed **Lake Hartwell** and manages a lakeside campground off Highway 76 in Pickens County. Twin Lakes Campground offers 102 tent and RV campsites. It is surrounded by part of the Clemson Experimental Forest.

## Clemson University

Clemson University also maintains land that is accessible to the public. The **Clemson Experimental Forest** consists of 17,500 acres in Pickens and Oconee Counties. Kresgree Hall for retreats and conferences.

## South Carolina Botanical Gardens

From a camellia collection in the 1950s, the South Carolina Botanical Garden (SCBG) has grown into a 295-acre garden, natural and manicured landscapes for enjoyment and education to all people. The SCBG strives to serve as an interdisciplinary resource focusing on teaching, research, and outreach that advances awareness and understanding of plants, animals, minerals, and culture. In 1992, the State designated the botanical garden located on Clemson University campus. The Garden is accessible by paths and trails, many of which are hard surfaced. History buffs will enjoy the Hanover House (ca. 1716) and the Hunt Family Cabin (ca. 1826). Art connoisseurs will want to experience the Garden's collection of site-specific, nature-based sculptures and the art galleries

in the Fran Hanson Visitor's Center. Other points of interest include the many demonstration gardens, such as the Camellia Garden, Wildlife Habitat Garden, Xeriscape Garden, Hosta Garden, 70-acre Schoenike Arboretum, Heritage Gardens and nature trails.

## County Parks

The **Pickens County Parks Proposal** was presented in May 2021. This proposal recommended master planned and other projects for each of the County's parks in line with other ongoing efforts.

**Mile Creek County Park** is a fisherman's paradise on Lake Keowee with over seven miles of shoreline, 150-foot dock and boat ramp. Amenities at the park are 10 lakefront cabin rentals, three paved boat ramps, two courtesy docks, five dock slips, 60 campsites with water and electric hookups, kayak rentals, three comfort stations, recreational facilities, and plenty of picnic areas.

**Cateechee Point and Equoni Point Parks** sit along the Twelve Mile River, and honor the Cherokee heritage of Pickens County and the surrounding area. Each of these parks offer kayak launches and picnic shelters. Plans are in place to improve safety and signage at each park.

The **Cherokee Foothills National Scenic Byway**, commonly referred to as Highway 11, is the front porch of the outdoor experience in Pickens County. Regardless of age, gender or activity, our stretch of Highway 11 is the cornerstone of the Pickens County experience and provides year-round recreation opportunities.

In following the recommendations set forth in the Pickens County Branding & Marketing Study, Pickens County has created anchor parks along the scenic byway, giving Pickens County ownership of Highway 11. Creating these parks on either end of Highway 11 allows the county to own the mountains and adventure experience.

**Grant Meadow Overlook:** Thanks to years of work, Pickens County recently completed construction of a scenic overlook for Table Rock. This overlook offers a safe location for people to park and enjoy one of the best views of Table Rock, the state’s most photographed natural feature, right here in Pickens County.

**Long Shoals Recreation Area:** This recreation site was formerly under the management of the South Carolina Forestry Commission. Effective September 13, 2021, Pickens County entered into a lease agreement to manage the newly renamed Long Shoals Recreation Area, a 10 acre tract of land along the Little Eastatoe Creek. Long Shoals is currently home to a small sliding rock, picnic area and nature trail. PRT plans to undergo a number of safety and signage improvements at the site.

## Municipal Parks and Playfields

The seven municipalities in Pickens County have a greater concentration of neighborhood and community parks and playfields, most of which have been assessed in the Pickens County Parks and Recreation Master Plan. The City of Easley has begun implementing a long-term bicycle and pedestrian master plan, which will meet the needs of its urban population and potentially invite development of a greater network for bicyclists through the county.

Duke Energy, which developed Lake Jocassee and Lake Keowee, helps to maintain several recreation and access points along these lakes. There are three public boat access areas to Lake Keowee in Pickens County: Mile Creek Park (leased to Pickens County), Warpath Access Area, and Crow Creek Access Area. A public boat access area was created at Lake Saluda in 2009, through a partnership between the Saluda Lake Homeowners Association and Easley Combined Utility. The boat ramp provides the only public access to the lake from Pickens County and is located next to the ECU water treatment facility.

The **Doodle Trail** is a 7.5-mile rails-to-trails

partnership between the City of Easley and the City of Pickens that opened Memorial Day Weekend 2015. The multi-use trail is open from dawn to dusk for biking, walking, running, and rollerblading. Until 2013, the Doodle railway hauled a variety of commodities to and from Pickens and Easley including food products, textiles, and automobile parts.

**Doodle Park** opened in June 2019 at the trailhead of the Doodle Trail in downtown Pickens. The Park sits on the former headquarters of the Pickens Railroad Company before its purchase by City of Pickens. Doodle Park includes restroom facilities, a railroad depot museum, the AnMed Health Cannon Marketplace Pavilion, benches, bike racks, and a train-themed playground.

**Town Creek Bike Park (TCBP)** is a premier off-road bicycling facility within the city limits of Pickens. The nearly 100-acre park located just one mile from historic downtown Pickens. Completion of the park marks TCBP as one of the first bike parks in the state that offers unique riding features designed to enhance the riders experience through education, challenge and environmental awareness. Features of the Town Creek Bike Park:

- 8’ wide paved trail called the “Appalachian Lumber Greenway” that follows most of the existing trail along the historic Appalachian Lumber Company railroad route and provides a multi-use and ADA accessible path between the Pickens Recreation Center and the Playground of Promise
- 4,000’ FlowCoaster
- Berm turn wall rides
- Dirt Jumps
- Earthen Rollers
- Wooden Rollers

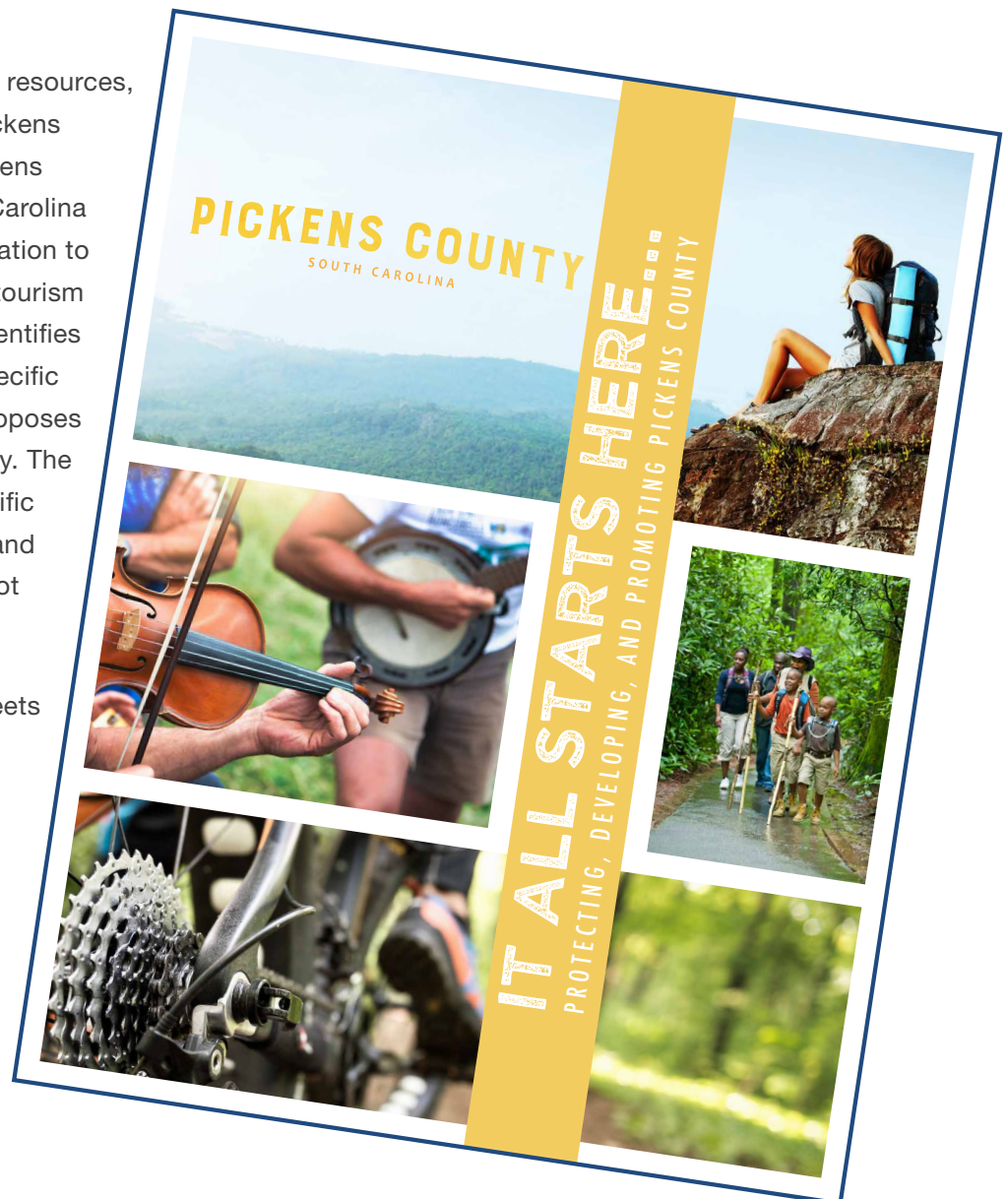
- Apex Over-Under Bridges
- Raised Half Log Trails
- Wooden Banked Turns
- Pump Track and Earthen Bowl
- Single Track

Jaycee Park is a 23-acre recreational area in Pickens. The Park has 2 lighted tennis courts, the Playground of Promise, a picnic pavilion which is also lighted with fans, 2 picnic shelters, 2 lighted youth baseball fields, concession and bathrooms, 1 lighted senior baseball field, 1 lighted football field with grandstands and press box, and 2 paved parking lots. Jaycee Park adjoins Town Creek Trail and the 42 acres that encompass the Pickens Recreation Center and its fields.

## County Branding and Marketing Plan (2020)

To better communicate the natural resources, history, and heritage present in Pickens County to the broader public, Pickens County partnered with the South Carolina National Heritage Corridor organization to create a branding, marketing and tourism development strategy. The plan identifies a County-wide brand, provides specific tourism recommendations, and proposes a marketing strategy for the County. The plan also makes a number of specific recommendations for the County and the Cities within it, including but not limited to:

- Conducting a series of streets audits in Downtown areas to identify top priorities for each area to protect, develop, and promote vibrant downtown areas.
- Adopting a County signage ordinance to reduce clutter and keep signage up-to-date.

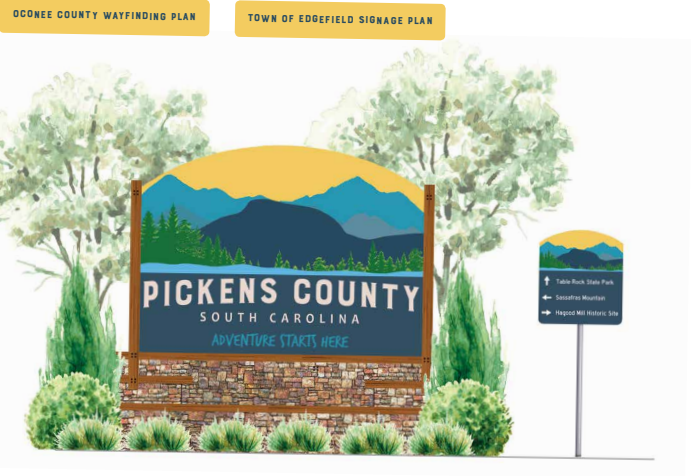




**PRODUCE AND IMPLEMENT A SIGNAGE PLAN:** Signs can either enhance or detract from a community. Currently, signage throughout the entire county is outdated and provides very little direction and/or interpretation for visitors. A more detailed county-wide signage ordinance that is created in cooperation with the cities will provide a cohesive look and feel to the county, while also protecting the view sheds and scenic vistas so important to Pickens. A sample signage ordinance was recommended in the “Protect Pickens” section of the plan.

In addition to the sign ordinance which protects the aesthetics of the county, it is recommended that Pickens install gateway signage at key entry points and wayfinding signage to all key tourism locations. From gateway entry points to directional signage and interpretative panels, signs are one of the principal methods to welcome, advise, direct, and educate travelers in your community. Signage is important not only for conveying information, but also for representing your community. More practically, a well-organized sign system helps create a more pleasurable traveling experience. Designing and implementing a comprehensive signage system is an extensive and complex project. Its complexity, however, is matched by its importance to the success of becoming a viable tourism community.

The following sign designs for gateway, wayfinding and interpretive signage are general in nature and are provided to showcase the possibilities for a comprehensive approach to signage utilizing the new brand. It is recommended that the county create a master signage plan that would provide detailed schematic design renderings as well as a SCDOT approved plan for the appropriate placement of wayfinding signage. For an example of a comprehensive signage plan click the tabs below.



- Adopting a billboard control ordinance to reduce visual clutter and improve quality of life.
- Conducting a condition assessment of natural and cultural amenities to identify places where investment can make attractions more accessible and more attractive, and can better protect the attraction for the future.
- Creating and implementing a signage plan for recreational areas to improve wayfinding and increase consistency across the county.

## Solid Waste Management

The Solid Waste Facilities are to be utilized by county residents, private and commercial haulers for solid waste collection, disposal, and management. Pickens County Solid Waste Division accepts and disposes of solid waste generated by the County including solid waste, construction and demolition materials, land clearing debris, and recyclables.

In February 2021, Pickens County moved to a new Construction and Demolition transfer facility at 204 Old Liberty Road, Liberty, South Carolina.

### Solid Waste Treatment

Treatment of solid waste involves three different processes in Pickens County:

**Compaction:** Municipal solid waste is compacted at recycling stations prior to being delivered to the county transfer station. Once it is screened at the transfer station, it is again run through a compactor as it is loaded onto transport trailers.

**Baling:** Recycled materials—including plastic, steel cans, cardboard, and newsprint—are delivered to and baled at the county material recovery facility. All scrap

metal and white goods are delivered to the recovery facility metal pad. A private contractor bales the metal prior to being transported to market.

### Disposal of Solid Waste

The Pickens County Solid Waste Facility is owned and operated by Pickens County covering 178 acres, including a buffer zone. This facility consists of a transfer station, construction and demolition landfill, a wind curtain incinerator, and a material recovery facility. An unlined landfill operated at this location until October 1998. The facility is located between the cities of Easley, Pickens, and Liberty.

**Transfer Station:** This station is permitted to receive 250 tons of municipal solid waste per day. It is owned and operated by Pickens County. In 2012, Pickens County accepted and transferred to the Greenville County facility approximately 42,606 tons of MSW.

**Construction and Demolition Landfill:** This landfill is permitted to receive 20,000 tons of construction and demolition material per year. Its life expectancy is 3.5 more years of service. In 2009, approximately 15,000 tons of material was disposed of in the limited capacity county C&D landfill. **Air Curtain Incinerator:** This incinerator is permitted to receive 105 tons per day. During times of emergency, this limit can be lifted by DHEC. In 2013, approximately 7,200 tons of material passed through the incinerator.

**Material Recovery Facility:** This facility receives an average of 34.47 tons per day. This weight fluctuates relative to citizen participation.

Solid Waste	Tons	Percent
Household	42,045	57%
C&D Landfill	19,211	26%
Incinerator	5,931	8%
Recycled	6,349	9%

## Recycling

There are nine recycling stations in Pickens County with each station accepting a wide variety of recyclable materials including a aluminum, aerosol, and steel cans, antifreeze, batteries, paper products, clothing, oils and oil filters, glass, paint, seven types of plastic, tires, and C&D material. Free mulch is available Wednesday – Friday at the main County landfill.

Recycling Station	Location
Easley	Liberty
BES PAC	Easley
Willow Springs	Six Mile
North Old Pendleton	Liberty
Chastain Road	Central
Dacusville	Easley
Table Rock	Pickens
Midway	Pickens
Pickens County Landfill	Liberty

## Wastewater Management

Each wastewater system in South Carolina is regulated by the DHEC Bureau of Water and its comprehensive water pollution control program to control transportation, treatment, and the disposal or use of wastewater and sludge. Additionally, the Appalachian Council of Governments (ACOG) is designated as the Water Quality Management Agency for the region and reviews sewer projects for conformance to the Regional Water Quality Management Plan.

Treatment Plant	Capacity (gallons/day)
18-Mile Creek Upper Regional WWTP	1,000,000
18-Mile Creek Middle Regional WWTP	1,000,000
Liberty Roper WWTP	500,000
Central North	150,000
Pickens County Stockade	60,0000

The Pickens County Public Service Commission provides wastewater treatment facilities for collection, transportation, treatment, and disposal of domestic and industrial wastewater in parts of Pickens County. The commission is an advisory board to the County Council and is composed of seven members, six appointed by council from each district and one at large member. The commission is empowered by the county to plan, design, acquire, construct, operate, maintain, improve, and extend wastewater facilities throughout the county. The Public Service Commission operates eight wastewater treatment plants and oversees the county Industrial Pretreatment Program and Biosolids Land Application Program.

## Service District and Agencies

The Pickens County Public Service Commission currently provides sewer availability and wastewater treatment and collection in the areas of the county within the 12-Mile Creek, 18-Mile Creek, and Saluda River basins. The agency also provides service to the municipalities of Central and Liberty.

Easley Combined Utilities operates three wastewater treatment plants and serves about 9600 customers in and around the City of Easley. The Pickens Twelve Mile River WWTP provides sewer service to 1,300 wastewater taps in and around the City of Pickens. The Twelve Mile Rive WWTP was designed and built with enough treatment capacity to accommodate most or any business or industry joining the community. Additionally, the cities of Clemson and Pendleton (in Anderson County) jointly maintain one waste treatment facility that can treat up to 2.0 MGD of sewage and is in the process of being upgraded. Sewer service is currently available to about 40% of county residents. The remainder of the county utilizes private community or individual septic systems on site.

## Septic Tanks

South Carolina Department of Health and Environmental Control requires site approvals and permits for all septic systems. Permits to construct are good for five years. Septic tank systems are most common in rural areas and a necessity for property not served by a public or community sewer system. The factors that are taken into account when issuing a permit include population density, separation between leach fields and groundwater, distance from surface water, loading rate, soil types, and the operation and maintenance of the system. Common issues experienced with typical septic systems are inadequate lot size for supporting the septic field, and the lack of proper system maintenance.

## Water Supply, Treatment, and Distribution

### Pickens County Water Authority

The Pickens County Water and Sewer Authority was created as a Special Purpose District with a mission to acquire supplies of fresh water, capable of being used for industrial and domestic purposes, and to distribute such water in an orderly manner for industrial and domestic use within its service area.

### Water Districts

There are fourteen separate water districts for each supply and distribution agencies in Pickens County:

- Town of Central
- City of Clemson
- Easley Combined Utilities
- City of Liberty
- Town of Norris
- City of Pickens
- Town of Six Mile
- Bethlehem-Roanoke

- Dacusville-Cedar Rock
- Easley-Central 1 & 2
- Highway 88
- Powdersville
- Six Mile & Twelve Mile
- Southside Rural Community

## Water Sources and Quality

The County's water suppliers draw water from Lake Keowee, Lake Hartwell, Twelve Mile Creek, Eighteen Mile Creek, the City Reservoir, and Lake Saluda. 18-Mile Creek is a restrictive source due to the low dry weather flows. South Carolina's Department of Health and Environmental Control (DHEC) monitors the water quality of these raw water sources. The service providers monitor water sources to ensure compliance with regulations and requirements. Twelve Mile Creek has a history of high levels of PCBs and requires close monitoring for compliance.

## Lines and Service Areas

57% of the County has water line service with the remaining areas, mostly northern area, servicing themselves from pumps on their property. The water lines range in size from twelve to one inch in diameter, with 56% of the system with lines less than four inches. The total length of water lines in the county is 470 miles.

## Treatment Facilities and Capacity

There are five treatment facilities in the County:

- Lake Keowee Filtration Plant,
- City of Pickens Plant,
- Saluda Lake Filtration Plant,
- Easley Central Water District Filtration Plant, and
- City of Liberty Filtration Plant.

# GOALS AND OBJECTIVES

## Community Facilities Element Goal

“Our vision is to provide strategically located and high-quality infrastructure providing sewer, water, solid waste, fire, emergency services, and public safety, along with cultural/educational community facilities, to meet the needs of the residents of Pickens County.”

## Community Facilities Element Objectives

- Continue to invest and support the Pickens County Career and Technology Center to maintain positive relationships with the business community
- Maintain partnerships with the post-secondary education system as the colleges provide an asset to the county.

## Community Facilities Policies and Implementation

**POLICY:** Assist with a countywide water plan to be adopted by each water district and supplier to Pickens County in order to prepare for future supply and demand as well as natural and manmade disasters.

**ACTIONS:** Help to organize and empower agencies via a collaborative process, strengthen partnership, and commit county resources to implementation of the plan.

**AGENCIES:** Pickens County Water Authority (lead agency), County Council, the fourteen water districts of Pickens County, Greenville Water System, Anderson Regional Joint Water System, Duke Energy (Lake Keowee), US Army Corps of Engineers (Lake Hartwell), SCDHEC, ACOG, and additional local water resource agencies.

**IMPLEMENTATION:** 2025-2030

**POLICY:** Develop a strategic plan for county sewer

service in collaboration with district service providers that supports economic development, projected population growth, and which utilizes innovative methods of operation.

**AGENCIES:** Public Service Commission, County Council, district sewer providers, Alliance Pickens, Department of Community Development, DHEC, and ACOG.

**IMPLEMENTATION:** 2025-2030

**POLICY:** Continue to strive for high quality emergency and law enforcement services that correspond to population changes.

**ACTIONS:** Provide adequate facilities, equipment, training, and resources to police, fire, EMS, and emergency management departments.

**AGENCIES:** County Council, Administration, county departments.

**IMPLEMENTATION:** On-going

**POLICY:** Create opportunities for new county open space and recreation.

**ACTIONS:** Assess recommendations in the Pickens County Parks and Recreation Master Plan, coordinate with municipality plans, research development opportunities and funding assistance, and oversee project completion.

**AGENCIES:** Department of Parks and Recreation, County Council, Tourism Board, Cultural Commission, Alliance Pickens, and other county departments.

**IMPLEMENTATION:** On-going

**POLICY:** Work with School District on sharing facilities and sports fields.

**ACTIONS:** Establish an intergovernmental agreement between Pickens County and the School District providing for the shared use of recreational facilities and fields.

**AGENCIES:** School District, County Council, Administration, County Parks and Recreation

**IMPLEMENTATION:** 2023-2027

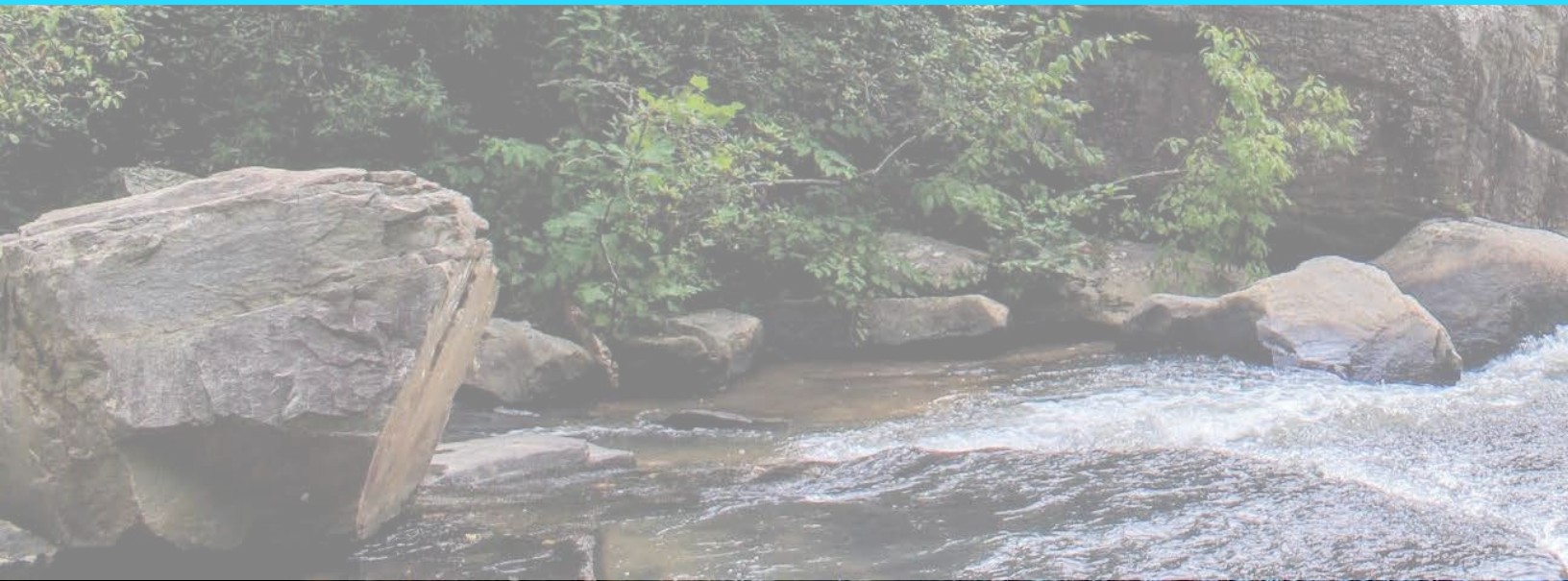
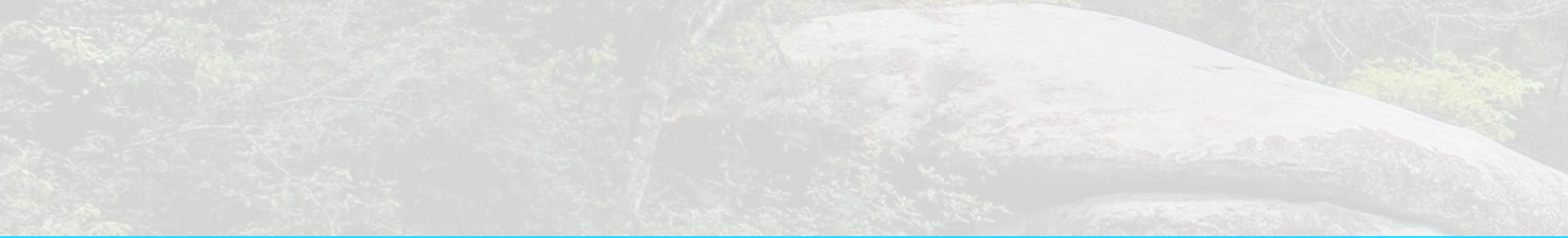
**POLICY:** Maintain all community facilities at quality standards and service in order to best serve the people of Pickens County.

**ACTIONS:** Research methods and funding to help reduce energy and water use in facilities, provide healthier indoor work environments, and reduce emissions from county vehicles. Implement a system for reducing paper consumption in all departments.

**AGENCIES:** Administration, Building Maintenance

**IMPLEMENTATION:** On-going







9

# NATURAL RESOURCES



## 9. NATURAL RESOURCES

By preserving, maintaining, and improving our natural resources, many facets of our community can be enhanced including social, economic, and cultural aspects provides current resource information and presents goals for their use and protection. Additionally, one may determine the best and highest use of the land through an understanding of slope, topography, soils, watersheds, and location of flood plains. Natural resources affect land use and zoning decisions.

### CLIMATE

Pickens County lies within the foothills of the Blue Ridge Mountains, which are part of the Appalachian Mountain range in Upcountry. The Appalachian region in the northwest portion of the state experiences cooler temperatures, owing in part to upward lifting of air masses and subsequent cooling effect provided by the increase in altitude. Altitude change also causes the additional phenomenon of down-slope heating as air masses from the mountains settle and compress over the eastern Blue Ridge and Piedmont region During the winter months, the highlands of the Blue Ridge escarpment deflect northerly cold air to the southwest, often lessening the impact of major cold fronts and winter storms. The Blue Ridge physiographic province, where it is humid continental. Pickens County has no wet or dry season as the precipitation patterns are the opposite of other areas of the state. The Upstate areas usually have more than 24 days of rain annually with only one to three days with measurable snowfall. The county has four distinct seasons.

Pickens County  
receives an  
average of

**54.3"**  
of rain each year

# GEOLOGY AND TERRAIN

Pickens County is situated within the Piedmont and Blue Ridge physiographic regions. These regions exhibit variations in topography, geology, hydrology, and vegetation that directly affect the quantity, quality, and availability of water resources in the county. The Blue Ridge physiographic province is located in the northwest portion of Oconee and Pickens Counties. It is distinguished from other areas of South Carolina by elevations between 1,000 and 3,300 feet. Dissected mountains, rugged hills, and thick forests characterize the land surface. Water quality of streams and groundwater are excellent in the Blue Ridge due to the constant replenishment from abundant local rainfall.

The Piedmont region, similar to the Blue Ridge, has lower topographic relief with elevations ranging from 450 to 1,000 feet above sea level. Pickens County is dependent on regional rainfall to recharge lakes, reservoirs, and major rivers as these surface bodies of water are a primary source of water for public supply, industry, agriculture, and power production in the Piedmont region. Groundwater is of good quality except in small areas of contamination.

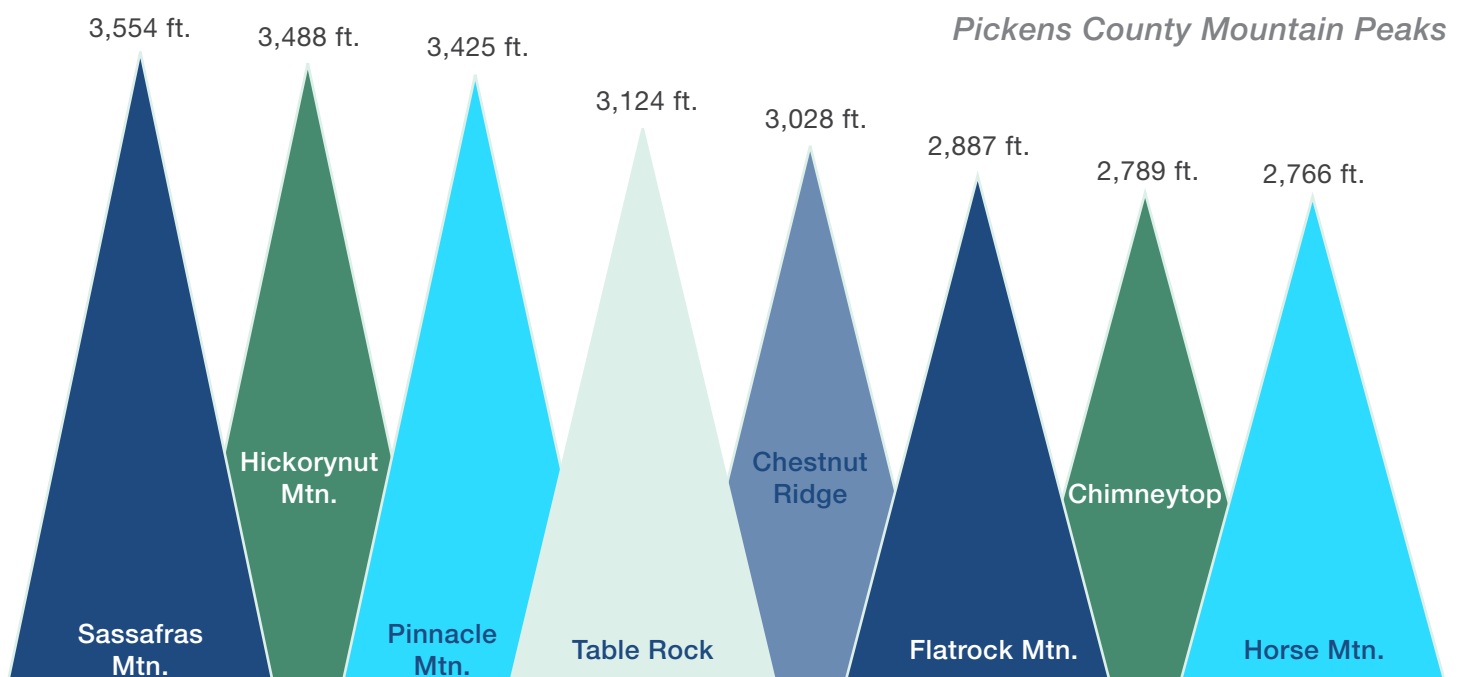
SC Geological Survey labels three rock belts within Pickens County: Chauga belt, Walhalla thrust sheet, and Sixmile thrust sheet. The primary geological feature is the Six Mile thrust sheet (SCDNR, 2017) and made up of number of rock types (mica, schist, red-weathering biotite schist, gneiss) that are commonly deeply weathered.

Glassy Mountain features a rare geologic formation known as a “monadnock”. A monadnock is formed from exposure of a harder rock as a result of a softer one once surrounding it. These isolated hills of bedrock are commonly quartzite. This landform is unusual in South Carolina and harbors several rare plant species.

## Mountaintops

Pickens County is home to 75 named summits, ridges, ranges, trails, and other mountain features in the Blue Ridge Mountains, part of the Appalachian Mountains. Sassafras Mountain (3,554 feet) is the tallest peak in the county and in South Carolina, though it straddles the North Carolina border.

Featured mountains are shown in the graphic below.



# HYDROLOGY

Hydrology encompasses the occurrence, distribution, movement, and properties of waters of the earth and their relationship with the environment within each phase of the hydrologic cycle. Hydrological components of a watershed are evapotranspiration, surface runoff, groundwater recharge, and streamflow.

## Watersheds

A watershed refers to a geographic area which the surrounding waters, sediments, and dissolved material drains to a stream, lake, or river whose boundaries extend along surrounding topographic ridges. Healthy watersheds help in protecting water quality and also provide benefits to the people and wildlife living in them. The Saluda River Basin originates in the Blue Ridge province and central portion of the Piedmont region and located in most of Greenville and Pickens Counties. The Savannah River Basin is shared with Georgia and the most regulated in the South Carolina due to the dams for reservoir storage and power production. Lake Keowee and Lake Hartwell are located in the Savannah River Basin on the South Carolina side.

Pickens County is divided into four watershed districts: Georges Creek, Oolenoy, Brushy Creek, and Three and Twenty. Brushy Creek and Three and Twenty are located in Pickens and Anderson County. Three and Twenty Watershed drains to Lake Hartwell, which serves as a drinking water supply for Anderson Regional Joint Water System (ARJWS), serving over 200,000 residents in Anderson and Pickens County.

Located in the Piedmont Ecoregion of South Carolina, three subdivided watersheds encompass approximately 69,169 acres in Pickens County. Eighteen Mile creek (38,104 acres) originates in Easley and travels southwest along US 123. It flows through the towns of Liberty, Norris, Central, and Pendleton and ending in Lake Hartwell. Golden Creek (10,242 acres) also originates in Easley and flows

southwest along the eastern edge of Eighteen Mile creek and converges into Lower Twelve Mile creek (20, 818 acres) in Norris. Lower Twelve Mile creek eventually flows into Lake Hartwell through Easley, Liberty, Central, Six Mile, Norris, and Clemson.

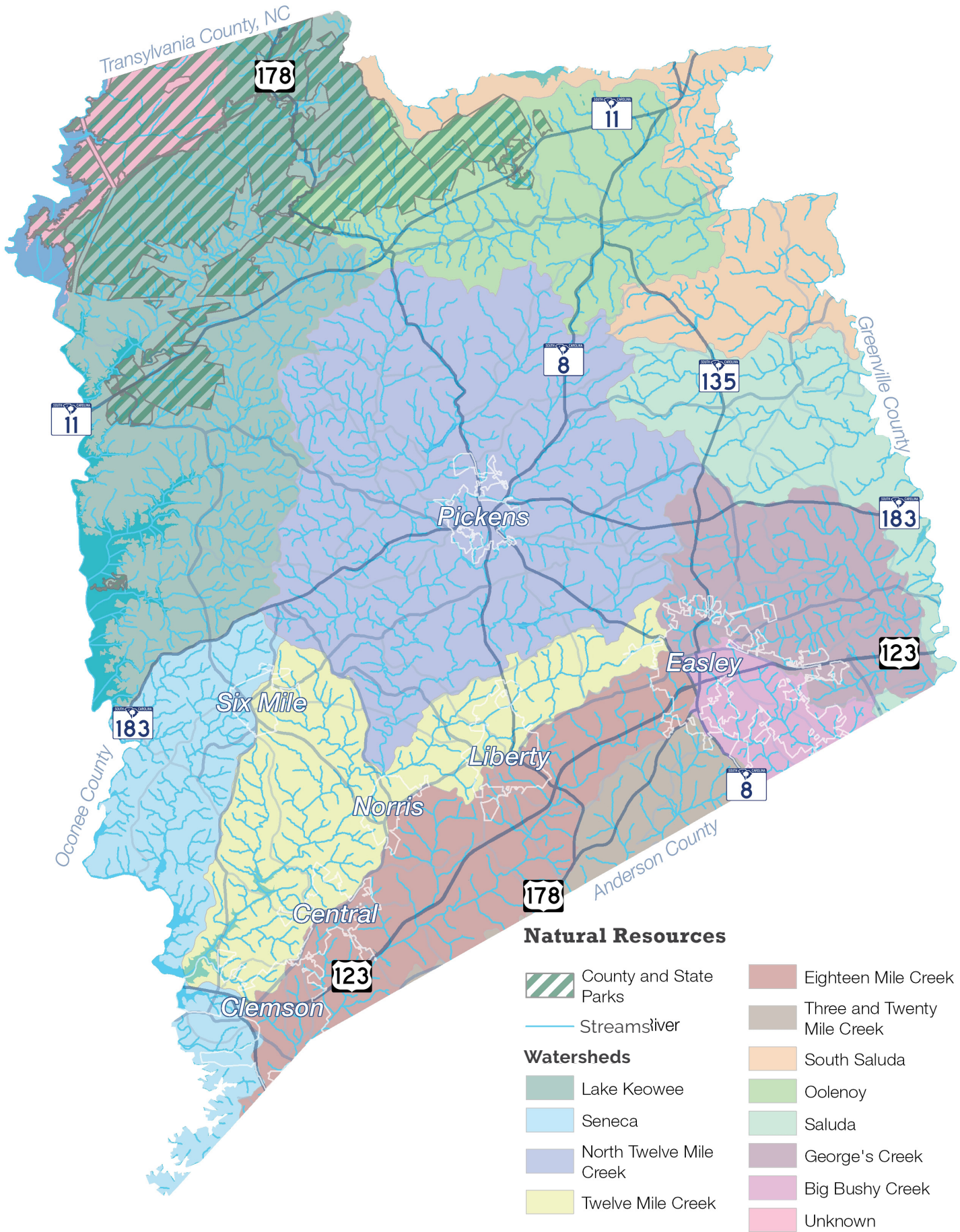
## Lakes, Rivers, Streams

Pickens County is bordered by waterways to the east and west. Lake Jocassee, Lake Keowee, and Lake Hartwell form the western boundary. These man-made lakes provide power for industry, domestic water supply, and recreation. The eastern border is the Saluda River which separates Pickens and Greenville Counties.

**Lake Jocassee** is 7,500 acres and 300-foot-deep reservoir in northwest South Carolina. It was created in partnership with Duke Power and the state in 1973. It is known for its beautiful mountain views, undeveloped shoreline, and clean, clear water. The shore length is 75 miles bordered by green forest. Lake Jocassee is only accessible from inside Devils Fork State Park. Visitors enjoy various recreational activities such as swimming, boating, sailing, scuba diving and fishing.

**Lake Keowee** is a man-made 18,372-acre reservoir developed to serve the needs of Duke Energy and public recreational purposes. The pure, clean lake water is used to cool Duke Energy's three nuclear reactors located at the Oconee Nuclear Generating Station. The two large dams, Keowee Dam and Little River Dam, generate hydroelectric power. With 300 miles of measured shoreline, Lake Keowee provides recreational destination for fishing, boating, swimming, sailing, kayaking, and other water sports.

**Lake Hartwell** is one of the southeast's largest and most popular recreation lakes. It is a man-made reservoir created by the construction of the Hartwell Dam which was completed in 1962. The lake is almost 56,000 acres with a shoreline of 962 miles.



# SOILS

Soils are important to the stability of our slopes and topography, the quality of our drinking water, the success of local farming, and the beauty of our landscape. The Soil Survey of Pickens County (1972) was compiled by the US Department of Agriculture's Soil Conservation Service, now the Natural Resource Conservation Service (NRCS), and provides local data on soil types, slopes, streams, plants, ag-operations, and other items impacted by soils. Aside from this paper document, the NRCS maintains and updates the Web Soil Survey, a huge online database of soil information for the entire country.

Good soil conditions for development, are determined largely on two criteria: bearing capacity and drainage. The bearing capacity refers to a soil's resistance to penetration from a weighted object such as a building foundation. Typically, gravel and sandy soil mixtures have a greater bearing capacity than clay soils, and clay, in turn, has a greater bearing capacity than loamy or organic soils. However, all soils have a higher bearing capacity when the soil is further compacted. Bearing capacity is also affected by how compact the soil is. Drainage is described in three terms: infiltration capacity (rate at which water penetrates the soil surface); permeability (rate of water movement through a soil); and percolation (rate in which water is absorbed in the soil) Good drainage means that water moves rapidly through the soil and the soil does not remain saturated for extended periods of time.

Pickens County is made up of six general soil associations. Each soil association is named according to its most dominant soil type. Within the association, many of the properties will vary depending on the slope, depth of bedrock, drainage,

and underlying parent material. Each principal soil association is listed below along with their inherent characteristics.

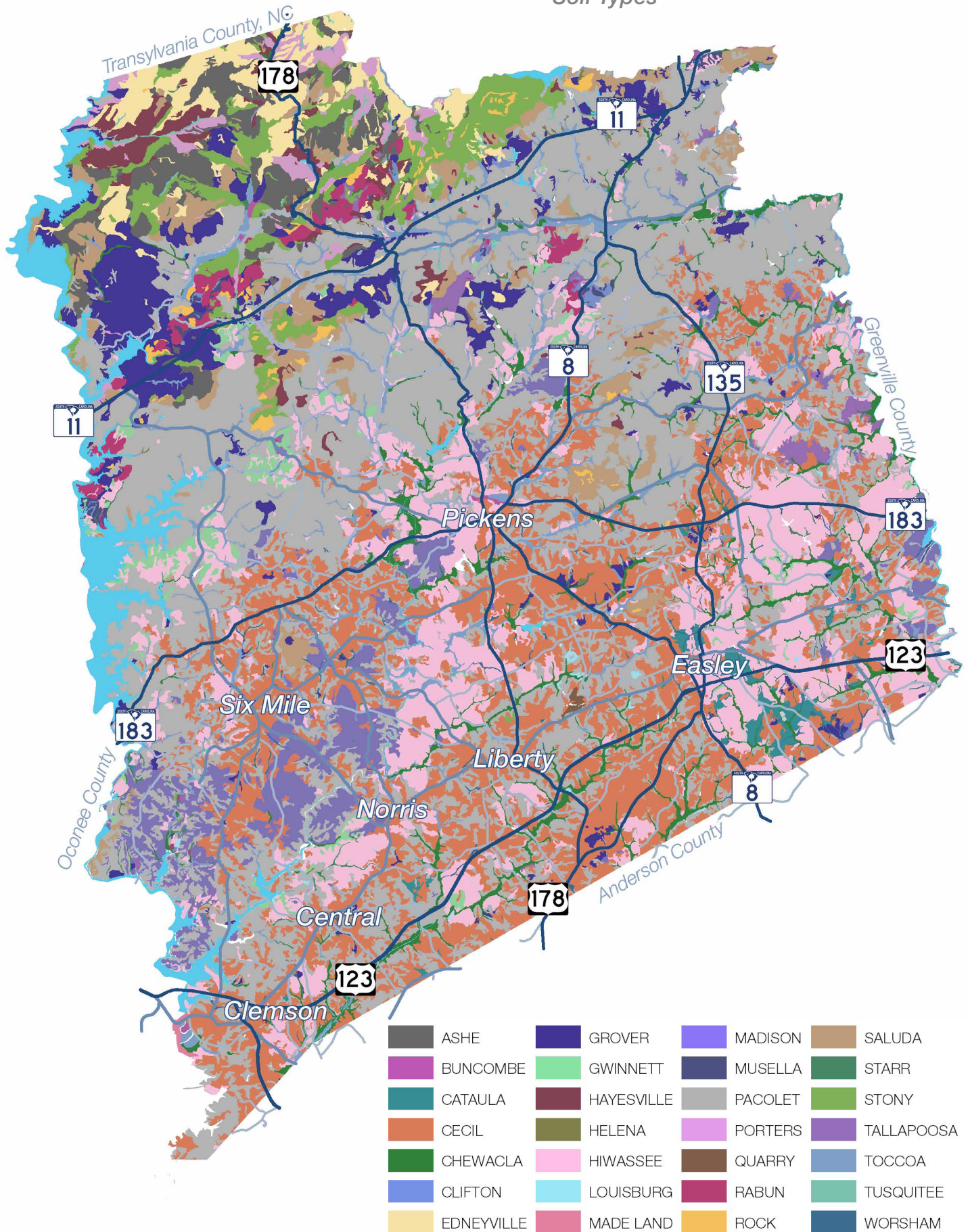
## Edneyville-Porters-Hayesville Association (Ed-Po-Ha)

Found in the northwestern 4 percent of the county, this association is well drained and has strongly sloping to very steep soils that have loamy subsoil and are moderately deep to deep weathered rock. These soils have severe limitations that make them generally unsuited for cultivation or extensive development and restrict their use to largely rangeland, woodland or wildlife habitat.

## Ashe-Saluda-Stony Land Association (As-Sa-St)

Found in the northern regions of the county, this association extends in a generally east to west direction and occupies about ten percent of the county. Ashe-Saluda-Stony is the name given to moderately deep or shallow soils (or even weathered rock) that have a loamy subsoil and are found on steep slopes and are excessively well drained to well drained. This association is a valuable source of water supply for municipal areas. This association maintains the same severe limitations to development as the previous association, because rock close to the surface adds to the difficulty in building structures on this association. Typically, this association is best suited to wildlife habitat and recreational uses.

Soil Types



### Pacolet-Grover-Hiwassee Association (Pa-Gr-Hw)

Found on a wide strip of land directly adjacent to the mountain areas, this association, in the north-central part of the county occupies about 45 percent of the county land. It is a well drained association on steep slopes with a dominant clay subsoil and moderately deep to deep weathered rock. Cleared areas on this association produce a severe danger of erosion; therefore only limited cropland is found within it. This association is also best suited for woodlands and wildlife habitat areas.

### Cecil-Hiwassee-Madison Association (Ce-Hw-Ma)

Located in the south-central part of the county, this association occupies the more gently sloping areas of the county and covers 20 percent of county land. Found on uplands, these soils are well drained sloping soils which have a largely dominant clay subsoil and are moderately deep to deep rock. This association is well suited for agricultural uses. Additionally, there are only moderate restrictions on building sites, recreational areas, and foundation materials for roads. Septic fields can be installed with moderate to severe limitations.

### Cecil-Madison-Pacolet Association (Ce-Ma-Pa)

This association is found in 15 percent of the county occupying the southwest and southeast corners of the county. Its location is typically on hilly terrain adjacent to major drainage ways. This association has the same properties as the Cecil-Hiwassee-Madison Association but lies on steeper slopes. Moderate limitations exist for low-density construction but higher density construction and industrial sites have more severe limitations. In addition, severe limitations for septic tank construction exist.

### Toccoa-Chewacla Association (To-Co)

Located largely in the flood plain areas, this association occupies six percent of the county. It ranges in type from well drained to somewhat poorly drained, has nearly level soils that are dominantly loamy throughout and are subject to flooding.

This association is not recommended for intensive construction because of flooding and inability for the water to percolate through the soil. Poor drainage can create conditions of saturated soil. Recreational uses are most recommended for areas in which these soils are located.

# WILDLIFE

Pickens County is home to a diverse and unique variety of plants and animals. Much of northern Pickens County, being located in the Southern Appalachian Mountains, is ideal habitat for many plants and animals not typically found in other parts of the state. Yet in the rest of the county, one can find a mix of plants and animals typical of what you may find throughout the piedmont region of South Carolina. Pickens County is located in Game Zone 1 that include Greenville, Oconee, and Pickens Counties which oversee hunting regulations and seasons and additional species hunting regulations such as deer, migratory birds including waterfowl, trapping and commercial fur harvest, and turkey. Located in Pickens County, there are three additional wildlife management areas with additional regulations: Caesars Head / Jones Gap, Glassy Mountain Archery / Chestnut Ridge, and Stunthouse.

## *Selected Species by Endangered Status*

Species	Status
Vascular Plants	
Smooth coneflower	US Endangered
Black-spored quillwort	US Endangered
Mountain sweet	US Endangered
Pitcher Plant	US Endangered
Vertebrate Animals	
Eastern cougar	US / SC Endangered
American peregrine Falcon	SC Endangered
Rafinesques's big-eared bat	SC Endangered
Bog turtle	US / SC Endangered
Southern coal skink	SC Threatened
Eastern small-footed myotis	SC Threatened
Bewick's wren	SC Threatened

# NATURAL RESOURCES ECONOMICS

South Carolina's natural resources are essential for economic development and contribute nearly \$30 Billion and 230,000 jobs to the state's economy, according to a 2009 study by the University of South Carolina, Moore School of Business. However, in Pickens County the combined employment in agriculture, forestry, fishing, and mining have decreased from 1.2 percent of county employment in 1980 to 0.7 percent in 2000 (SC Statistical Abstract, SC Budget and Control Board).

# NATURAL RESOURCES MANAGEMENT

Natural resource management in Pickens County is performed to a large extent by federal, state, and local government agencies and institutions, as well as by a broad group of private organizations. A brief overview of some of these groups is presented in this section in order to give a sense of the vast amount of effort and coordination that is involved with managing and promoting best management practices for natural resources.

## Public, Private, and Partnerships

**US Environmental Protection Agency (EPA)** sets standards for drinking water under the Federal Safe Drinking Water Act (1974), water quality under the Clean Water Act (1972), and air quality under the Clean Air Act (1970, 1990).

**US Fish & Wildlife Service** develops and enforces legislation to protect and maintain riverine and other ecosystems for habitat protection.

**US Geological Survey, SC Water Science Center (monitoring) and SC Water Resources Center** (local institute that receives an annual federal matching grant from the USGS), which focuses on reservoir and watershed research and has an advisory board made up of stakeholders.

**US Army Corps of Engineers** coordinates with both South Carolina and Georgia which share the Savannah River Lakes system (including Lake Hartwell).

**SC Energy Office** has received stimulus funds to provide energy audits and assessments for public, nonprofit, and private entities to help them operate with greater energy efficiency.

**DNR** assesses resources and offers management guidelines through five divisions: Land, Water, and Conservation; Law Enforcement; Marine Resources; Outreach and Support Services; and Wildlife and Freshwater Fisheries. Save Our Saluda is an advocacy group for the Saluda Watershed that is pursuing a designation for the Saluda River as a State Scenic River through DNR.

**SC DHEC** is delegated responsibility under the EPA and several federal and state laws such as the South Carolina Pollution Control Act to regulate health and environmental issues. Pickens County is served by the Region 2 Environmental Quality Control (EQC) branch office in Greenville, which offers staff support for air quality, land and waste management, and water quality.

**SC Parks, Recreation, and Tourism** operates and manages all of the state parks and provides assistance to communities for parks, recreation, and tourism development and promotion. PRT offers a Tourism Action Plan and grant opportunities. The 2010 State Trails Program offered \$1,000,000 in grant funding for public recreational trails and facilities.

**Palmetto Conservation Foundation** is a statewide, non-profit organization devoted to the protection of natural areas through land trust assistance or local government programs, preserving Revolutionary War battlefields, and developing greenways and the Palmetto Trail.

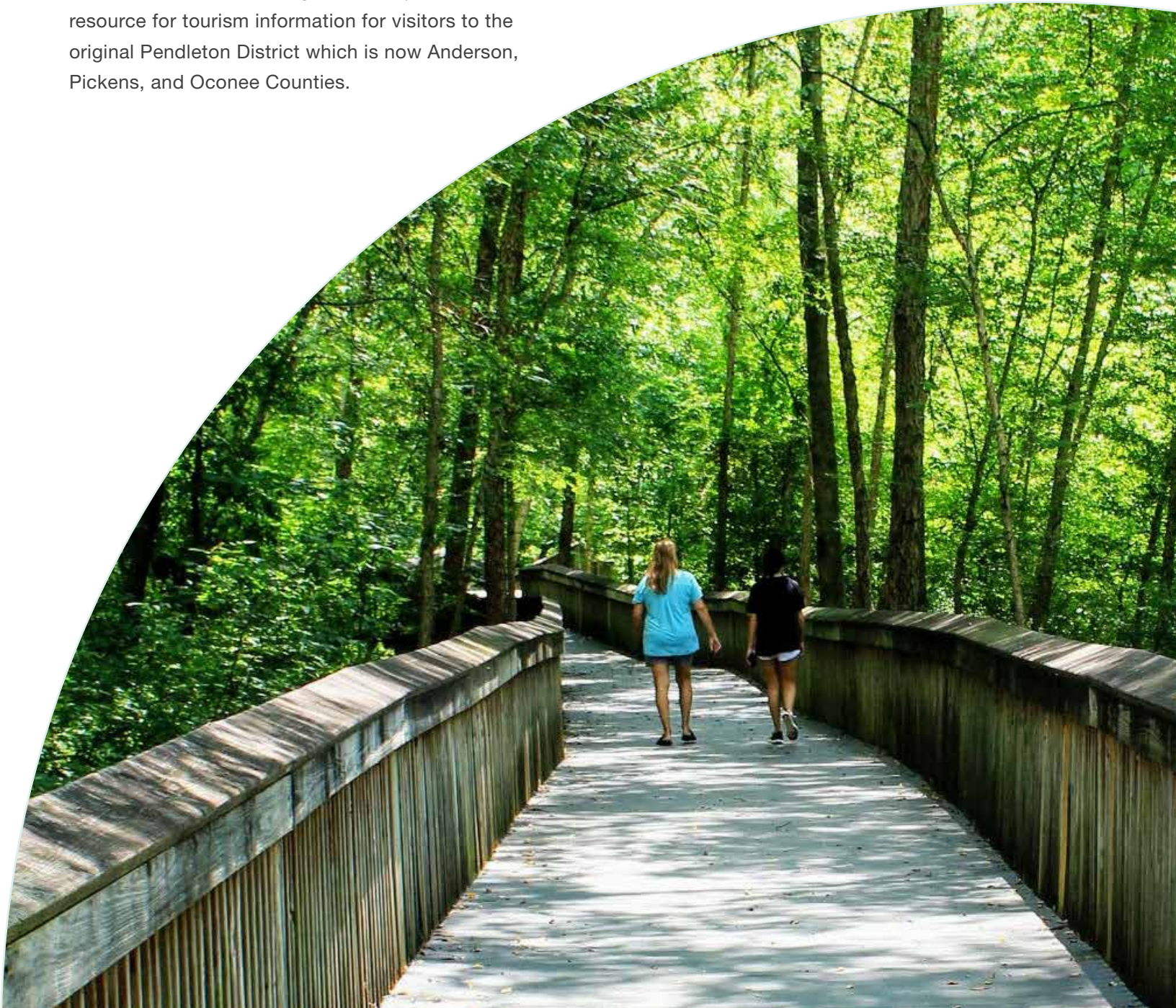
**South Carolina Cooperative Extension**, Pickens Countywide Stormwater Consortium is based at South Carolina's two land-grant institutions, Clemson University and South Carolina State University, in all 46 counties, and at the five research and education centers. The Clemson Extension Office in Pickens County utilizes a network of specialist and researchers to provide expertise in agronomic crops, economic and community development. Food safety and nutrition, 4-H, horticulture, livestock and forages, and natural resources.

**Clemson University** offers support through various colleges, programs, and research initiative. The University host The SC Botanical Garden and Bob Campbell Geology Museum.

**Duke Energy** oversees permitting and shoreline management for Lake Jocassee and Lake Keowee, and works closely with state agencies and local agencies regarding shoreline development, lake access, and water supply.

**Friends of Lake Keowee Society (FOLKS)** improve impaired waterways in Lake Keowee Watershed by reducing nonpoint sources of fecal coliform and metals. FOLKS is a nonprofit public service watershed organization partners with Clemson University, SC Forestry Commission, USDA/NRCS, county governments, Duke Energy, and citizens of Oconee and Pickens Counties.

The **Lake Hartwell Country** is an independent resource for tourism information for visitors to the original Pendleton District which is now Anderson, Pickens, and Oconee Counties.



# GOALS AND OBJECTIVES

## Natural Resources Element Goal

“Our vision is to continue our heritage of stewardship and to ensure the integrity of our natural assets by promoting, protecting, and enhancing the quality of our air, water, and land resources that support the quality of life in Pickens County.”

### Natural Resources Element Objectives

- Cultivate natural resources so that the economic, recreational, and cultural values of the region may be enhanced
- Prepare to meet the water needs for future residents and businesses by developing a conservation plan and investigating new water sources
- Encourage water conservation measures
- Increase awareness of critical lands (watersheds, floodplains, threatened and endangered species locations, important view-sheds, prime and important soils, steep slopes, shorelines, etc.)
- Reduce erosion and improve water quality in our watersheds
- Promote the conservation and preservation of land for agriculture, hunting and fishing, wildlife habitat, and forestry
- Promote parks and open space in private development
- Adopt night sky friendly lighting standards for public buildings
- Preserve natural beauty; protect mountain vistas, lakes and river watersheds, and forest preserves; increase green space areas; protect pristine land all in a manner that respects the rights of property owners
- Develop the recreational potential of the Twelve Mile Creek corridor
- Study the long term impacts of various environmental/ecological issues surrounding Twelve Mile Creek and Lake Hartwell
- Strive to attain National Ambient Air Quality Standards countywide and study the placement of air quality monitoring stations in the county
- Explore opportunities for gray water reuse
- Actively promote “Buy Local” for all of Pickens County’s agricultural products

## Natural Resources Policies and Implementation

**POLICY:** Maintain water quality and air quality as required by DHEC and EPA.

**ACTIONS:** Review state and federal monitoring data for Pickens County. Cooperate with other agencies in the remediation of polluted areas or mitigation for impacts on natural resources.

**AGENCIES:** County Council, Community Development and Stormwater Departments, Pickens County Soil and Water Conservation District, DHEC, EPA

**IMPLEMENTATION:** On-going.

**POLICY:** Cooperate with other agencies that protect critical areas.

**ACTIONS:** Review county development standards that guide residential and commercial development with regard to steep slopes, shorelines, streams and riparian habitat.

**AGENCIES:** County Council, Community Development and Stormwater Departments, Pickens County Soil and Water Conservation District, DHEC, and other State agencies.

**IMPLEMENTATION:** 2022, Ongoing





10

CULTURAL  
RESOURCES



# 10. CULTURAL RESOURCES

Cultural resources focus on the historical sites and structures that have played a role in the development of the county in addition to the places that make the County unique.

## HISTORY OF PICKENS COUNTY

Pickens County was formed after the American Revolution in 1826 from Pendleton. The land that is now Pickens County once belonged to the Cherokee. Relationships with the Cherokee people began around the 1720s by English traders such as James Beamer. When the Cherokee felt threatened by the French and rival Indian tribes, they appealed to Royal Governor James Glen for protection. The County's most significant contribution to colonial America was Fort Prince George that was built along the Keowee River for protection but now resides under Lake Keowee. Fort Prince George became an early focal point of the area and a point from which many of our places derive their name. Mile Creek, Six Mile, Twelve Mile Creek and Ninety Six all reportedly got their names based on their distance from Fort Prince George.

As more of the land was settled following the American Revolution, it brought to the area the county's future namesake. Revolutionary War Brigadier General Andrew Pickens established his home, Hopewell Plantation in the Clemson area in the 1780s. South Carolina's map was ever-changing until

the 1868 Constitutional Convention split the existing Pickens District into Oconee and Pickens Counties. The location of the Pickens Courthouse settlement was then moved from its original site on the banks of the Keowee River to a spot several miles to the east. There, several prominent local men donated 151 acres of land to establish the new town of Pickens. Since 1868, the city of Pickens has remained the county seat.

In the early years of Pickens County's existence, the railway came through and gave rise to many of the settlements that became the towns we have today. Easley was incorporated in 1874, Central in 1875, Liberty in 1876, Calhoun (now Clemson) in 1892, Norris in 1909, and Six Mile in 1910. It wasn't just the railroad that made these communities bustling centers of commerce and trade. In 1895, D.K. Norris opened the first cotton mill, which was called Cateechee Mill, in Pickens County. From that point forward, cotton mills and manufacturing have been an important way of life for the people of Pickens County.

# MUSEUMS

- Bob Campbell Geology Museum
- Central Heritage Museum
- Collins Ole Towne
- Irma Morris Museum
- Hagood Mill Historic Site & Folklife Center
- Jocassee Gorges Visitor Center
- Pickens County Museum of Arts & History
- Fran Hanson Visitor Center at South Carolina Botanical Gardens

The **Bob Campbell Geology Museum** is located in the **South Carolina Botanical Gardens** at Clemson University housing a collection of over 10,000 rocks, mineral, fossils, lapidary objects, and artifacts.

The **Central Heritage Museum** was created in 1995 by Milton and Betty Holcombe through their foundation. In Central, the Jessie and Jennie Morgan house and its contents were purchased for use as a headquarters for the Heritage Society and as the Central Heritage Museum.

**Collins Ole Towne** is a recreated 1930s village in Central that displays a reminiscent of life in a small town in the 1920s and 1930s. The village features a depression-era country store, barbershop, schoolhouse, gristmill, molasses mill, and sawmill.

The **Jocassee Gorges Visitor's Center** is a joint effort of the South Carolina Department of Parks, Recreation and Tourism and the South Carolina Department of Natural Resources. The exhibits tell the natural and cultural story of the area and are housed in the former Holly Springs Baptist Church.

# ART CENTERS

The **Birchwood Center for Arts and Folklife** offers regional history, fine and traditional arts, and fostering and preserving area folkways located in the early 1800s Sutherland-Masters House.

The **Pickens County Museum of Arts and History** is housed in the 1902 old Pickens County "goal" with art, antiquities, artifacts and temporary exhibits.

The **Arts Center** in Clemson is a nonprofit community art center whose mission is to provide quality educational programs in fine art, music, writing, and personal development for all age groups. It also expands the community's access to original works of art through gallery and public events.

# PERFORMANCE FACILITIES

There are four major performance facilities in Pickens County: **Clemson University Sporting Events**, **Robert Howell Brooks Center for Performing Arts**, **Foothills Playhouse**, and the **Pickens County Performing Arts Center**. The Foothills Playhouse in Easley is a 214 seat community theater providing live theatre and drama classes.

# HISTORICAL SITES AND STRUCTURES

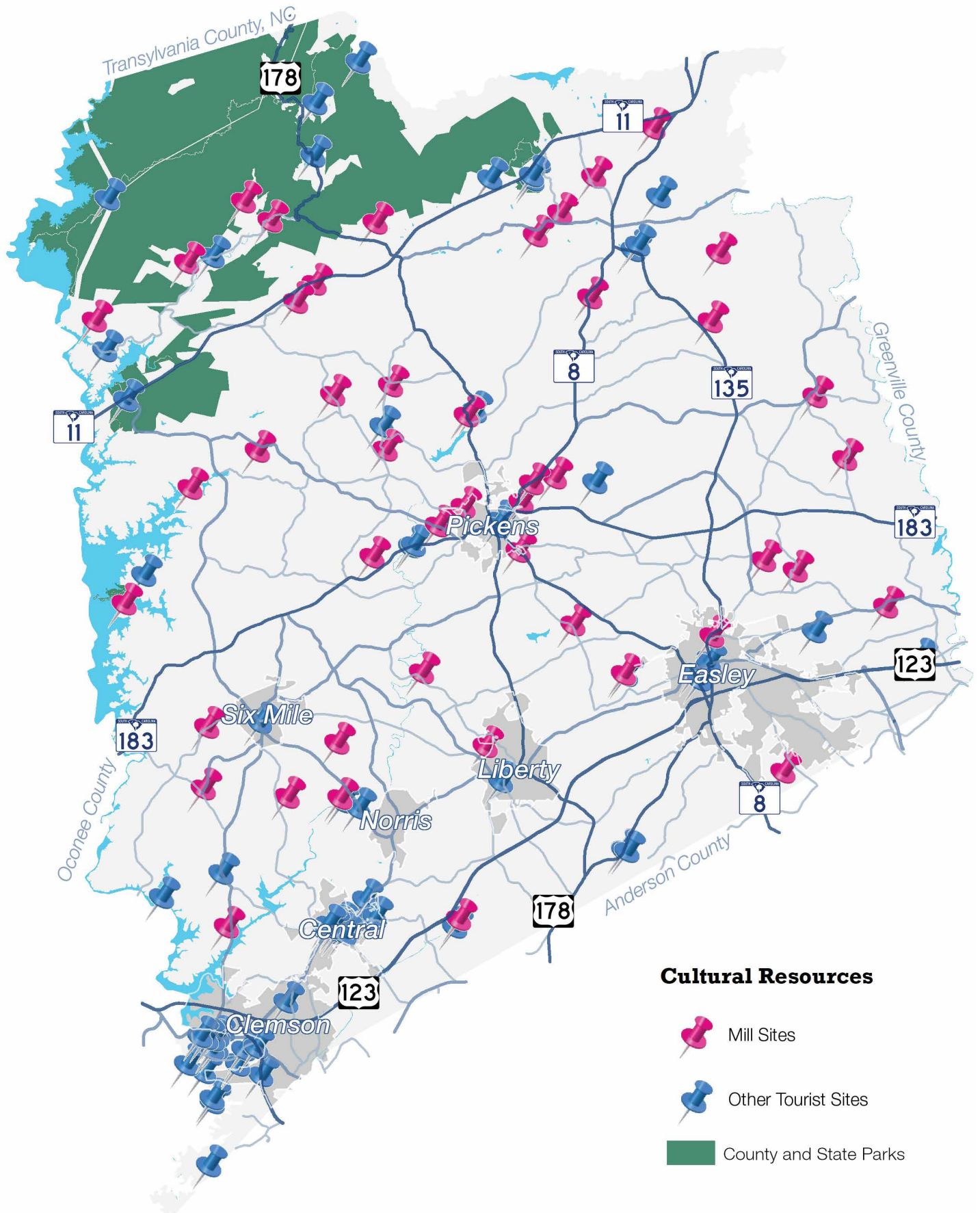
There are many historical structures and sites in Pickens County representing a wide range of cultures and time periods that have been integral in the history of Pickens County. Fort George was built resulting from a 1753 treaty that allowed the fort to be constructed on Cherokee territory to protect British interests and defend the Cherokee from their enemies. The Pickens County Historical Society is leading efforts to completely rebuild Fort Prince George near its original location.

The Hagood-Maulding House was the South Carolina house the old Confederate veterans called home. The earliest section of the Hagood-Mauldin House was built about 1856 in Old Pickens Court House. The Pickens County Historical Society acquired the house in 1987 and opened as a fine arts museum the following year.

## National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. There are twenty-six historic sites or districts have been listed in the National Register of Historic Places in Pickens County, SC.

- Civilian Conservation Corps Quarry No. 1 and Truck Trail
- J.C. Striblin Barn
- Civilian Conservation Corps Quarry No. 2
- Liberty Colored High School (Rosewood Center)
- Central High School
- Morgan House
- Clemson College Sheep Barn
- Old Pickens Jail
- Clemson University Historic District I
- Old Stone Church and Cemetery
- Clemson University Historic District II
- Oolenoy Baptist Church Cemetery
- Easley High School Auditorium
- Roper House Complex (Camp Oolenoy)
- Fort Hill
- Sheriff Mill Complex
- Griffin-Christopher House
- J. Warren Smith House
- Hagood Mill
- Structural Science Building (Lee and Lowry Hall)
- Hagood-Mauldin House (Irma Morris Museum)
- Table Rock CCC Camp Site
- Hanover House
- Table Rock State Park Historic District
- Hester Store
- Williams-Ligon House



## Other Sites of Historical Significance

- Abel Church & Cemetery
- Central City Hall/Old Jail
- Freedom Hill Church & Center
- Alfred Hester House
- Cochran House
- Gaines House
- Bailey Barton House
- Cold Springs Baptist Church & Cemetery
- Glassy Mountain Fire Tower
- James Beamer Homestead
- Craig/Stewart Mill
- Greenville-Pickens Speedway
- W.T. Bowen House
- Dacusville School
- Hagood Log Cabin
- Bowie Home Place
- John Easley Home
- Hester House
- Carmel Presbyterian Church
- Eastatoee Church
- Hinkle/Dr. Valley Home
- Cateechee School
- Ezekiel Pickens House
- Hunt Cabin
- Hunter's Post
- McKinney's Chapel
- Meece Mill
- Nine Times School
- Norris House
- Oolenoy Church
- Oolenoy Community Center
- Dr. Peek's Hospital
- Ponder House
- Powder House
- Red Caboose
- Redmont Post Office
- Mobile Prison
- Mountain View Hotel
- Murphree-Hollingsworth Cabin
- Soapstone Baptist Church
- Tillman Hall
- Twelve Mile School
- West End Hall
- Wolf Creek School

# GOALS AND OBJECTIVES

## Cultural Resources Element Goal

“Our vision is to honor, preserve, and promote the unique heritage of Pickens County through cultural and recreational opportunities that serve our diverse residents and visitors.”

## Cultural Resources Element Objectives

- Provide easier, healthier access to cultural resources by improving pedestrian and ADA pathways connecting cultural landmarks, schools, recreation areas, and urban centers
- Implement the county recreation master plan
- Develop and enhance existing access to lakes and rivers to provide walking trails and recreational activities along waterways
- Encourage and endorse non-profits that seek to promote cultural resources
- Promote equestrian events, venues, and trails for healthy recreation and cultural enjoyment
- Promote lakes, mountains, and natural resources for tourism and recreation
- Continue to identify potential historic sites for preservation and increase the awareness, importance, marketability and accessibility of our Cultural Resources to all residents of, and visitors to, Pickens County
- Create a countywide alliance that supports and markets the arts and cultural activities
- Cooperate with our cities to encourage the development of resources for youth in the areas of recreation, sports, art, culture, and entertainment
- Preserve healthy lifestyles, natural resources, readily available recreation, and safe communities with low incidence of crime
- Increase art and cultural opportunities in the communities beyond those provided by educational institutions while continue to seek the cooperation and collaboration of colleges and universities
- Maintain historic sites, such as grist mills, homes, churches, Native American sites, and the Pickens County Museum

## Cultural Resources Policies and Implementation

**POLICY:** Implement the Pickens County Parks and Recreation Master Plan to provide adequate recreation facilities with an emphasis on foot trails and pedestrian amenities in culturally significant areas.

**ACTIONS:** Assess and prioritize needs, research development options and funding sources, oversee projects.

**AGENCIES:** Department of Parks and Recreation, Cultural Commission, Tourism Board, County Council, and other county departments.

**IMPLEMENTATION:** On-going

**POLICY:** Responsibly preserve and market cultural, heritage, and recreational resources.

**ACTIONS:** Continue to maintain an inventory of cultural resources. Develop an action plan for improving local sites and make them accessible to residents and visitors. Develop tour routes to link a network of sites.

**AGENCIES:** Cultural Commission and Tourism Board, County Council

**IMPLEMENTATION:** On-going

**POLICY:** Integrate cultural resources with community opportunities for educational enrichment, healthy lifestyles, and youth involvement.

**AGENCIES:** Cultural Commission, Tourism Board, County Council

**IMPLEMENTATION:** On-going

**POLICY:** Continue to maintain and develop Pickens County's established cultural sites such as the Pickens County Museum and the Hagood Mill.

**AGENCIES:** Cultural Commission, County Council

**IMPLEMENTATION:** On-going

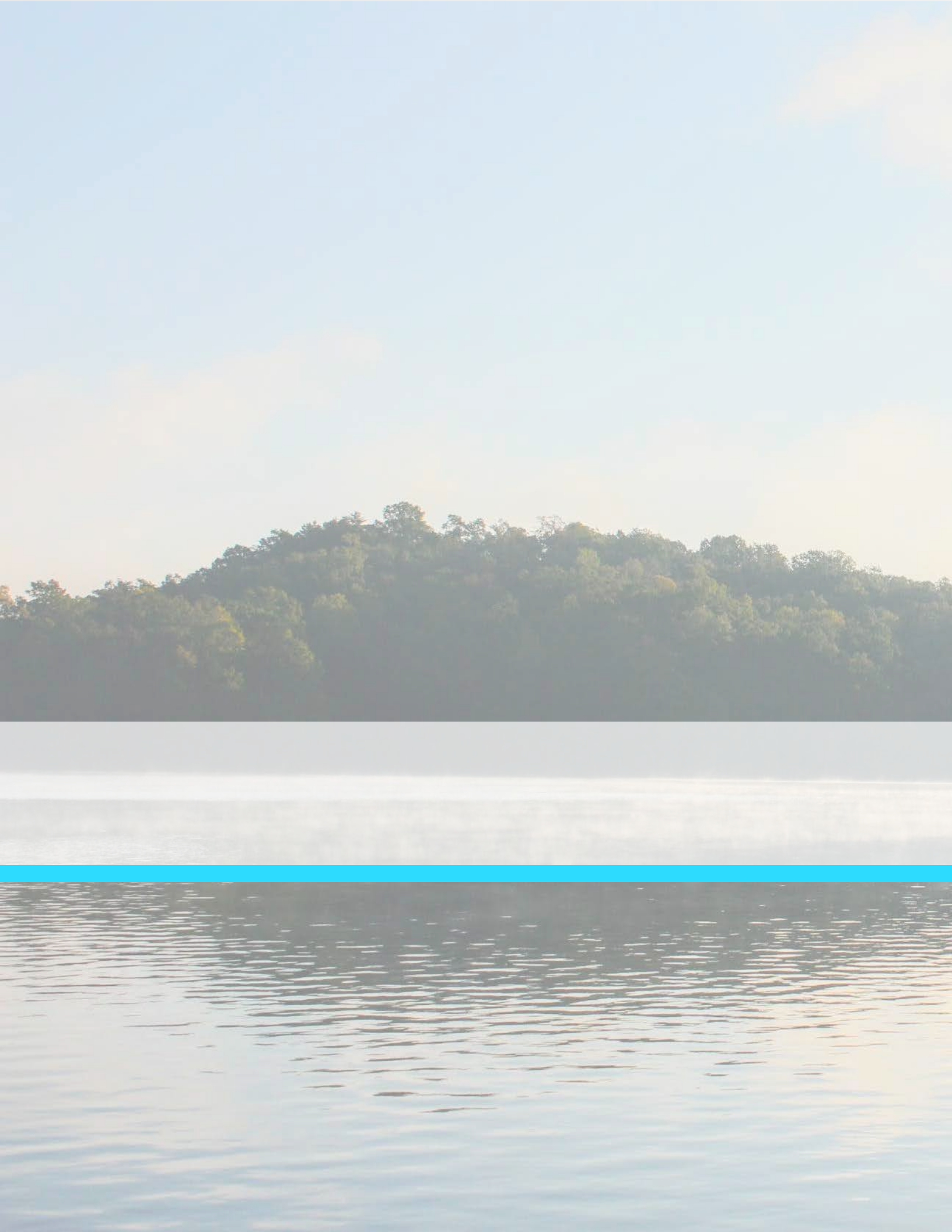


A large, multi-sectioned sign for 'Pumpkin Town Mountain Opry'. The top section is white with green lettering and a pumpkin illustration. The middle section is orange with yellow lettering and decorative swirls. The bottom section is corrugated metal with red lettering. The sign is mounted on a wooden building with a red roof, partially obscured by green bushes. The background is a bright blue sky with white clouds.

PUMPKINTOWN  
MOUNTAIN

OPRY

FOOD-GIFTS  
LATTE





11

PRIORITY  
INVESTMENT



## 11. PRIORITY INVESTMENT

The South Carolina Priority Investment Act (PIA) amended the South Carolina Local Government Comprehensive Planning Enabling Act by requiring a Priority Investment Element be added to all local comprehensive plans in South Carolina. The purpose of the Priority Investment Element is to improve governmental efficiency by requiring a higher level of coordination among local governments and other local or regional public service providers. Improved coordination among these organizations will result in future development that, in theory, is more cost effective and more efficient in the consumption of land and resources.

## 10-YEAR CAPITAL NEEDS

The Planning Commission is charged with identifying a list of those capital projects in Pickens County that are anticipated to be funded with public monies in next 10 years. The list of projects is to be reviewed and considered as part of the Planning Commission's annual recommended prioritization of projects for County Council. The source of projects to be considered on the list may be, but is not limited to, the listed needs of various County agencies on their 5-year Capital Improvement Plans (CIP), school board building programs, and other public infrastructure and facility requirements identified as critical to the citizens of Pickens County. Projects have not yet been identified by the Planning Commission. Once the Comprehensive Plan has been adopted, the next order of business for the Planning Commission will be to work on a "Ten Year Capital Needs Plan for Pickens County" and incorporate that list in this plan.

# FUNDING OPTIONS

## Bonds

The primary source of revenue for county capital projects are General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the County's projected future property tax revenue stream. It should be noted that the State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of the County's taxable property. Although the state does allow for the approval of additional bonds by referendum in certain cases, it is not possible to anticipate the outcome of such votes; therefore, only those funds available within the 8% limit can be considered a steady funding source.

In order to project the amount of capital funding that Pickens County may reasonably expect to be able to access through bonds in the coming decade, it is necessary to review past activity and bonding capacity. It should be emphasized that the amounts derived through this process are based on history, and although relevant for the purposes of this examination, may not necessarily indicate future conditions. The table below shows the total taxable assessed values for Pickens County from 2016 to 2020. The utilization of the values recorded over a 5-year period will typically include at least one reassessment of all taxable properties in the County, thereby updating those values and improving the accuracy, and making it possible

to establish reasonably reliable averages to use in projecting future funding levels into the near future.

It is possible to establish a projected annual increase of 5% over the next 10 years, using the average assessed value of \$508,245,236. The following table outlines the projected debt limit for Pickens County through the year 2030.

The legal debt margin for Pickens County is projected to increase in the next decade from

*Projected Debt Limit for Pickens County, 2015-2030*

Year	Assessed Value	Debt Limit	Bond Balance	Debt Margin
2015	\$459,057,129	\$36,724,570	\$4,082,304	\$32,642,266
2016	\$468,229,829	\$37,458,386	\$2,534,276	\$34,924,110
2017	\$478,428,074	\$38,274,246	\$2,276,372	\$35,997,873
2018	\$500,486,199	\$40,038,896	\$27,008,202	\$13,030,694
2019	\$524,103,928	\$41,928,314	\$24,879,351	\$16,048,963
2020	\$569,978,153	\$45,598,252	\$23,265,000	\$22,333,252
2021	\$598,477,061	\$47,878,165	\$22,345,000	\$25,533,165
2022	\$628,400,914	\$50,272,073	\$21,390,000	\$28,882,073
2023	\$659,820,959	\$52,785,677	\$20,395,000	\$32,390,677
2024	\$692,812,007	\$55,424,961	\$19,360,000	\$36,064,961
2025	\$727,452,608	\$58,196,209	\$18,285,000	\$39,911,209
2026	\$763,825,238	\$61,106,019	\$17,165,000	\$43,941,019
2027	\$802,016,500	\$64,161,320	\$16,000,000	\$48,161,320
2028	\$842,117,325	\$67,369,386	\$14,790,000	\$52,579,386
2029	\$884,223,191	\$70,737,855	\$13,530,000	\$57,207,855
2030	\$928,434,351	\$74,274,748	\$12,220,000	\$62,054,748

*Total Taxable Assessed Value by Fiscal Year*

2016	2017	2018	2019	2020	Average	% (+/-)
\$420,697,356	\$421,939,814	\$442,023,365	\$444,177,843	\$451,884,634	\$508,245,236	5%

\$22,333,252 to \$62,054,748 because of increased assessed property values and the elimination of current bonded indebtedness. Naturally, any additional bonds utilized to fund capital projects in the interim would directly reduce the available amount, as would any significant decrease in assessed property values.

## Other Sources

### Designated Funds

Another option to provide a regular funding source for capital projects is to designate a specific portion of annual revenues as a 'set aside' for capital projects. Naturally, such a plan would only cover a limited portion of the overall capital needs of the County, but it would serve as a steady funding source for the purposes of planning for projects. One possible use for a regular set-aside could be to escrow the monies for specific multi-phased projects to be accomplished over a long period of time, or for those items that require significant upgrades on an ongoing basis. Also, for those projects that primarily serve only a limited region of the County but stimulate additional development, such as the expansion of infrastructure, it may be appropriate to designate a portion of the tax increment stemming from the new development, either to replenish the fund of designated monies, or to accomplish additional phases of the project.

### Special Tax

The tax, which has already been used in several other South Carolina counties, is governed by strict state guidelines that limit the applicability of funds primarily to the development and construction of a project. In brief, a 6-member commission made up of representatives from both the incorporated and unincorporated areas of the county creates a list of projects to be funded by the tax. The list is presented to County Council, who may either approve or reject the specified projects with no changes. If approved, the list of projects and projected costs are then part of a referendum question that must be voted on by the electorate. A majority vote supporting the tax initiates the levy, which will be in place no more than 7 years, with the tax ending sooner if actual revenues exceed the projected amount. If such an effort succeeds, the tax will be a reliable funding source for some projects; however, as with efforts to exceed the 8% assessable value limit on bond capacity by referendum, the outcome of votes cannot be reliably anticipated. Therefore, prior to the successful implementation of the one-cent capital infrastructure tax, it cannot be considered a steady funding source for future capital needs.

### Grants

The use of grants become an increasingly important revenue component for many communities, with Pickens County being no different. In recent years, grants from state and federal agencies have enabled the County to move ahead with a number of projects that would otherwise have been delayed, or possible even never realized. In spite of their value in providing needed

funding, however, grants are at best of limited value for planning purposes, for the availability of funds needed for a specific project can seldom be reliably anticipated far enough in advance to allow for them to be considered a steady funding source. The competition for a limited pool of money from an ever growing number of potential applicants, combined with and the impact of the whims of economics and political moods, often results in an ever-changing amount of grant funds. Grant money, therefore, while a wonderful supplement to turn to for specific capital projects, should not be considered a major steady source of revenue.

## Impact Fees

A major revenue source for funding capital projects in some South Carolina counties is development impact fees. In spite of the fact that Pickens County has not enacted impact fees to date, they continue to receive public support as an option for funding roads, parks, libraries, and other capital improvements. It should be noted, however, that the South Carolina Development Impact Fee Act imposes a number of stringent requirements on local governments seeking to develop a program. For example, prior to adoption of any impact fee for residential units, the local government must study and publish a report on the potential impacts of the fee on affordable housing within the jurisdiction. Also, the local ordinance creating the fee must specify the improvement that the money is to be used for, with the amount of the fee being based on verified costs or estimates established by detailed engineering studies. Once adopted, impact fees may be applied only for the period stated in the enacting ordinance, with all monies collected from the fee identified in a published annual report, detailing the collection, appropriation, spending of any portion. As a result, impact fees are an alternative for Pickens County to consider as a funding source for future capital improvements, but the creation of a program will likely require significant assistance from an experienced consultant.

## User Fees

Currently, Pickens County collects user fees for utilizing county-owned facilities; specifically use of the facilities at Mile Creek Park and utility user fees collected by the Public Service Commission. Although they can be considered a steady source of funding, user fees and other miscellaneous type of revenue typically generate only a portion of the amount associated with constructing and operating a facility. There are exceptions, however, for facilities such as recreation complexes many times combine these fees with concession monies, entry fees for events, and other miscellaneous revenues to achieve profitability, which can in turn be used to retire debt or upgrade a facility. Other types of facilities, however, simply do not lend themselves to the application of user fees. When appropriate, therefore, the County should consider user fees and other miscellaneous revenue as a funding source for capital projects.

# GOALS AND OBJECTIVES

## Priority Investment Element Goal

“Our vision is to foster coordination and cooperation among all of Pickens County’s local governments in prioritizing the investment of public funds in our county.”

## Priority Investment Element Objectives

- Set appropriate 10-year priorities for water, sewer, roads/transportation, community facilities and schools
- Devise a mechanism that will promote cooperation between municipalities
- Build greater cooperation and coordination between Clemson University, Southern Wesleyan University, Tri-County Technical College, Pickens County School District, and the communities in Pickens County
- Build collaboration among government agencies and economic development organizations to provide infrastructure to attract new businesses and industries
- Align development of new water, power, communications, and sewer lines to meet economic development demands and environmental concerns, and whenever practical, encourage and direct development to where infrastructure already exists
- Identify available funding sources and establish priority investment areas
- Encourage coordination of public facilities and services to support the implementation of Character Areas as identified in the Comprehensive Plan

## Policies and Implementation

**POLICY:** Set appropriate 10-year priorities for water, sewer, roads/transportation, community facilities and schools

**ACTIONS:** Establish an initial “Ten Year Capital Needs Plan for Pickens County”

**AGENCIES:** Planning Commission, County Council, School District of Pickens County, Other County Departments, all Cities

**IMPLEMENTATION:** 2023





# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

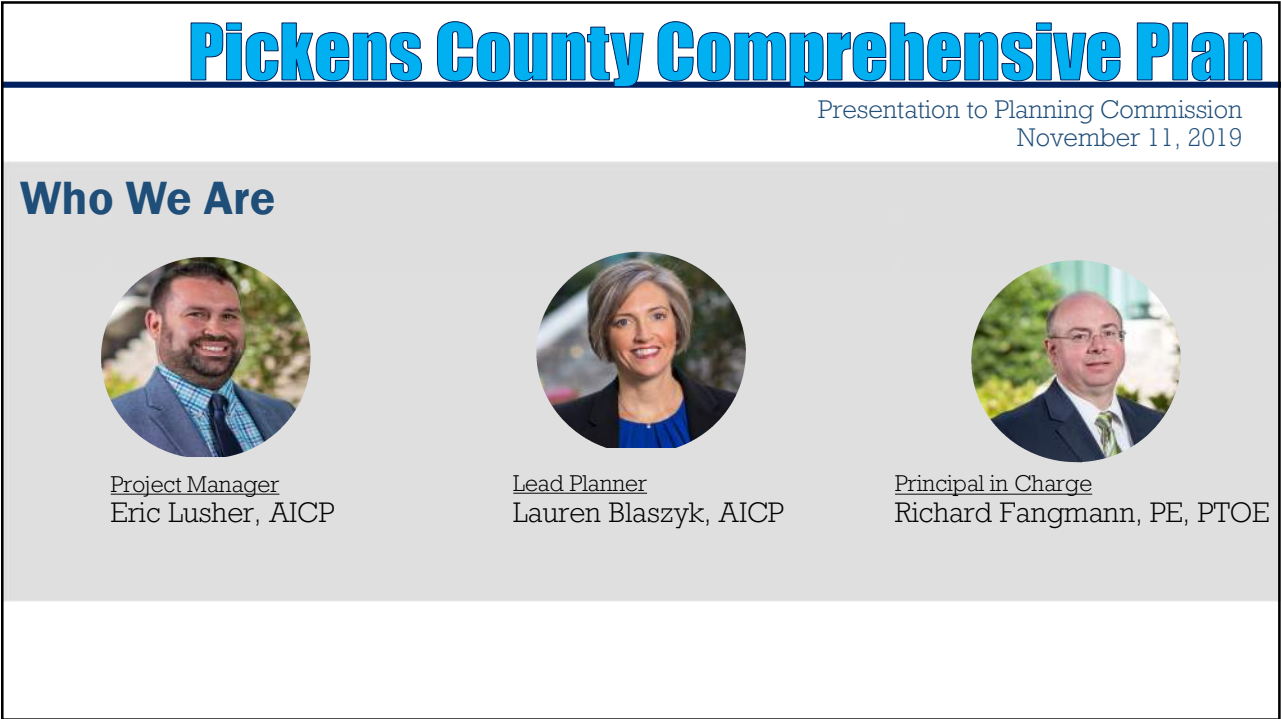
DRAFT APPENDIX A | **JANUARY 2022**



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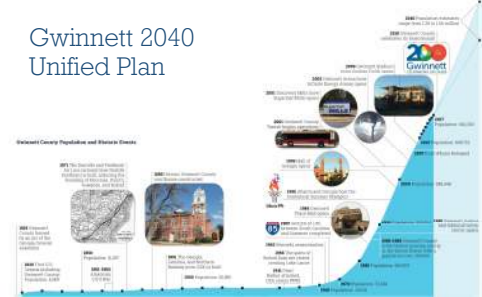
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# Pickens County Comprehensive Plan

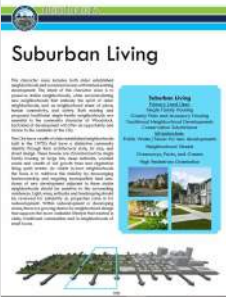
Presentation to Planning Commission  
November 11, 2019

## Some of Our Recent Work.

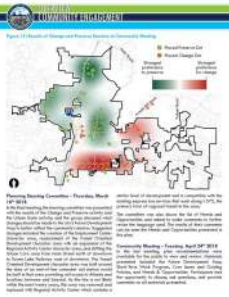
### Gwinnett 2040 Unified Plan




### Suburban Living



### Planning Healthy Communities: Food-Sharing, Health



### IMAGINE ROSWELL



3

# Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

## What is a Comprehensive Plan?

- Establish Overall Vision
- Develop Broad Policy
- Articulate Community Needs
- Develop Solutions


4

# Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

## What is a Comprehensive Plan?

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment

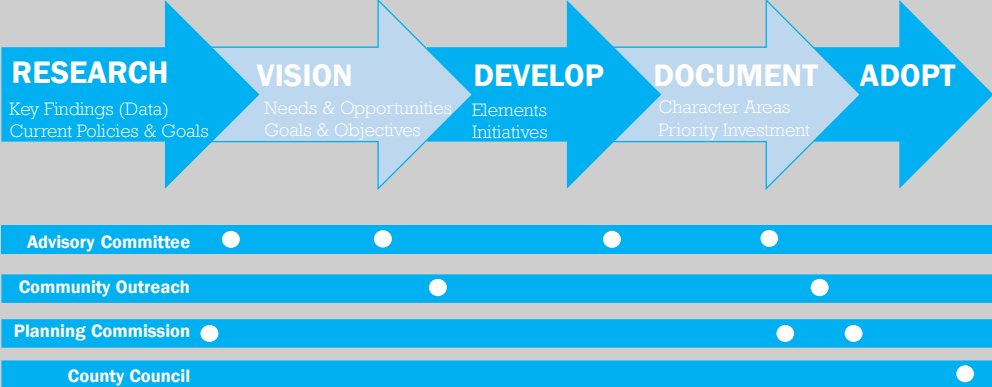


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# Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

## Process



	RESEARCH	VISION	DEVELOP	DOCUMENT	ADOPT
Advisory Committee	●	●	●	●	
Community Outreach		●		●	
Planning Commission	●			●	●
County Council					●

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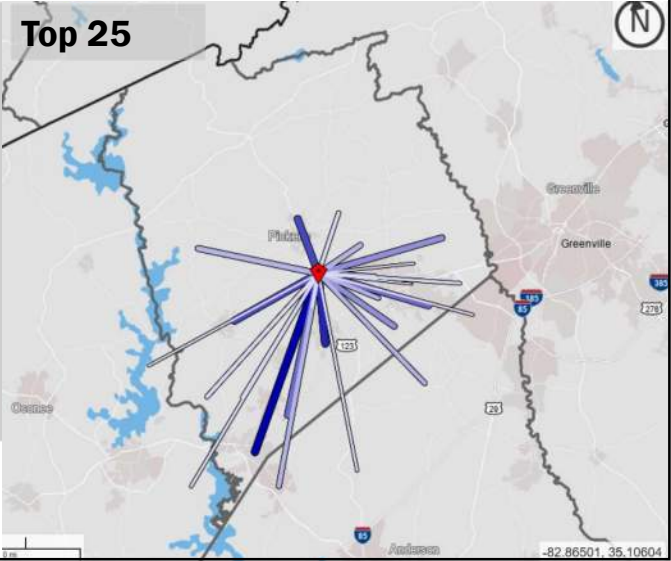
Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

Research

- Key Findings
  - Demographic Trends
  - Projections
  - Employment Patterns
  - Inventory
- Current Policies & Goals

Top 25



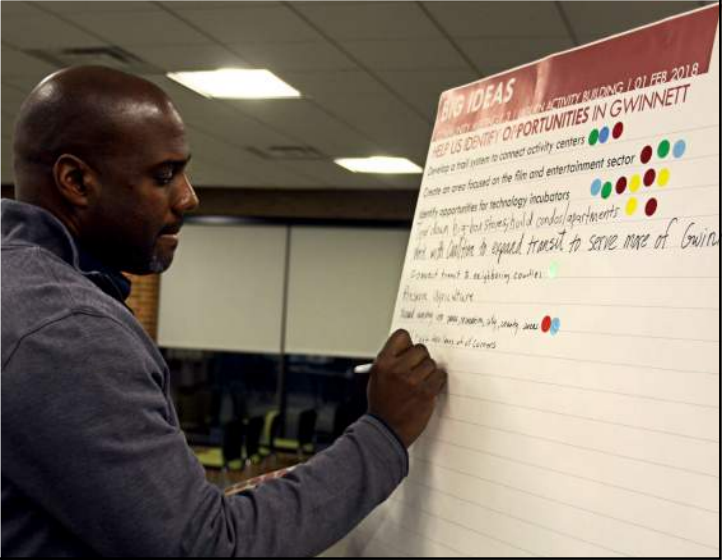
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Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

Visioning

- Development of Needs and Opportunities
- Development and Refinement of Goals & Objectives



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Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

Community Engagement

- Advisory Committee
- Community Outreach
- Planning Commission Briefings
- County Council Briefing



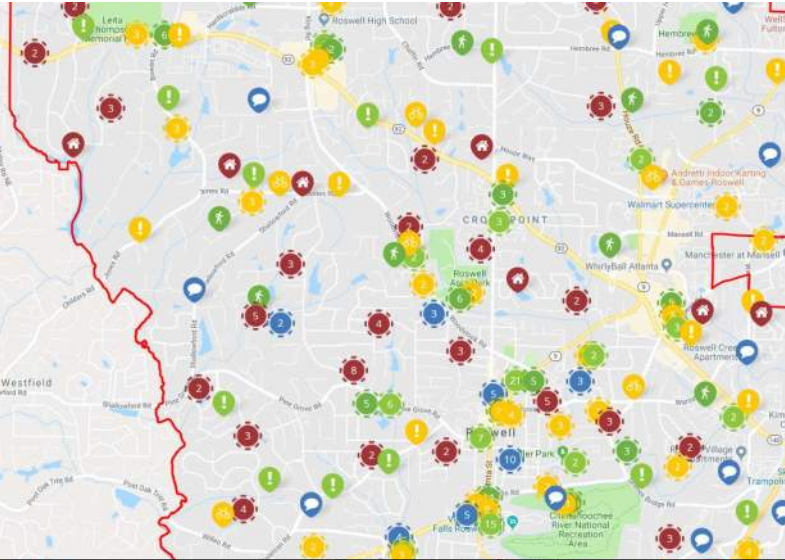
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Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

Community Engagement

- Advisory Committee
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- Planning Commission Briefings
- County Council Briefing









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Pickens County Comprehensive Plan

Presentation to Planning Commission  
November 11, 2019

Community Engagement

- Advisory Committee
- Community Outreach
- Planning Commission Briefings
- County Council Briefing




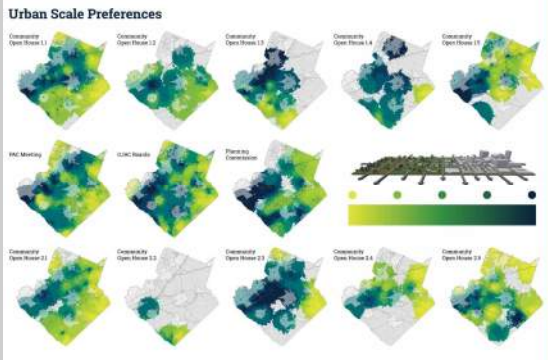
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Pickens County Comprehensive Plan

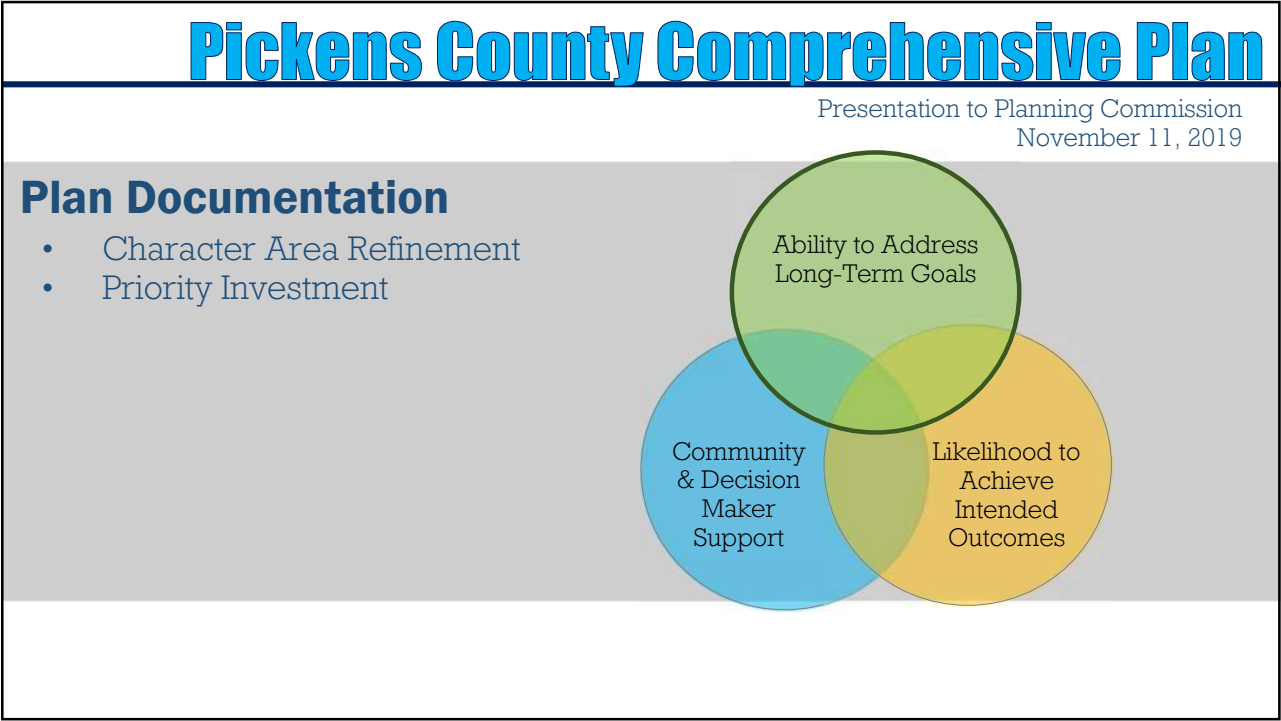
Presentation to Planning Commission  
November 11, 2019

Plan Development

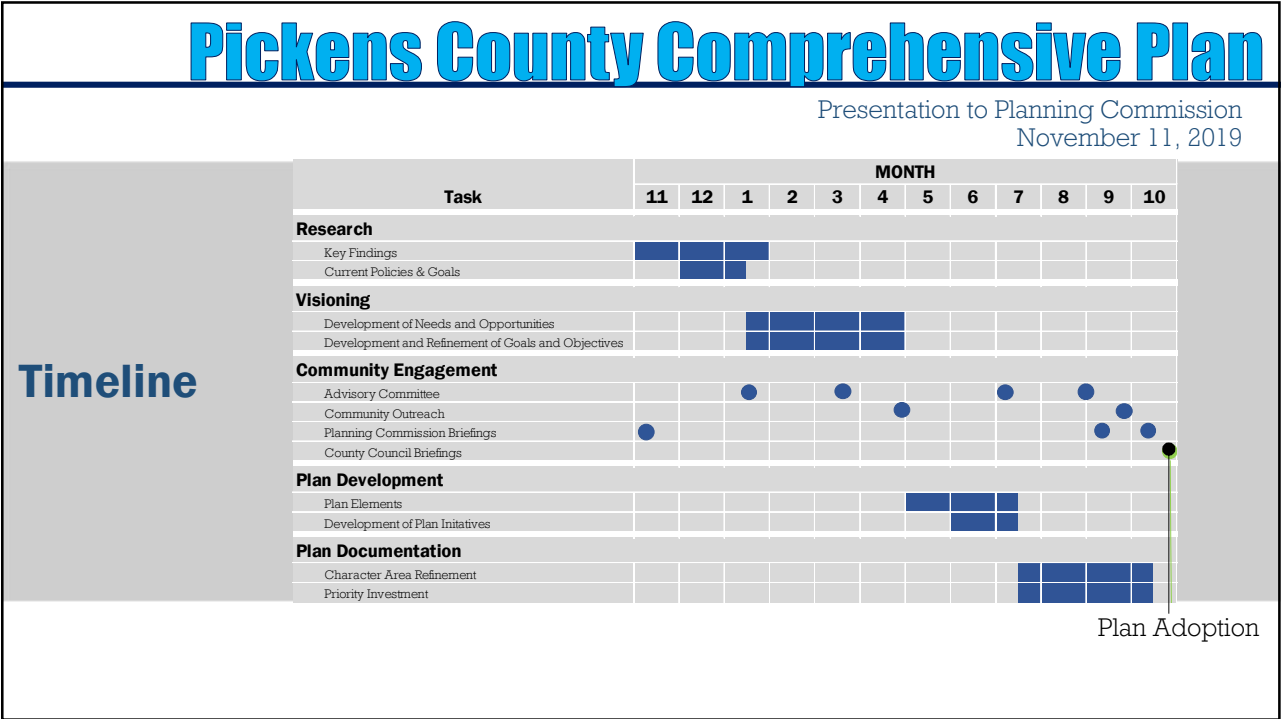
- Plan Elements
- Development of Plan Initiatives



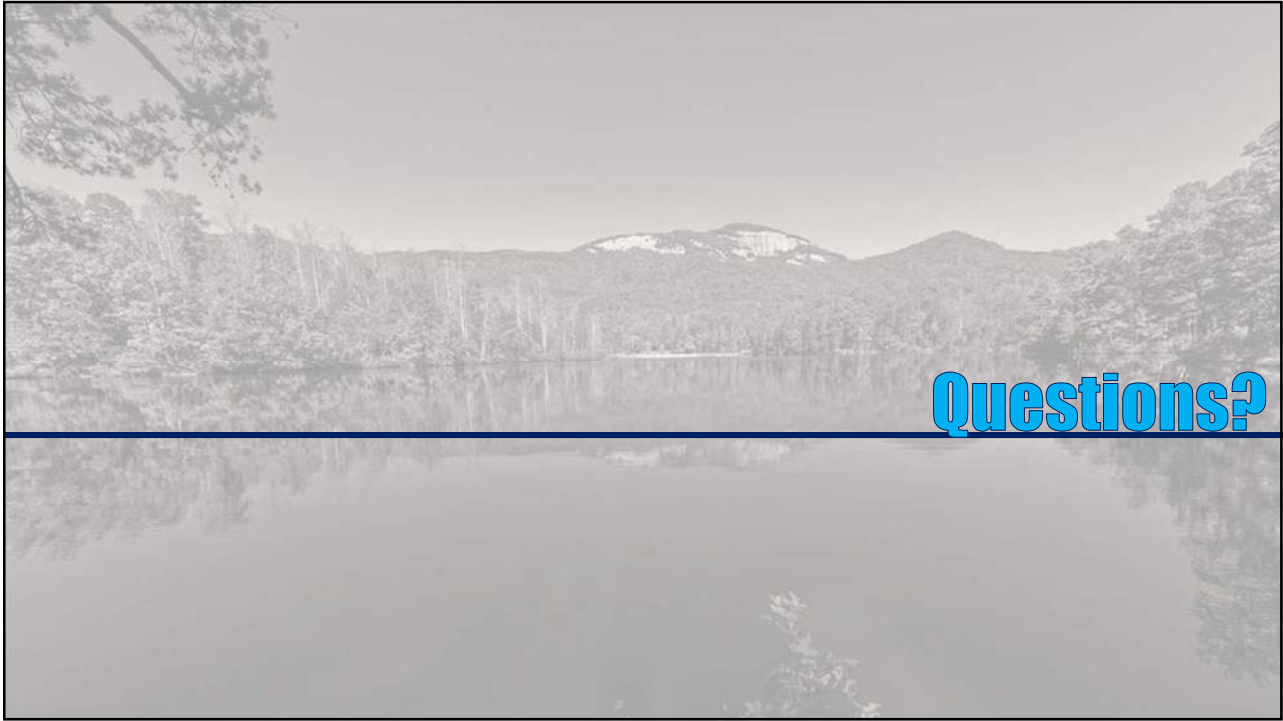
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15



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

Advisory Committee Meeting #1  
March 5, 2020




1

## AGENDA



<b>Overview</b>	Committee Introductions Comprehensive Planning Overview Purpose of this Advisory Committee
<b>Key Findings Research</b>	Historic Population and Events Demographic Data Employment and Commute Dynamics
<b>Activities</b>	SWOT Exercise Previous Policy Review





2





3

## RULES OF ENGAGEMENT

- Please be respectful of all viewpoints and perspectives; we want to hear from all stakeholders
- All members of the advisory committee will be given a dedicated opportunity to talk in turn
- If you have already spoken, please give others the opportunity to speak first
- If you have any questions or comments that we do not get to, please write them down and turn them in at the end of the meeting for us to review



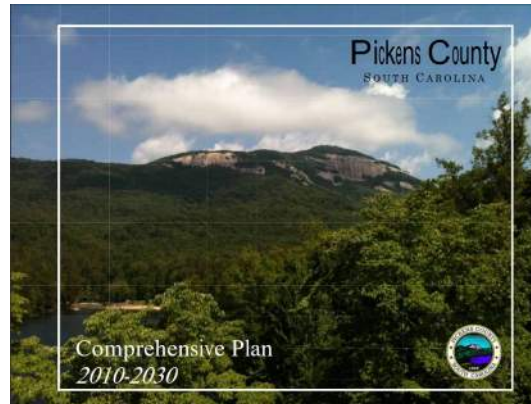



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## WHY A COMPREHENSIVE PLAN?



- The last comprehensive plan was written to plan for the period 2010-2030 (with an update in 2016)
- In South Carolina, Comprehensive Plans must be reviewed at least once every five years, and updated every ten years (South Carolina Local Government Comprehensive Planning Enabling Act of 1994)



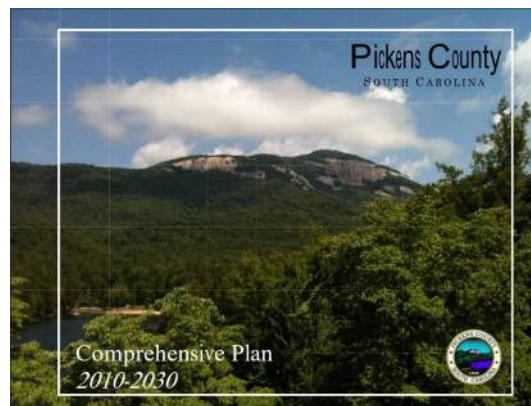
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## WHY A COMPREHENSIVE PLAN?



- Pickens County population growth has outpaced expectations
  - Population estimates show Pickens has grown approximately 1,140 people per year, 2015-2018
  - The previous plan projected growth of approximately 440 people per year, 2015-2020



**POND**

6

## WHY A COMPREHENSIVE PLAN?



- Update our understanding of the County's current conditions
- Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
- Create a tool to ensure that future changes are guided by the community's vision
- Coordinate plans with the cities and counties within and adjacent to Pickens County



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## COMPONENTS OF ONEPICKENS COUNTY COMPREHENSIVE PLAN

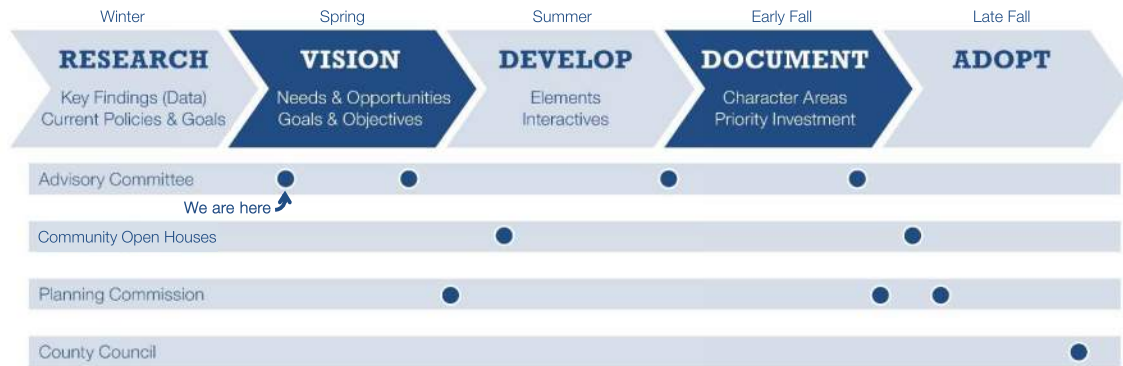


- Elements include the following topics:
  - Population
  - Economic Development
  - Natural Resources
  - Cultural Resources
  - Community Facilities
  - Housing
  - Land Use
  - Transportation
  - Priority Investment



8

# ONEPICKENS COUNTY PLANNING PROCESS



**POND**

9

## ADVISORY COMMITTEE



- Be an **advocate** for the process
- Bring **different perspectives** to the conversation
- Raise **awareness** with your constituents and partners to maximize community involvement
- Vet **ideas and recommendations**
- Ask and answer **tough questions**

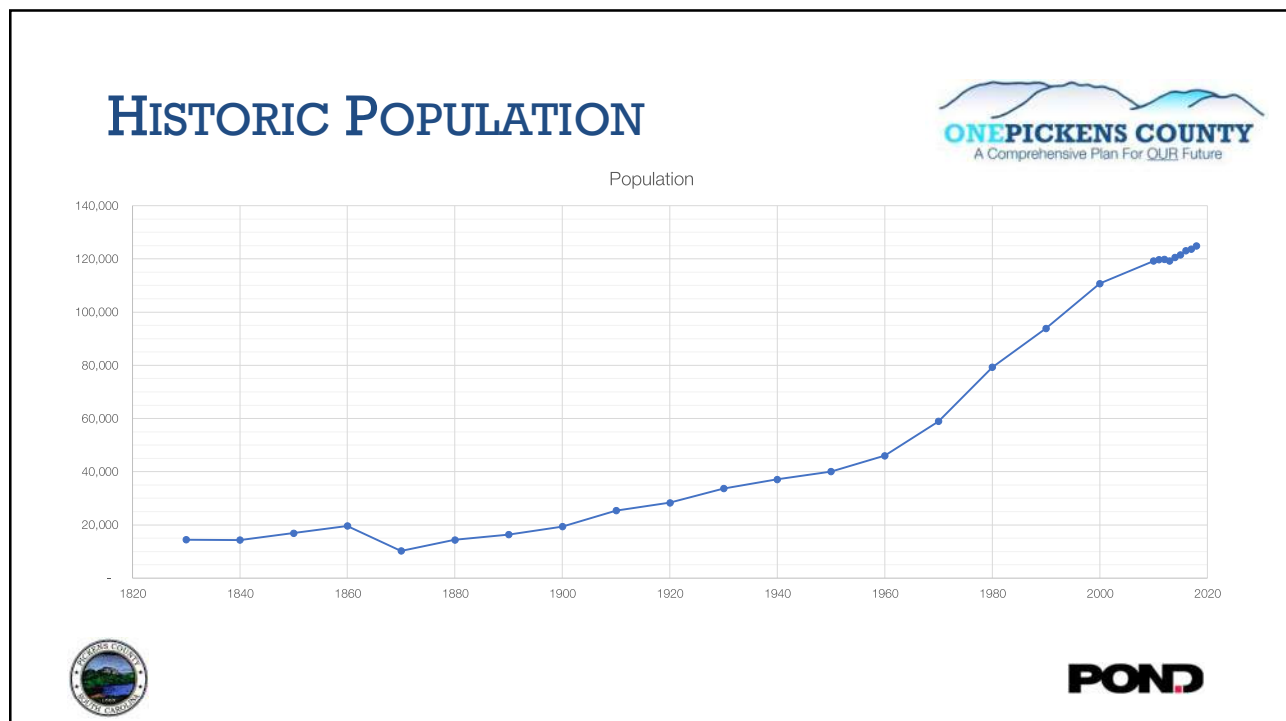


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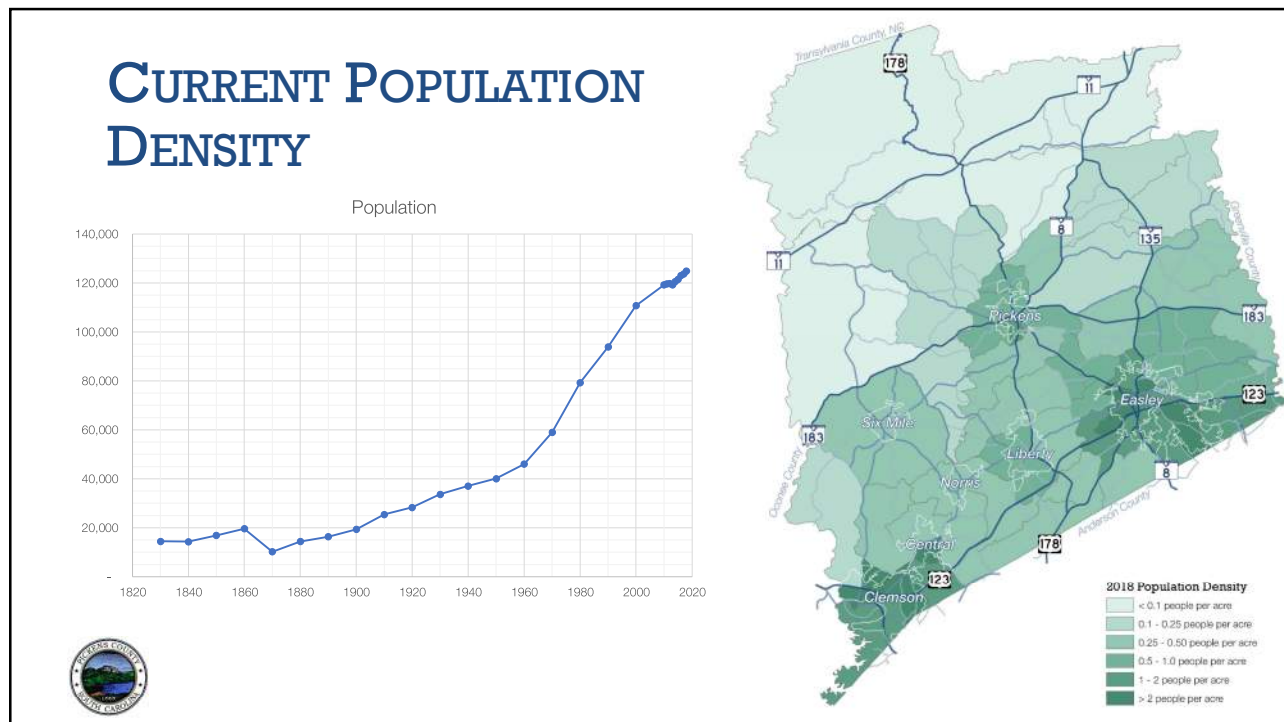
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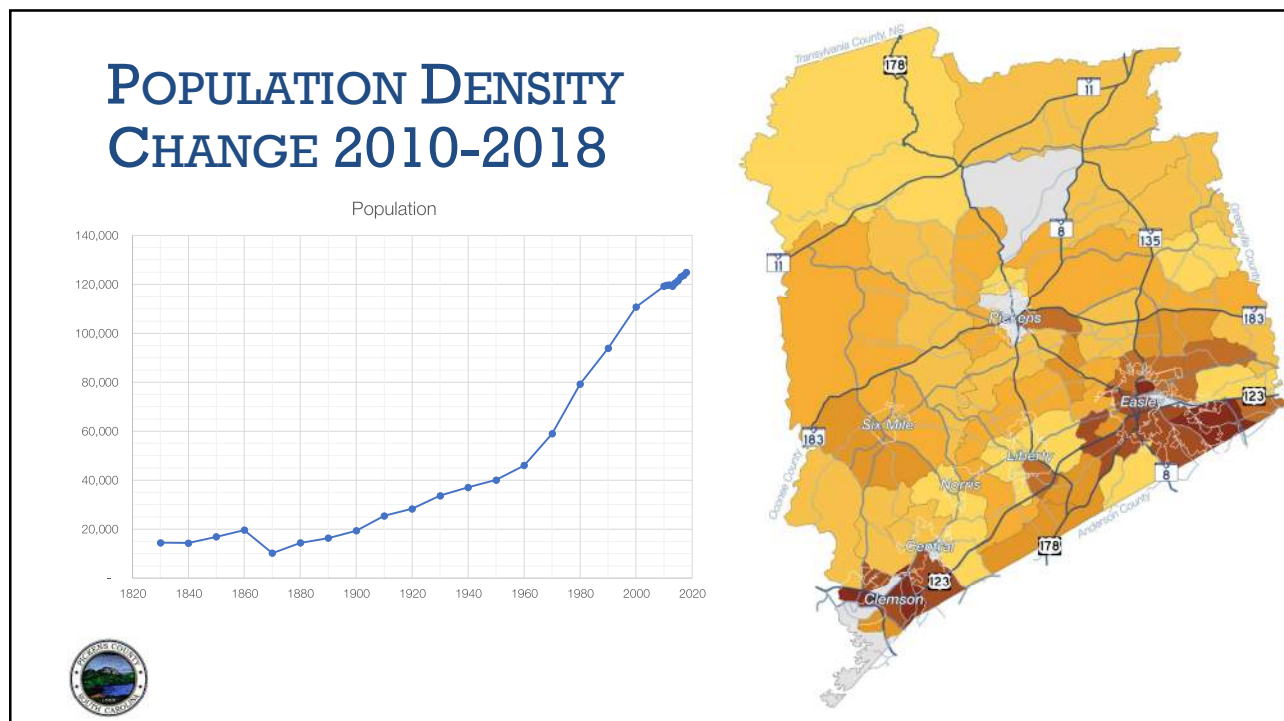
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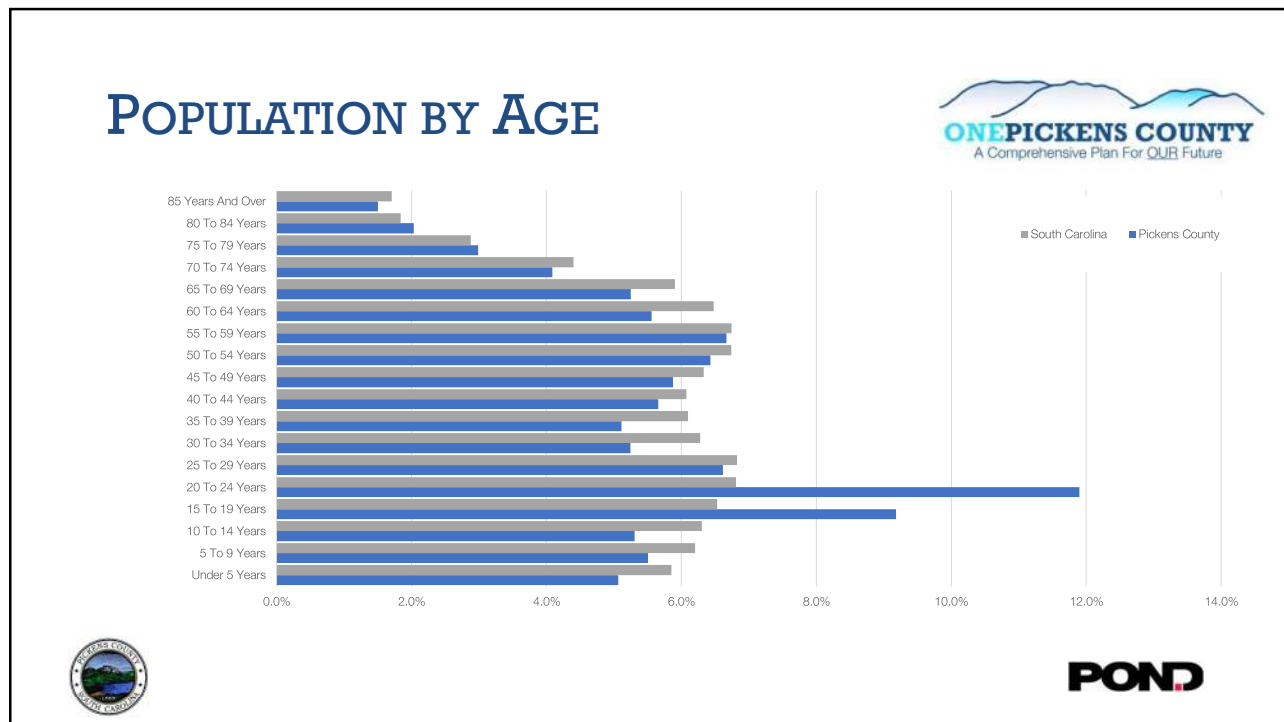
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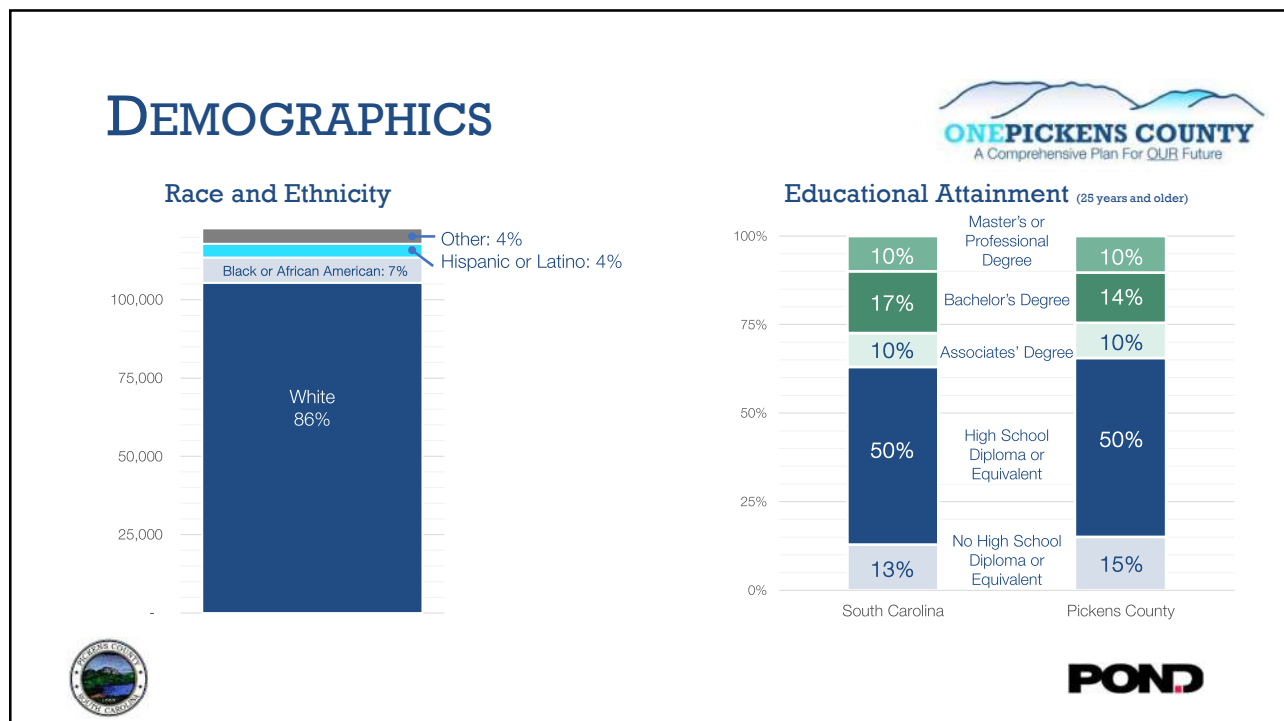
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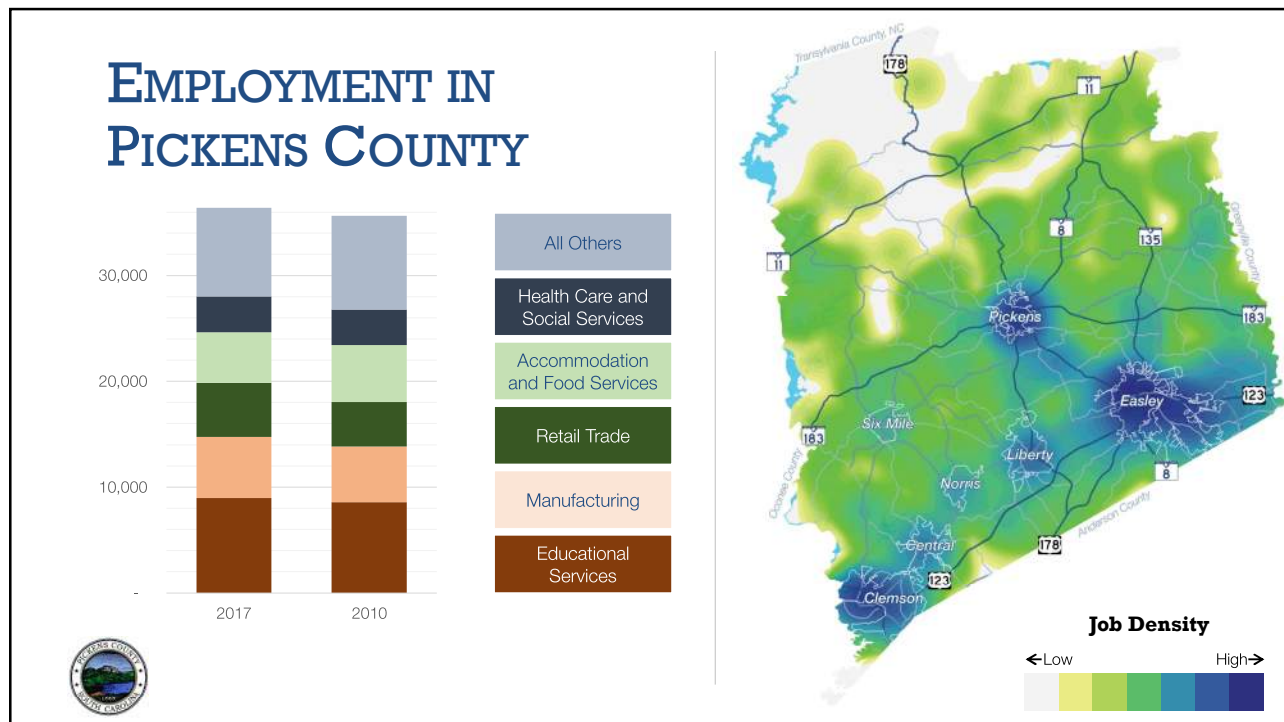
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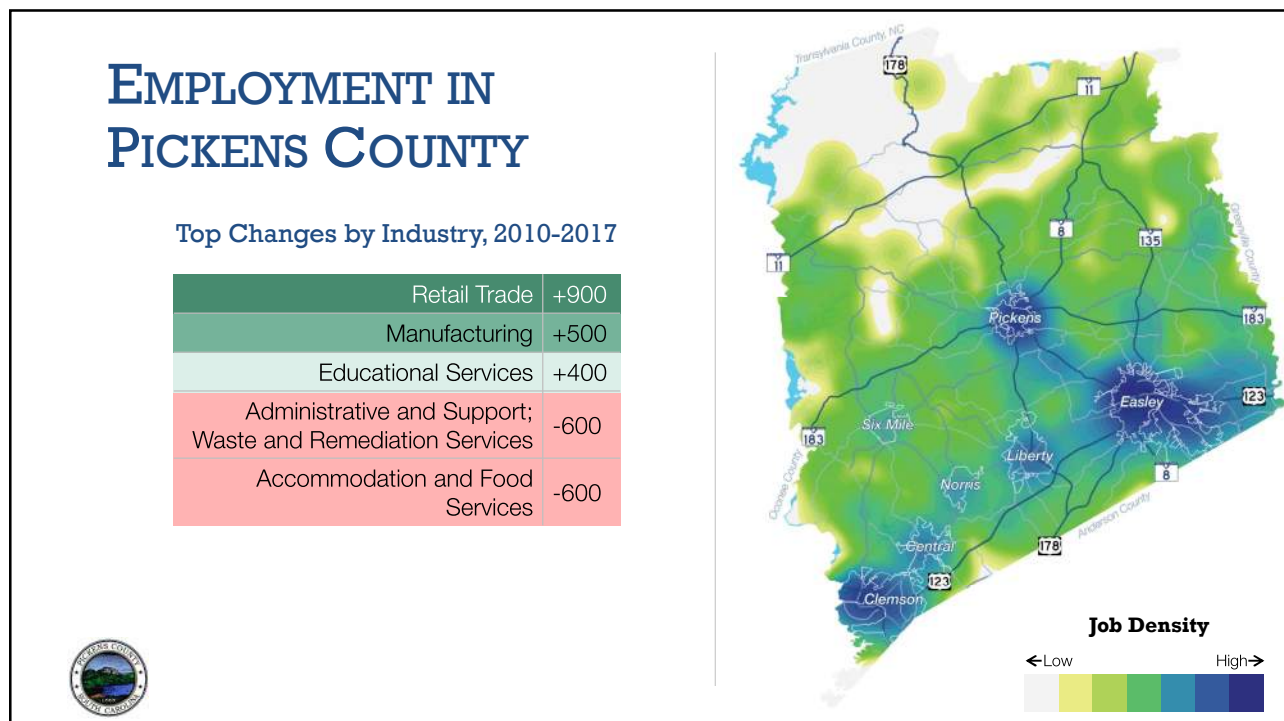
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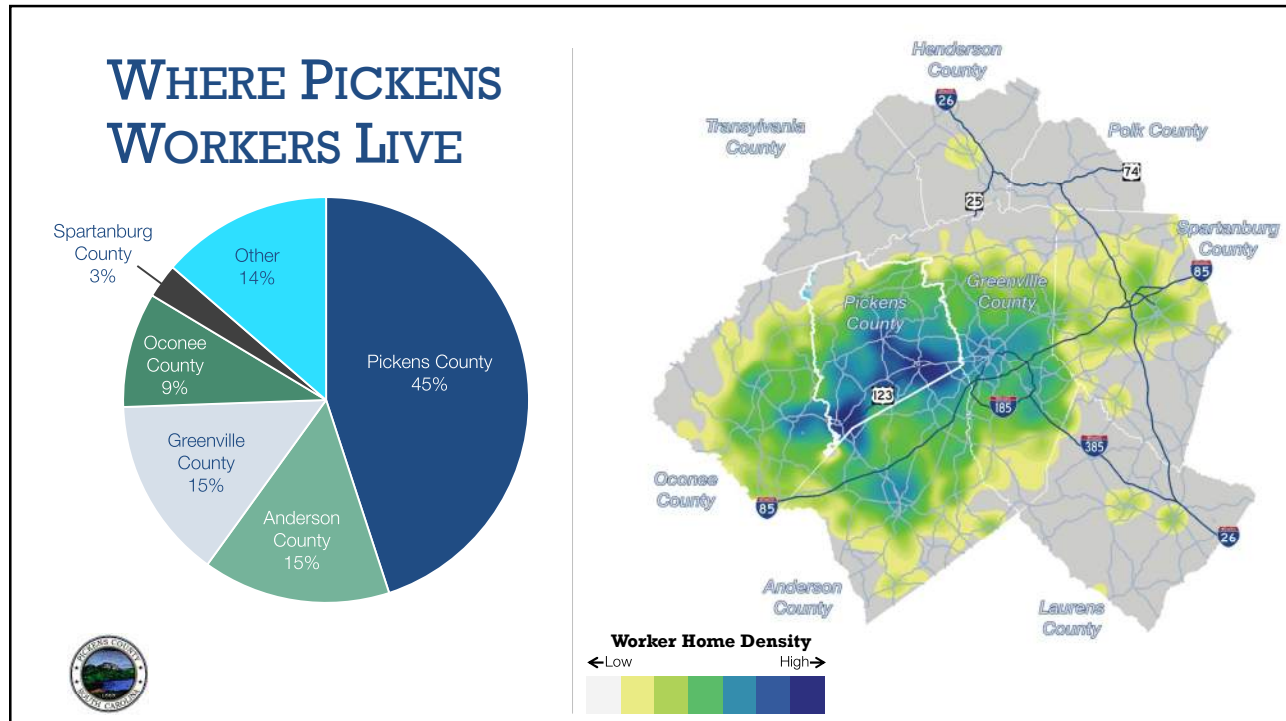
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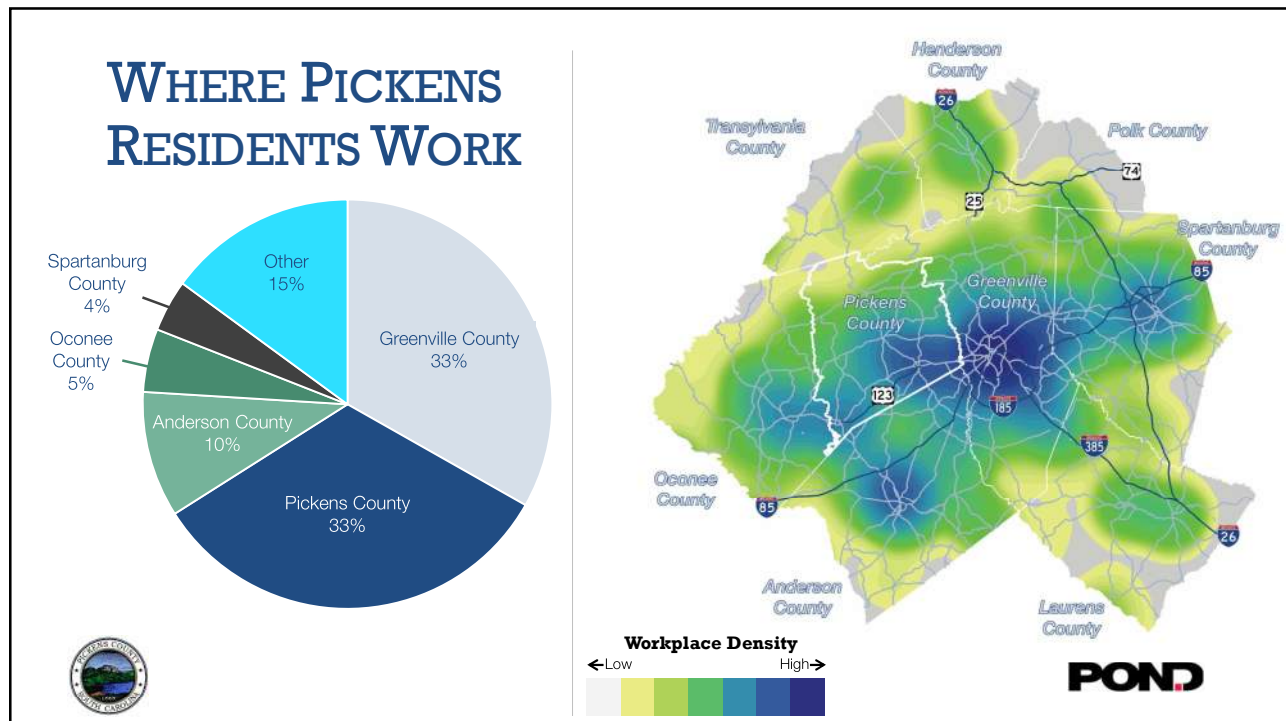
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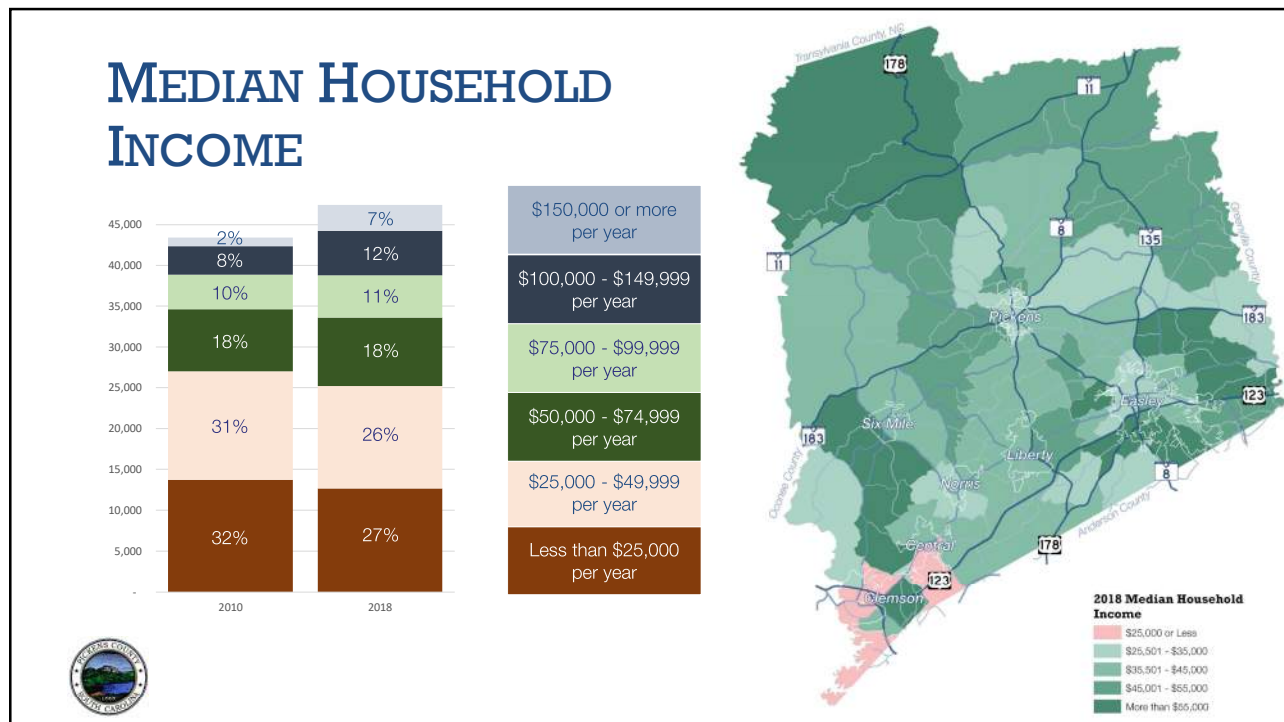
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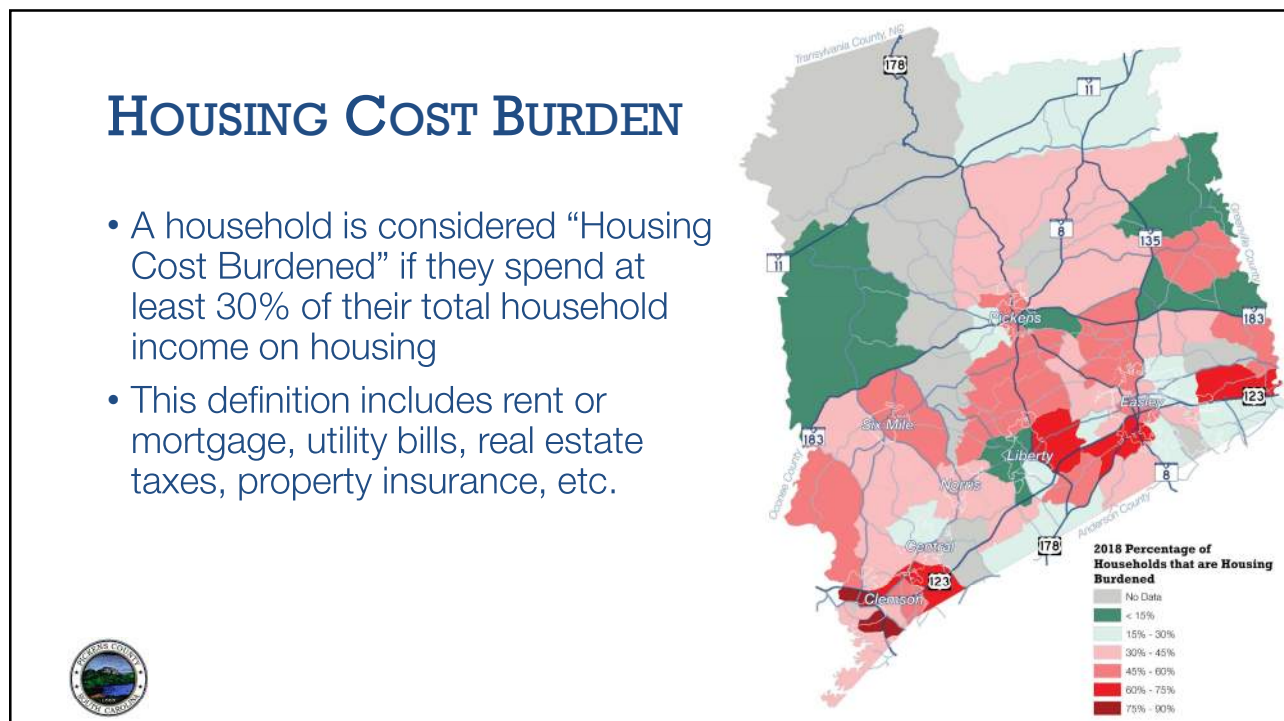
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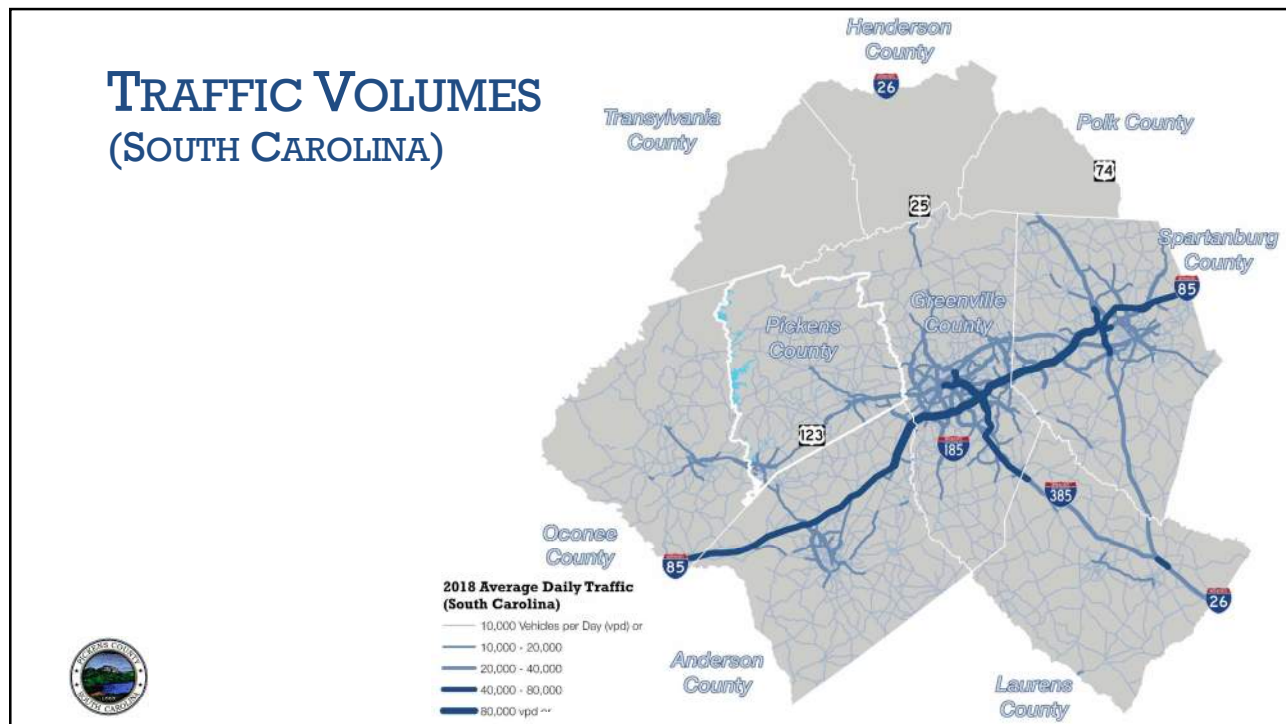
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# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

## SWOT Exercise

**POND**

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# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

## Policy Review




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## POLICY REVIEW ACTIVITY



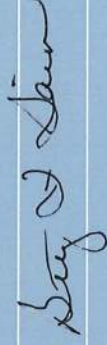







- Please review each policy on the boards around the room
- Place one dot for each policy in the Strongly Agree, Agree, Neutral, Disagree, or Strongly Disagree column
- If you feel any policies need to be reworded, please write the Policy ID and your proposed wording on your comment form
- If you feel any additional policies need to be added, or have any other thoughts to share, please also write these on your comment form
- Be sure to drop your comment form off at the sign-in desk before you leave




26

Advisory Committee Member	Organization	Signature
George Askew	Clemson PSA/Forest	
Andrew Babb	Pond (consultant)	
Bobby Ballentine	Pickens County Planning Commission	<del>Dan Babb</del>
Kathy Bearss	Advocates for Quality Development	Kathy Bearss
Chip Bentley	Appalachian Council of Governments	
Chris Brink	Pickens County	
Keith Brockington	GPATS (Greenville Pickens Area Transportation Study)	
Craig Brown	Pickens County Farm Bureau	
Julie Capaldi	United Way of Pickens County	
Bill Cato	Pickens County Planning Commission	Bill Cato
Adam Chapman	Oconee County Planning	
Dennis Chastain	Individual - local historian/naturalist	Dennis Chastain
Brandon Clary	Cannon Memorial Hospital	
Dr. James P. Clements	Clemson University	
Susan Cohen	Clemson Chamber of Commerce	Susan H. Cohen
Andrea Cooper	Upstate Forever	
Mitchel Cooper	Pond (consultant)	
Dr. Galen Dehay	Tri-County Technical College	
Emily DeRoberts	Duke Energy	

Advisory Committee Member	Organization	Signature
Michael Dey	Homebuilders Association of Greenville	
George Dickert	Clemson Extension	
Bruce Evilsizor	City of Liberty	
Ray Farley	Alliance Pickens	
Aiden Fell	SC Parks, Recreation, and Tourism	
Brett Garrison	Duke Energy – Lake Services	
Betty Garrison	School District of Pickens County	
Paula Gucker	Greenville County Planning	
Lisa Halbo	Upstate Forever	
Steve Haynie	Conservatives of the Upstate	
Zac Hinton	Blue Ridge Electrical Cooperative	
George Hood	PC Cattleman's Association	
Cindy Hopkins	Greater Easley Chamber of Commerce	
Wayne Kelley	Pickens County Historical Society	
Joel Ledbetter	Easley Combined Utilities	
Greg Lucas	SC Department of Natural Resources	
Eric Lusher	Pond (consultant)	
Michelle McCollum	South Carolina Heritage Corridor	
Dr. Danny Merck	School District of Pickens County	



**ONE PICKENS COUNTY**  
A Comprehensive Plan For OUR Future

**ADVISORY COMMITTEE MEETING #1**  
**MARCH 5, 2020**  
**ADVISORY COMMITTEE SIGN-IN**

Advisory Committee Member	Organization	Signature
Robert Miller	SC Department of Natural Resources	<i>Robert Miller</i>
Walker Miller	Individual - agri-tourism/farm	<i>Walker Miller</i>
Phillip Mishoe	City of Central	
Keith Moody	Clemson Area Transit (CATS)	
Ken Nabors	Pickens County Historical Society	
Terry Nation	Pickens County Planning Commission	
Tom O'Hanlen	Manufacturers Caring for Pickens County	<i>Tom O'Hanlen</i>
Gary Owens	Advocates for Quality Development	<i>Gary Owens</i>
Jeff Parkey	Anderson County Planning	
Jessica Preisig	School District of Pickens County	<i>Jessica Preisig</i>
Johnnelle Raines	Conservatives of the Upstate	<i>Johnnelle Raines</i>
Kimberly Smagala	Pickens Chamber of Commerce	
Bill Smith	Pickens County Water Authority	
Philip Smith	Pickens County Planning Commission	<i>Dr. Smith</i>
Todd Steadman	City of Clemson	<i>Todd Steadman</i>
Stephen Steese	City of Easley	
Jason Stewart	Transylvania County, NC	
Roy Stoddard	Town of Six Mile	
Tyler Stone	Greenville County Planning	<i>Tyler Stone</i>

Advisory Committee Member	Organization	Signature
Tom Strange	Manufacturers Caring for Pickens County	
Philip Trotter	City of Pickens	
Jennifer Vissage	Appalachian Council of Governments	
Dr. Todd Voss	Southern Wesleyan University	
Todd Walker	Prisma Health-Baptist Easley	
Michael Watson	Pickens County Planning Commission	
Dale Wilde	FOLKS (Friends of Lake Keowee Society)	
Sue Williams	Advocates for Quality Development	
Randy Williams	Dacusville Community Club	
Odell Williams	Town of Norris	
Amy Wilson	Pickens County Soil and Water Conservation District	
Dan Winchester	Pickens County Taxpayers Association	
Josh Young	School District of Pickens County	
Bob Young	Pickens County Planning Commission	

*[Handwritten signatures in blue ink over the bottom rows of the table]*



**ONE PICKENS COUNTY**

A Comprehensive Plan For OUR Future

**ADVISORY COMMITTEE MEETING #1**  
**MARCH 5, 2020**  
**GENERAL PUBLIC SIGN-IN**

Name	Physical Address	Email
George Bryant	3187 Greenway 1/2 Hwy 178	gbryant1@charter.net
Ref Farm Bureau		
Sara Brewster	212 Crescent St Dr. Pickens	Sara.B104@yahoo.com
Lisa Turnick	222 W. Main St Pickens	GPC Membership@gmail.com
Allison Fowler	222 W. Main St Pickens	afowler@co.pickens.sc.us

# COMMENT FORM

Advisory Committee Meeting #1

March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Legends on maps too small too hard to read.

Weakness

Limited WIFI in Rural Areas.

No Emergency Call Boxes at Boat Ramps.



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

I Am happy that we have a diverse representation here - By that I mean - some Average everyday people that have deep roots in Pickens County & grow up in PC, as I did.

I noticed that the majority of people here did not grow up here & do not have any idea of who we are or what we are about!

Whereas we welcome newbies, we do not want to be like where they came from! We are unique & we do not need major change !!!

We do need to manage & update our infrastructure & esp. roads so that our natural attractions have good roads !!

We do not need to raise taxes to do that or anything else!

JoAnn Brewer



# COMMENT FORM

Advisory Committee Meeting #1

March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Threat: Pandemic diseases released  
by Global Warming



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

THREAT: LACK OF LAND USE overlays to protect key corridors of "Beauty" in Pickens Co.  
Example: Highway 11 corridor to protect against Billboards, unsightly development, etc.

Opportunity: Ref: ROAD + Highway Infrastructure  
- Develop Comprehensive Corridor overlays Plans for current and future high traffic areas.

Opportunity: Clearly understand the Current Land Use map. Develop Future Land Use map to Drive a Comprehensive Zoning Plan for Pickens Co.  
- Encourage participative and County Council led zoning initiative.



POND

# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Regarding Transportation/Mobility,  
TATT is currently developing a regional  
Upstate Mobility Alliance — will be  
a great resource to connect w/ ~~the~~  
to explore partnerships for Pickens  
County efforts

Cindy Hopkins - Easley Chamber  
859.2693



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

STRENGTH

WE ARE ON THE FRONT END OF MASSIVE GROWTH WAVE

WEAKNESS

LACK OF ZONING

TRANSITIONALLY HESITANT TO DESIGNATE LAND USE

NO MAJOR "BENEFACTOR"

OPP.

BUILD UP EXISTING TRANSIT SYSTEM

PERFECT OUR AREA FOR FUTURE GENERATIONS

THREATS

UNCHECKED GROWTH

PERCEPTION THAT PLANNING/ZONING IS SILENT



POND

# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

## Threats

- ① ↪ population / demographic shift challenges
  - 0-18 year olds in decline economic development
  - 24-40% increasing
  - 55+ - large increase (outflow from workforce)

## Weakness.

- ① 65% of Pickens County don't have a post-secondary credential, yet 7/8 of jobs require a post-secondary credential



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

a really impressive group of community  
representatives - should provide a  
wide idea of solutions - or plans.  
but it might be hard to bring  
everyone together

need a little more leadership <sup>to stop</sup> ~~from~~  
one or two people to taking over the  
conversation - rules



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

I know several people mentioned our education (town) as being a strength - Having sold real estate for a number of years I can tell you the outside perception is not at that level - clients overwhelmingly asked to live in the Anderson school district just outside Pickens County in the Powdersville area, for example.

Just food for thought ...



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Conservatives OF THE UPSTATE LAST TIME  
a Comprehensive Plan was developed  
made our own plan and I will  
bring a copy of that to our  
next meeting to give you.  
Our main focus is to keep  
Pickens County the most conservative  
minded county and to keep taxes  
low, and protect property rights.



# COMMENT FORM

Advisory Committee Meeting #1  
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Threats

Climate change

- a/ internally displaced people (immigrants)
- b/ destruction of natural resources
- c/ collapse of our centralized food system

Opportunities:

Regulations to protect local industries and food



# PREVIOUS POLICIES

Advisory Committee Meeting #1

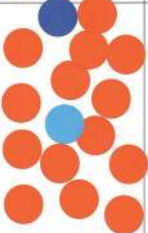



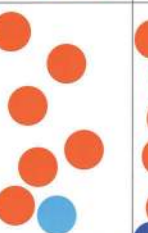
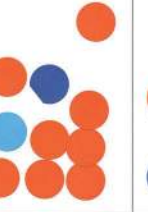


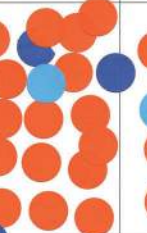



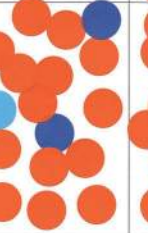



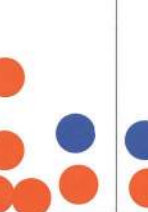






March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
<b>CF-1</b> Community Facilities	Assist with a countywide water plan to be adopted by each water district and supplier to Pickens County in order to prepare for future supply and demand as well as natural and manmade disasters					
<b>CF-2</b> Community Facilities	Develop a strategic plan for county sewer service in collaboration with district service providers that supports economic development, projected population growth, and which utilized innovative methods of operation.					
<b>CF-3</b> Community Facilities	Continue to strive for high quality emergency and law enforcement services that correspond to population changes.					
<b>CF-4</b> Community Facilities	Create opportunities for new county open space and recreation.					
<b>CF-5</b> Community Facilities	Work with School District on sharing facilities and sports fields					
<b>CF-6</b> Community Facilities	Maintain all community facilities at quality standards and service in order to best serve the people of Pickens County.					
<b>PI-1</b> Priority Investment	Continue implementation of a maintenance schedule of County roadways.					

# PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
<b>H-1</b> Housing	Encourage accredited organizations to improve options in quality and affordable housing.					
<b>H-2</b> Housing	Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.					
<b>LU-1</b> Land Use	Revisit the county development standards as necessary and tailor those policies to reflect the unique characteristics of the Character Areas.					
<b>LU-2</b> Land Use	Cooperate with local municipalities and public service providers on criteria for annexations, provision of public services (water, sewer, school siting, etc.) and designation of, and land uses and development standards.					
<b>LU-3</b> Land Uses	Encourage higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities and development standards.					
<b>LU-4</b> Land Use	Develop guidelines and standards for the implementation of overlays or corridor design standards.					

# PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
<b>NR-1</b> Natural Resources	Maintain water quality and air quality as required by DHEC and EPA.					
<b>NR-2</b> Natural Resources	Cooperate with other agencies that protect critical areas.					
<b>NR-3</b> Natural Resources	Encourage the preservation of wildlife habitat, scenic views and vistas, and rural agricultural land and the development of local nature-based businesses and tourism.					
<b>NR-4</b> Natural Resources	Support agencies and organizations that actively protect and promote natural resources of Pickens County.					
<b>T-1</b> Transportation	Establish and fund a Transportation Planning function of the Pickens County Government.					
<b>T-2</b> Transportation	Continue implementation of a maintenance schedule of County roadways.					

# PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020

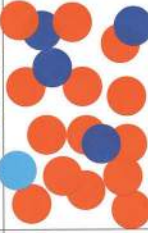
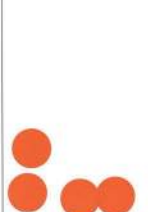

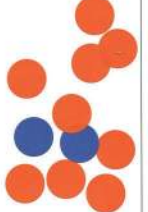
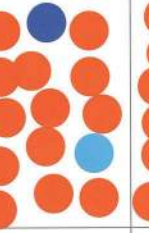
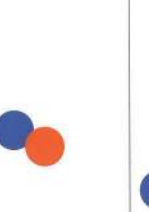


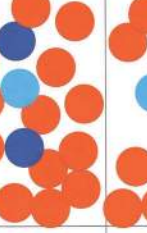
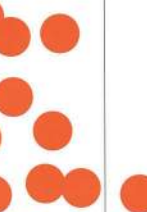

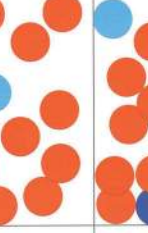




POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
<b>NR-1</b> Natural Resources	Maintain water quality and air quality a required by DHEC and EPA.					
<b>NR-2</b> Natural Resources	Cooperate with other agencies that protect critical areas.					
<b>NR-3</b> Natural Resources	Encourage the preservation of wildlife habitat, scenic views and vistas, and rural agricultural land and the development of local nature-based businesses and tourism.					
<b>NR-4</b> Natural Resources	Support agencies and organizations that actively protect and promote natural resources of Pickens County.					
<b>T-1</b> Transportation	Establish and fund a Transportation Planning function of the Pickens County Government.					
<b>T-2</b> Transportation	Continue implementation of a maintenance schedule of County roadways.					
<b>T-3</b> Transportation	Upgrade and maintain the county road system in a manner that meets the needs of Pickens County's growing population and provides safe and efficient routes through the county.					



# PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
<b>P-1</b> Population	Implement comprehensive growth management.					
<b>P-2</b> Population	Periodically assess quality of life in Pickens County via a thorough public feedback process that guides policy-making.					
<b>P-3</b> Population	Find ways to strengthen and promote volunteer, nonprofit, and other organizational programs that provide educational and healthy lifestyle opportunities to youth in Pickens County					
<b>CR-1</b> Cultural Resources	Implement the Pickens County Parks and Recreation Master Plan to provide adequate recreation facilities with an emphasis on foot trails and pedestrian amenities in culturally significant areas.					
<b>CR-2</b> Cultural Resources	Responsibly preserve and market cultural, heritage, and recreational resources.					
<b>CR-3</b> Cultural Resources	Integrate cultural resources with community opportunities for educational enrichment, healthy lifestyles, and youth involvement					
<b>CR-4</b> Cultural Resources	Continue to maintain and develop Pickens County's established cultural sites such as the Pickens County Museum and the Hagood Mill.					



# OPPORTUNITIES

Advisory Committee Meeting #1

March 5, 2020

- local food sources
- leverage unique identity
- learn from neighbor's mistakes
- leverage education (K-12 + secondary...)
- more job opportunities (industrial development)
- more short term housing
- fare free electric fleet (CATS)  
as model

# STRENGTHS

Advisory Committee Meeting #1

March 5, 2020

Existing Plans, Data, + Planning Resources

Quality of Life / Natural Resources ✓✓

Post-secondary Education System ✓

Central Location (access to Atlanta, Charlotte, etc + natural resources)

Historic Heart of SC Upstate

People + Service Organizations

Career + Technology Center + relationships w/ business comm.

Great K-12 system ✓✓✓

Affordability (taxes, etc.)

Friendly Community

Family Structure / Strength

# THREATS

Advisory Committee Meeting #1  
March 5, 2020

- protection through regulation of lake
- lack of <sup>strong</sup> stormwater regulation / septic
- losing identity
- lose of large preserved parcels
- changing attitudes (who are we?)
- crime (particularly drug related)
- cooperation towards common goals  
    ↳ service providers      ➤ = need more regional or county level approach?
- resistance to tools to manage growth



# WEAKNESSES

Advisory Committee Meeting #1

March 5, 2020

Lack of 4-lane access to I-85 ✓

Lack of access to affordable childcare

Affordable Housing

Inadequate roadways in/out of Pickens (esp. w/ Greenville) ±

Public transportation (esp. w.r.t. public health) ✓

Crime (esp. drug-related)

Access to Mental Health Services

Early childhood Opportunities

Utility costs/controls/power

Losing industrial/economic sites

Coordination of Services

## Tell us What You Think!

In which of the following ways do you interact with Pickens County? Please select all that apply

- ☒ I live in Pickens County
- ☒ I work in Pickens County → Retired
- ☐ I go to school (K-12) in Pickens County
- ☐ I go to college or other post-secondary school in Pickens County
- ☐ I have children enrolled in school in Pickens County
- ☒ I frequently shop or eat in Pickens County
- ☒ I enjoy natural and/or historical recreation in Pickens County
- ☐ I have some other relationship to Pickens County (please describe below)

If you selected some other relationship to Pickens County, please describe your relationship to Pickens County below:

If you indicated that you live in Pickens County, please indicate your zip code. If you do not live in Pickens County, please indicate N/A.

If you indicated that you work in Pickens County, please indicate the zip code of your employer. If you do not work in Pickens County (or are not employed), please indicate N/A.

In one or two sentences, how would you describe your ideal Pickens County of the future?

Industrial growth while protecting Green Spaces	▲
	▼
◀	▶

The following section covers topics that were discussed in a Strengths, Weaknesses, Opportunities, and Threats discussion with various organizations in the County. Please indicate the degree to which you agree or disagree with these statements.

## **Quality of Life**

**Pickens County provides a high quality of life**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Recent increases in crime threaten Pickens County's quality of life**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☒ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Utility costs in Pickens County are high and the county should work to lower them**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☒ Unsure/No Opinion

## **Housing**

**Affordability is an important asset in Pickens County and should be maintained and/or improved**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.

More Trader programs  
are needed, not everyone  
goes to college.

## Tell us What You Think!

In which of the following ways do you interact with Pickens County? Please select all that apply

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In one or two sentences, how would you describe your ideal Pickens County of the future?

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**Transportation & Infrastructure**

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## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

with Zoning Controls  
OR LAND Development  
Regulations, Make it  
Difficult

If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.

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The following section covers topics that were discussed in a Strengths, Weaknesses, Opportunities, and Threats discussion with various organizations in the County. Please indicate the degree to which you agree or disagree with these statements.

### **Quality of Life**

**Pickens County provides a high quality of life**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Recent increases in crime threaten Pickens County's quality of life**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Utility costs in Pickens County are high and the county should work to lower them**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

## **Housing**

**Affordability is an important asset in Pickens County and should be maintained and/or improved**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase the availability of short-term housing in the county**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset**

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- ☒ Agree
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**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

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- ☐ Agree
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**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

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## Tell us What You Think!

In which of the following ways do you interact with Pickens County? Please select all that apply

- ☒ I live in Pickens County
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In one or two sentences, how would you describe your ideal Pickens County of the future?

I think it has a good future.

The following section covers topics that were discussed in a Strengths, Weaknesses, Opportunities, and Threats discussion with various organizations in the County. Please indicate the degree to which you agree or disagree with these statements.

### **Quality of Life**

**Pickens County provides a high quality of life**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
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- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
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**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☒ Strongly Agree
- ☐ Agree
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**Recent increases in crime threaten Pickens County's quality of life**

- ☐ Strongly Agree
- ☒ Agree
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**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
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- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
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**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

- ☐ Strongly Agree
- ☐ Agree
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**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
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**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☐ Agree
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**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

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- ☐ Agree
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## **Housing**

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- ☐ Strongly Agree
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**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
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## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

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**Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.**

- ☒ Strongly Agree
- ☐ Agree
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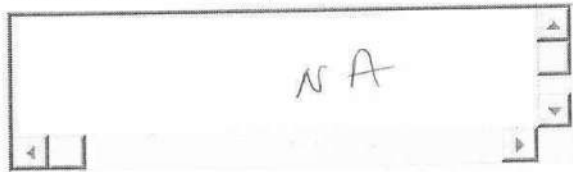
**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

- ☒ Strongly Agree
- ☐ Agree
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**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

- ☐ Strongly Agree
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N A

## Tell us What You Think!

In which of the following ways do you interact with Pickens County? Please select all that apply

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In one or two sentences, how would you describe your ideal Pickens County of the future?

A GROWING YOUNG POPULATION	
ENJOYING THE NATURAL BEAUTY	
AND INTEREST LOCATIONS	

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### **Quality of Life**

**Pickens County provides a high quality of life**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
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**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
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- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
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- ☐ Strongly Disagree
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**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Recent increases in crime threaten Pickens County's quality of life**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
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- ☐ Unsure/No Opinion

**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
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**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

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- ☐ Agree
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- ☐ Disagree
- ☐ Strongly Disagree
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**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
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- ☐ Unsure/No Opinion

**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
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**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
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**Utility costs in Pickens County are high and the county should work to lower them**

- ☐ Strongly Agree
- ☒ Agree
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## **Housing**

**Affordability is an important asset in Pickens County and should be maintained and/or improved**

- ☐ Strongly Agree
- ☒ Agree
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- ☐ Strongly Disagree
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**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
- ☐ Agree
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## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

- ☒ Strongly Agree
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- ☒ Strongly Agree
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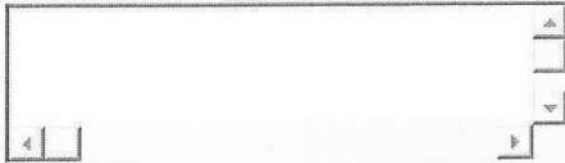
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**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

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Keeping the small town  
feel while attracting more  
business

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## **Quality of Life**

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- ☒ Strongly Agree
- ☐ Agree
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**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
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**Pickens County should work to increase access to local food sources to improve quality of life in the county**

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- ☒ Strongly Agree
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**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☐ Agree
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**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

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## **Economic Development**

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- ☒ Strongly Agree
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- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☒ Unsure/No Opinion

If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.

		▲
		□
		▼
4		▶

## Tell us What You Think!

In which of the following ways do you interact with Pickens County? Please select all that apply

- ☒ I live in Pickens County
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The following section covers topics that were discussed in a Strengths, Weaknesses, Opportunities, and Threats discussion with various organizations in the County. Please indicate the degree to which you agree or disagree with these statements.

### **Quality of Life**

**Pickens County provides a high quality of life**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Recent increases in crime threaten Pickens County's quality of life**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☒ Strongly Disagree
- ☐ Unsure/No Opinion

**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☒ Unsure/No Opinion

**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
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- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Utility costs in Pickens County are high and the county should work to lower them**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☒ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

## **Housing**

**Affordability is an important asset in Pickens County and should be maintained and/or improved**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
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**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

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- ☐ Agree
- ☐ Neutral
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Need More open  
Communication  
Add Updates  
of Events + Changes

## Tell us What You Think!

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### **Quality of Life**

**Pickens County provides a high quality of life**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☒ Unsure/No Opinion

**Pickens County should work to increase access to local food sources to improve quality of life in the county**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
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**Pickens County is a welcoming and friendly community, and should work to preserve that.**

- ☒ Strongly Agree
- ☐ Agree
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**Recent increases in crime threaten Pickens County's quality of life**

- ☐ Strongly Agree
- ☐ Agree
- ☐ Neutral
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- ☒ Unsure/No Opinion

**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

- ☐ Strongly Agree
- ☐ Agree
- ☒ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**The service organizations present in Pickens County are a significant strength of the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
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**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

- ☐ Strongly Agree
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**Pickens County suffers due to a lack of strong stormwater and septic system regulations**

- ☐ Strongly Agree
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**Limited access to public transportation is a weakness of Pickens County**

- ☐ Strongly Agree
- ☒ Agree
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**Inadequate roadways into and out of Pickens County have a negative impact on the county.**

- ☐ Strongly Agree
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## **Housing**

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**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
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## **Economic Development**

**The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole**

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- ☒ Strongly Agree
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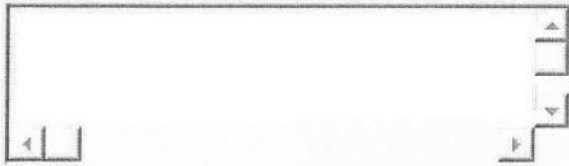
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- ☐ Strongly Agree
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**Pickens County is strengthened by it's high-quality K-12 educational system**

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**Pickens County is threatened by changing attitudes, which contributes to a lack of community identity**

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- ☐ Strongly Agree
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**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
- ☒ Agree
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**The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County**

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## **Housing**

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- ☐ Strongly Agree
- ☒ Agree
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**Pickens County should work to increase the availability of short-term housing in the county**

- ☐ Strongly Agree
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- ☐ Agree
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**Pickens County is strengthened by it's high-quality K-12 educational system**

- ☐ Strongly Agree
- ☒ Agree
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**Transportation & Infrastructure**

**The lack of high-quality access to I-85 is a disadvantage to Pickens County**

- ☐ Strongly Agree
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## **Housing**

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- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

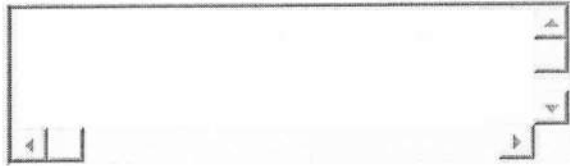
**The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.**

- ☐ Strongly Agree
- ☒ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

**Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County**

- ☒ Strongly Agree
- ☐ Agree
- ☐ Neutral
- ☐ Disagree
- ☐ Strongly Disagree
- ☐ Unsure/No Opinion

If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.



Created on	Email	Q1 - In which of the following ways do you interact with Pickens County? Please select all that apply	Q2 - If you selected some other relationship to Pickens County, please describe your relationship to Pickens County below:	Q3 - If you indicated that you live in Pickens County, please indicate your zip code. If you do not live in Pickens County, please indicate N/A.	Q4 - If you indicated that you work in Pickens County, please indicate the zip code of your employer. If you do not work in Pickens County (or are not employed), please indicate N/A.	Q5 - In one or two sentences, how would you describe your ideal Pickens County of the future?	Q8 - Pickens County provides a high quality of life	Q9 - Pickens County is strengthened by it's high-quality K-12 educational system	Q10 - Pickens County should work to increase access to local food sources to improve quality of life in the county	Q11 - Pickens County is a welcoming and friendly community, and should work to preserve that.	Q12 - Recent increases in crime threaten Pickens County's quality of life	Q13 - Pickens County is threatened by changing attitudes, which contributes to a lack of community identity	Q14 - The service organizations present in Pickens County are a significant strength of the county.
1/11/2021 9:49	ellisom@clemson.edu	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29671		At the moment, the income and wealth distribution is extremely unbalanced. There are areas of (apparent) abject poverty, and areas of disproportionate wealth. In order for a unified Pickens County, the inequities must be resolved. An extremely difficult problem to solve, admittedly.	Agree	Agree	Strongly Agree	Neutral	Neutral	Agree	Neutral
1/11/2021 8:04		I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631			Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Agree
1/11/2021 7:04	jmarsh@clemson.edu	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	South Carolina	29631		strong ongoing publically-voiced efforts to include everyone in the county on the many issues that come before elected leaders. Meaningful education, safe neighborhoods, employment opportunities that pay a living wage, outdoor rec spaces close to lower income community. Frequent and visible messages of inclusion from all leaders. No one living in cars, etc. Below, questions are "agree" for those who are well off, not true for the poor.	Neutral	Unsure/No Opinion	Strongly Agree		Unsure/No Opinion		Strongly Agree
1/11/2021 6:40		I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682		The county needs to start updating the infrastructure around the county, (mainly the primary and secondary roads).	Agree	Disagree	Agree	Strongly Agree	Agree	Strongly Agree	Agree
1/10/2021 20:21	sixmiletoo@aol.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)	I am a retired public school teacher and have lived in the Clemson Area since 1971. My two sons attended k-12 here, and I have been active in social, educational, personal, and professional activities in the county.	29630	29671 now retired	The employment of a professional planner (I forget the title) who preserves the natural and planned landscaped beauty, business, and opportunities of the county. Clemson is really struggling with the haphazard building projects in the area, without careful thought to the under-served areas, the homeless, native and concerned citizens, and now they are reaping the problems of runaway developers who are now HERE.  The small towns of Six Mile, Central, and Clemson need help in developing the natural beauty and the economy of small businesses.	Agree	Agree	Strongly Agree	Strongly Agree	Disagree	Disagree	Strongly Agree

Created on	Q17 - The lack of high-quality access to I-85 is a disadvantage to Pickens County	Q18 - The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County	Q19 - Pickens County suffers due to a lack of strong stormwater and septic system regulations	Q20 - Limited access to public transportation is a weakness of Pickens County	Q21 - Inadequate roadways into and out of Pickens County have a negative impact on the county.	Q22 - Utility costs in Pickens County are high and the county should work to lower them	Q24 - Affordability is an important asset in Pickens County and should be maintained and/or improved	Q25 - Pickens County should work to increase the availability of short-term housing in the county	Q27 - The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole	Q28 - The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset	Q29 - Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.	Q30 - The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.	Q31 - Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County	Q32 - If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.
1/11/2021 9:49	Neutral	Strongly Agree	Unsure/No Opinion	Strongly Agree	Neutral	Disagree	Agree	Strongly Agree	Agree	Agree	Agree	Unsure/No Opinion	Agree	
1/11/2021 8:04	Agree	Agree	Strongly Agree	Strongly Agree	Neutral	Disagree	Agree	Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	
1/11/2021 7:04	Strongly Agree	Agree	Unsure/No Opinion	Strongly Agree	Unsure/No Opinion	Unsure/No Opinion	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	Could there be a county-wide event where residents across the county came together for a day of fun and activities. Easley, Pickens, six Mile, Clemson, etc.!! After covid of course!!
1/11/2021 6:40	Disagree	Agree	Neutral	Disagree	Strongly Agree	Disagree	Strongly Agree	Disagree	Agree	Agree	Agree	Disagree	Disagree	
1/10/2021 20:21	Unsure/No Opinion	Agree	Agree	Agree	Agree	Disagree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	I did not like/understand the "affordability of housing..." because I don't think housing IS affordable, but I am probably looking at the exploding Clemson area. Perhaps is it better in the county, but I DO think the QUALITY of affordable housing might be the issue. WE badly need to look at the HOMELESS issue, as there is one nice shelter in Seneca, but what is PICKENS County doing about transients, their needs, in all kinds of weather, with health problems? I know there are social services - charities, government, church-related, but this is a real problem and we can solve it. Thank you for asking! Best wishes in this project and for caring about Pickens County's future. :-)

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1/10/2021 20:10	jevansmpa@gmail.com	I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682		One with more mainstream shopping and small businesses. Better Grocery options in the more rural areas. Long-term Traffic Planning.	Agree	Strongly Disagree	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Disagree
1/10/2021 18:22	saavedra.donna1@gmail.com	I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		N/A	29671	More tourists spending their money in smaller towns, (Six Mile, Liberty and Central.	Disagree	Neutral	Agree	Agree	Strongly Agree	Agree	Neutral
1/10/2021 13:35	lechaynes@yahoo.com	I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682		A safe, welcoming place for resident families and visitors alike. Crime is kept in check. Historical, cultural, educational and recreational opportunities throughout the year.	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Agree
1/10/2021 12:02	blizzard92@live.com	I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682		I would like to see more affordable dental clinics for people who cannot afford care. Braces and emergency treatment are not widely available here. Its visible. Education needs a boost. I pulled my child because mathematics, reading , history AND science are not quality here. There are no IEPs for advanced learners. Gifted learners have a half hour pull out once a week. We live near a large university that is well known but our education ranking is the worst compared to all the other states. I also dont enjoy belonging to a co-op with such high rates.	Agree	Neutral	Strongly Agree	Neutral	Disagree	Strongly Disagree	Disagree
1/10/2021 10:28	suewilliams130@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682			Strongly Agree	Agree	Agree	Agree	Agree	Neutral	Neutral
1/10/2021 10:13	amyrmckee@hotmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631		A place for families to live and enjoy the area without the hustle and bustle of city life.	Agree	Agree	Neutral	Agree	Agree	Agree	Neutral
1/10/2021 9:48	chiplawson@bellsouth.net	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County		29682	29678	Would like to see a major improvement in our infrastructure; roads and bridges especially, then expansion of sewer system, internet, etc.	Agree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral
1/10/2021 9:07				29631			Agree	Agree	Agree	Agree	Agree	Agree	Strongly Agree

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1/10/2021 20:10	Strongly Agree	Disagree	Neutral	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Disagree	Neutral	Neutral	Strongly Agree	Disagree	Neutral	The litter throughout Pickens County is disgusting and out of control. This effects the demographic.of businesses and residents interested in coming to Pickens County.
1/10/2021 18:22	Strongly Agree	Agree	Neutral	Agree	Strongly Agree	Neutral	Agree	Agree	Agree	Neutral	Strongly Agree	Agree	Agree	
1/10/2021 13:35	Strongly Disagree	Agree	Neutral	Agree	Disagree	Strongly Agree	Agree	Agree	Agree	Agree	Disagree	Agree	Disagree	Crime (specifically drugs and theft) needs to be controlled. More opportunities (entertainment, recreation, retail, technological) for people who live here will keep our dollars in county.
1/10/2021 12:02	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	I have a long commute to work. My electric co-op is extremely expensive. My internet is only through one provider, no choice in providers for either service. My medical insurance covered nothing until I went through my new employer who is very progressive. Im happy to pay for insurance now that I can, but those who cant afford it end up suffering for years on end and pass that to their kids. The education system is VERY behind. Kids should know multiplication in 3rd grade. They arent focused on history...proper and thorough history of our Constitution, laws, foundational knowledge. And advanced learners are offered close to nothing. This does not support a strongly educated youth. Just passing in an already behind educational system creates an under-educated society.
1/10/2021 10:28	Disagree	Neutral	Neutral	Agree	Neutral	Neutral	Unsure/No Opinion	Unsure/No Opinion	Neutral	Agree	Agree	Unsure/No Opinion	Unsure/No Opinion	
1/10/2021 10:13	Agree	Agree	Agree	Agree	Agree	Agree	Strongly Agree	Agree	Agree	Agree	Agree	Agree	Strongly Agree	
1/10/2021 9:48	Strongly Agree	Agree	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	
1/10/2021 9:07	Agree	Agree	Neutral	Agree	Neutral	Neutral	Agree	Agree	Agree	Agree	Agree	Agree	Disagree	

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1/10/2021 8:48		I live in Pickens County, I work in Pickens County, I go to college or other post-secondary school in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29631	I would like it to be clean and green with parks and other recreational activities for people of all ages.	Agree	Agree	Agree	Neutral	Agree	Agree	Unsure/No Opinion
1/9/2021 23:57	elessarrex@hotmail.com	I live in Pickens County, I have some other relationship to Pickens County (please describe below)	I work from home in Pickens County.	29631	20036	A county that still has at least a few trees left standing. Near to where I live, the development is progressing at break-neck speed. It worries me.	Agree	Unsure/No Opinion	Strongly Agree	Agree	Unsure/No Opinion	Neutral	Unsure/No Opinion
1/9/2021 17:50		I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	Na	I'd like to see good roads, well signed and lighted well at night. I'd like to see the green spaces protected and preserved when possible.	Agree	Neutral	Strongly Agree	Neutral	Neutral	Neutral	Agree
1/9/2021 16:44		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29634		Neutral	Unsure/No Opinion	Agree	Disagree	Disagree	Disagree	Agree
1/9/2021 15:21	alysenlynn@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)	Own a business	29630	n/a	Growth is inevitable but I would like to see an emphasis and balance of : preservation of the geography/environment and affordable housing for all economic levels.	Agree	Agree	Strongly Agree	Neutral	Strongly Disagree	Unsure/No Opinion	Agree
1/9/2021 14:49	kswbyrd@gmail.com	I live in Pickens County		29630		An economically strong area that preserves its history, rural feel, scenery, and outstanding options for outdoor activities. There will be more affordable housing options (both rental and owned), a robust public transportation and school system, and it will be pedestrian and bike friendly.	Neutral	Disagree	Strongly Agree	Disagree	Disagree	Agree	Agree
1/9/2021 14:38		I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29634	Improved recreational opportunities and social justice for all	Neutral	Disagree	Strongly Disagree	Disagree	Disagree	Strongly Agree	Agree

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1/9/2021 23:57	Neutral	Agree	Unsure/No Opinion	Agree	Neutral	Neutral	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	Agree	
1/9/2021 17:50	Neutral	Agree	Agree	Agree	Agree	Disagree	Agree	Neutral	Strongly Agree	Strongly Agree	Agree	Neutral	Agree	
1/9/2021 16:44	Agree	Agree	Agree	Agree	Neutral	Neutral	Strongly Agree	Strongly Disagree	Agree	Agree	Agree	Neutral	Neutral	
1/9/2021 15:21	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Neutral	Strongly Agree	Disagree	Strongly Agree	Neutral	Strongly Agree	
1/9/2021 14:49	Disagree	Strongly Agree	Neutral	Strongly Agree	Disagree	Neutral	Strongly Disagree	Strongly Agree	Disagree	Agree	Agree	Unsure/No Opinion	Strongly Agree	While I’m in favor of economic growth, I’m not in favor of industrial growth that is environmentally unfriendly. The amount of litter on the roads (both main and back) is a definite weakness.
1/9/2021 14:38	Neutral	Agree	Strongly Disagree	Unsure/No Opinion	Disagree	Strongly Disagree	Agree	Neutral	Strongly Agree	Strongly Agree	Agree	Strongly Disagree	Strongly Agree	

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1/9/2021 14:31	clholt@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631		One day I hope that our beautiful rural and urban Pickens County will be composed of diverse communities where people respect each other and the environment, where all who want and need to work find satisfying, sustaining employment, where families and individuals are able to live in safe and affordable housing, and where schools and universities provide a progressive education as well as cultural opportunities for our citizens.	Agree	Agree	Strongly Agree	Agree	Agree	Agree	Strongly Agree
1/9/2021 14:09	pastorc@g.clemson.edu	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29631	n/a	Limited commercial development; greater financial diversity among residents; stronger public education; stronger support for recycling	Strongly Agree	Neutral	Strongly Agree	Agree	Strongly Disagree	Disagree	Strongly Agree
1/9/2021 13:39	lcdixon24@gmail.com	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County		29642	29631	Make the schools better Non-fast food/chain restaurants	Agree	Disagree	Strongly Agree	Disagree	Neutral	Strongly Disagree	Unsure/No Opinion
1/9/2021 11:21	mbarrowjr@aol.com	I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29630		Pickens county needs to improve infrastructure - roads with bike lanes, public transportation expansion outside of the Clemson Area, and improve schools so that they have more equal education. Liberty has very few "extras" while Daniel has a lot	Agree	Neutral	Strongly Agree	Agree	Disagree	Disagree	Strongly Disagree
1/9/2021 11:14	marty@martyhigh.com	I work in Pickens County			29634	First, Pickens County is a beautiful place with wonderful people. I would like to see significantly more affordable housing along with policies that address the homeless problem in Clemson. Pickens County should continue to strengthen secondary education by providing more opportunities for students in the arts and music. Public transportation in Pickens County is abysmal and needs significant improvement.	Disagree	Strongly Agree	Strongly Agree	Strongly Disagree	Disagree	Neutral	Strongly Disagree
1/9/2021 11:02		I live in Pickens County, I work in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29634	Modern communication infrastructure; more cycling/sidewalk; keep the parks	Strongly Agree	Agree	Strongly Agree	Neutral	Strongly Disagree	Disagree	Agree
1/9/2021 10:47	pam55sc@gmail.com	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29633	Preserve rural experience, plenty of low income housing in towns. Bicycle friendly towns and rural roads.	Agree	Agree	Strongly Agree	Disagree	Strongly Disagree	Disagree	Strongly Agree

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1/9/2021 14:09	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Disagree	Disagree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Agree	Unsure/No Opinion	Agree	
1/9/2021 13:39	Strongly Agree	Strongly Agree	Unsure/No Opinion	Strongly Agree	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Make the school better. That should be the number one goal.
1/9/2021 11:21	Disagree	Strongly Agree	Agree	Strongly Agree	Agree	Agree	Agree	Disagree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	
1/9/2021 11:14	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Some of your questions are compound, difficult to answer, or ambiguous and will likely lead to inaccurate results. For example, I tend to agree that "Pickens County is threatened by changing attitudes" in that their appears to be more openly racist attitudes that "contribute to a lack of community identity." Other's might read that question differently as it is ambiguous as to what "changing attitudes" are referred to.
1/9/2021 11:02	Agree	Agree	Unsure/No Opinion	Agree	Agree	Unsure/No Opinion	Strongly Disagree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	Unsure/No Opinion	
1/9/2021 10:47	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Disagree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Disagree	Strongly Agree	Agree	The K12 education system badly needs improvement. High quality compared to the rest of South Carolina is not good enough to attract quality people from other states

Created on	Email	Q1 - In which of the following ways do you interact with Pickens County? Please select all that apply	Q2 - If you selected some other relationship to Pickens County, please describe your relationship to Pickens County below:	Q3 - If you indicated that you live in Pickens County, please indicate your zip code. If you do not live in Pickens County, please indicate N/A.	Q4 - If you indicated that you work in Pickens County, please indicate the zip code of your employer. If you do not work in Pickens County (or are not employed), please indicate N/A.	Q5 - In one or two sentences, how would you describe your ideal Pickens County of the future?	Q8 - Pickens County provides a high quality of life	Q9 - Pickens County is strengthened by it's high-quality K-12 educational system	Q10 - Pickens County should work to increase access to local food sources to improve quality of life in the county	Q11 - Pickens County is a welcoming and friendly community, and should work to preserve that.	Q12 - Recent increases in crime threaten Pickens County's quality of life	Q13 - Pickens County is threatened by changing attitudes, which contributes to a lack of community identity	Q14 - The service organizations present in Pickens County are a significant strength of the county.
1/9/2021 10:34		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29634	I think my ideals are mostly Clemson-specific.... more sidewalks, fewer huge apartment complexes, more family-oriented housing as well as dining and shopping options. Right now, in the middle of a pandemic, another concern I have is better and more consistent policies and messaging about masks.	Neutral	Neutral	Agree	Neutral	Neutral	Neutral	Neutral
1/9/2021 10:31	bethkunkel09@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29631		It would have vibrant independent businesses and a diverse farming/food economy.	Agree	Agree	Strongly Agree	Agree	Agree	Neutral	Agree
1/9/2021 10:30	claiborneh@gmail.com	I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631		Pickens County should be a balance of engaging town centers with housing options of all types, but still celebrate the natural beauty of the region, with plenty of protected parklands and active outdoor recreation areas. Farmland and natural areas should be preserved and/or expanded, and therefore housing should be more centralized to the towns.	Agree	Disagree	Strongly Agree	Neutral	Strongly Disagree	Strongly Disagree	Agree
1/9/2021 10:07	jkestne@g.clemson.edu	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29657	29631	Welcoming community, constantly learning & growing, comfortable & safe for anyone, justice-oriented	Neutral	Agree	Strongly Agree	Neutral	Neutral	Disagree	Agree
1/9/2021 10:02	samplonk@hotmail.com	I live in Pickens County, I have children enrolled in school in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631		Diverse, family-centered, walkable, park friendly community.	Agree	Neutral	Strongly Agree	Neutral	Neutral	Disagree	Agree
1/9/2021 10:01	reed.juniata@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29631	NA (retired)	Population growth restricted to 123 corridor; natural beauty protected. Farms protected. Town centers of Clemson and Easley with pedestrian zones; attractiveness enhanced. More bike, walking routes. Population increase managed by more concentrated housing.	Neutral	Agree	Strongly Agree	Disagree	Agree	Strongly Disagree	Unsure/No Opinion

Created on	Q17 - The lack of high-quality access to I-85 is a disadvantage to Pickens County	Q18 - The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County	Q19 - Pickens County suffers due to a lack of strong stormwater and septic system regulations	Q20 - Limited access to public transportation is a weakness of Pickens County	Q21 - Inadequate roadways into and out of Pickens County have a negative impact on the county.	Q22 - Utility costs in Pickens County are high and the county should work to lower them	Q24 - Affordability is an important asset in Pickens County and should be maintained and/or improved	Q25 - Pickens County should work to increase the availability of short-term housing in the county	Q27 - The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole	Q28 - The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset	Q29 - Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.	Q30 - The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.	Q31 - Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County	Q32 - If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.
1/9/2021 10:34	Neutral	Agree	Agree	Strongly Agree	Agree	Agree	Strongly Agree	Disagree	Strongly Agree	Agree	Agree	Neutral	Agree	This item: "Pickens County is a welcoming and friendly community, and should work to preserve that" is poorly worded and should be two separate items. If someone disagrees with the statement, how can you tell if they are disagreeing with the notion of Pickens Co. as welcoming and friendly, or disagreeing with the importance of working to preserve that? As it happens, I believe Pickens Co should be *more* friendly and welcoming. In addition, the question asking about "short-term" housing does not define "short-term" so I am not sure how to answer that question. Is short-term housing referring to rental units with one-year leases? Or is it referring to AirBNB-style options, in which "short-term" could mean a weekend, or a month?
1/9/2021 10:31	Neutral	Strongly Agree	Agree	Strongly Agree	Neutral	Neutral	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Unsure/No Opinion	Agree	Workforce housing, particularly for limited resource families, is a major issue as is limited access to healthy food.
1/9/2021 10:30	Disagree	Strongly Agree	Neutral	Agree	Neutral	Disagree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Increase millage rates, which are ridiculously low, in order to ensure our K-12 schools are performing well and producing the type of employees manufacturers and new businesses want. Education = economic security for the county and its residents. Promote tourism in natural areas so that they won't be threatened by future development.
1/9/2021 10:07	Disagree	Strongly Agree	Unsure/No Opinion	Agree	Agree	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Unsure/No Opinion	Unsure/No Opinion	I'm still relatively new to the area, but I think that these thoughts might offer a fresh look at the county.
1/9/2021 10:02	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Neutral	
1/9/2021 10:01	Neutral	Strongly Agree	Unsure/No Opinion	Strongly Agree	Unsure/No Opinion	Unsure/No Opinion	Strongly Agree	Unsure/No Opinion	Strongly Agree	Strongly Agree	Agree	Unsure/No Opinion	Agree	I grew up here; am a Daniel grad. Worked elsewhere and had opportunities to live briefly in Germany, France, India. I am now retired here. Wonderful place except for the strain of isolationism, resistance to outside influence that I perceive is still here. I would like to see ways to introduce openness to outside ideas--example--the benefit of zoning to maintaining the quality of life here. And the benefits of concentrating population so as to maintain green space elsewhere.

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1/9/2021 9:56	eliantyson@gmail.com	I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630	29630	A place open to diverse opinions and respect for all. A safe place to live and enjoy activities to partake in (shopping, dining, entertainment, outdoor recreation) as well as receive quality education meeting the needs of all our citizens.	Agree	Agree	Agree	Agree	Agree	Agree	Agree
1/9/2021 9:53		I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631		A safe place where there is access to affordable places to live, eat, wok and engage in recreational activities.	Neutral	Agree	Agree	Strongly Agree	Agree	Unsure/No Opinion	Unsure/No Opinion
1/9/2021 9:51		I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29634		Agree	Agree	Neutral	Agree	Neutral	Agree	Agree
1/9/2021 9:08	eunicerkl@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	SC	29631		Pickens county of the future will be a place where people can work and enjoy natural beauty as well as live near their job. Pickens county will have public transit, transportation hubs, and sidewalks/bikelanes making driving places less needed.	Disagree	Agree	Strongly Agree	Agree	Disagree	Neutral	Neutral
1/8/2021 12:41	king.toni62@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	sc	29631	n/a	Development of more pedestrian friendly places town centers with easting and gathering spaces. Keeping open spaces, particularly along Rt. 11 corridor, undeveloped and scenic. Availability & affordability of workforce housing, meaning housing for people just starting out and people who earn less than the median income for the area. this is so we don't log our roads with workers commuting long distances to more affordable housing. Expansion of internet availability and dramatic increase in use of renewable energy sources.	Disagree	Neutral	Agree	Agree	Strongly Disagree	Disagree	Strongly Agree

Created on	Q17 - The lack of high-quality access to I-85 is a disadvantage to Pickens County	Q18 - The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County	Q19 - Pickens County suffers due to a lack of strong stormwater and septic system regulations	Q20 - Limited access to public transportation is a weakness of Pickens County	Q21 - Inadequate roadways into and out of Pickens County have a negative impact on the county.	Q22 - Utility costs in Pickens County are high and the county should work to lower them	Q24 - Affordability is an important asset in Pickens County and should be maintained and/or improved	Q25 - Pickens County should work to increase the availability of short-term housing in the county	Q27 - The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole	Q28 - The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset	Q29 - Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.	Q30 - The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.	Q31 - Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County	Q32 - If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.
1/9/2021 9:56	Agree	Agree	Unsure/No Opinion	Agree	Agree	Disagree	Agree	Unsure/No Opinion	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	
1/9/2021 9:53	Unsure/No Opinion	Agree	Unsure/No Opinion	Agree	Agree	Unsure/No Opinion	Agree	Unsure/No Opinion		Agree	Agree	Agree	Unsure/No Opinion	
1/9/2021 9:51	Neutral	Agree	Strongly Agree	Agree	Disagree	Strongly Disagree	Agree	Neutral	Strongly Agree	Strongly Agree	Unsure/No Opinion	Unsure/No Opinion	Strongly Agree	
1/9/2021 9:08	Disagree	Strongly Agree	Agree	Strongly Agree	Strongly Disagree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Agree	Agree	People who work in Clemson often can't afford to live in Clemson. This is true throughout the county for low income jobs. More government/private partnerships need to be started to provide smaller homes and cheaper apartments so that people who have full time jobs can afford to live near their jobs. Many of our traffic problems could also be reduced by providing more affordable homes (less neighborhoods with large expensive homes that are spread out and more neighborhoods with small home; more apartment buildings, near bus lines, that offer a wide range of apartments for a wide range of incomes).
1/8/2021 12:41	Agree	Strongly Agree	Unsure/No Opinion	Agree	Agree	Unsure/No Opinion	Strongly Agree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	Agree	

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1/4/2021 10:51	brmcdonell@gmail.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630		It would be a more future-focused county, focusing on increased sustainability and infrastructure, including things like better recycling facilities/options and street lights on major roadways.	Disagree	Disagree	Agree	Neutral	Neutral	Disagree	Neutral
12/31/2020 16:57		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29631		Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Agree	Strongly Agree	Strongly Agree
12/3/2020 9:39	papaof3girls@icloud.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County	Na	29640	Na		Strongly Agree	Agree	Agree	Strongly Agree		Strongly Agree	Agree
12/1/2020 11:34	easybend@aol.com	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)		29642			Disagree	Agree	Unsure/No Opinion	Agree	Agree	Agree	Neutral
11/30/2020 16:34	bob.moore@aol.com	I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County		29671	29671		Neutral	Neutral	Agree	Neutral	Neutral	Neutral	Disagree
11/30/2020 15:24	reedyhopkins@yahoo.com	I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29685		Extremely limited growth with corresponding infrastructure in place prior to growth. Maintain the rural/small town essence.	Strongly Agree	Unsure/No Opinion	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Unsure/No Opinion

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1/4/2021 10:51	Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Neutral	Agree	Neutral	Agree	Agree	Agree	Neutral	Strongly Agree	
12/31/2020 16:57	Disagree	Disagree	Agree	Disagree	Disagree	Disagree	Strongly Disagree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Disagree	
12/3/2020 9:39	Strongly Agree	Disagree	Neutral	Neutral	Strongly Agree	Agree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Disagree	The problem with Pickens county is a lot of land is going, to come open in this county as older people pass away. This will open the county to become a bedroom community for Greenville as long as the tax base is attractive. More industry is needed but it needs to be be clean industry as a lot of Pickens County is not conducive to sewers as the pumping cost would be unbelievable. The combining of water, sewer and fire districts by the county is not going to fly as the communities fought tooth and nail to provide these services to these communities. This is a battle that the county does not want to fight. There are still a lot of people in this county that will not allow this to happen. This county missed the boat in water when they decided not to invest in the Greenville water line. We cannot let that happen again but the people will have to agree.
12/1/2020 11:34	Strongly Disagree	Neutral	Disagree	Disagree	Strongly Disagree	Disagree	Neutral	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Disagree	Why do 2/3 of workers in Pickens County work out of the County when the opposite is true for surrounding Counties.
11/30/2020 16:34	Agree	Neutral	Neutral	Agree	Agree	Neutral	Agree	Neutral	Agree	Agree	Agree	Agree	Neutral	
11/30/2020 15:24	Disagree	Unsure/No Opinion	Strongly Disagree	Unsure/No Opinion	Agree	Strongly Agree	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	Ensure that infrastructure is in place/almost complete before allowing the corresponding growth. I have served as the Chairman of the Planning Commission for a S.C. town and completed the 10 year Comprehensive Plan six (6) months ago. I am willing to assist in any way that the Commission might see fit. Reedy Hopkins

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11/30/2020 8:10		I have some other relationship to Pickens County (please describe below)	I am an investor in Pickens County.	N/A	N/A	One with robust population and business growth and a real estate and housing market that supports that growth.	Strongly Agree	Strongly Agree	Agree	Agree	Neutral	Neutral	Agree
11/18/2020 13:01	mmixon@co.pickens.sc.us	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29682	29671		Neutral	Neutral	Strongly Agree	Disagree	Neutral	Agree	Agree
11/12/2020 7:50													
10/25/2020 20:00	samquick@att.net	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29671	N/a	Keep it like it is. Stop trying to make it like other cities and states people are leaving. People like it because of the way it is. Stop trying to make it like 'other' places. When it becomes like everywhere else, it will no longer be what people love about it now.	Strongly Agree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Disagree
10/15/2020 15:03		I work in Pickens County, I have some other relationship to Pickens County (please describe below)	I am employed in Greenville County but work with landowners, farmers, foresters, organizations, government agencies, planners, developers, and others throughout Pickens County.	N/A		Pickens County is indeed a gateway to the mountains and should embrace the recreational and agricultural characteristics that make it a tourist destination. Like other counties in the Upstate, water quality is great and should be protected now because once water quality is impaired it becomes not only difficult but costly to repair.	Neutral	Unsure/No Opinion	Agree	Agree	Disagree	Unsure/No Opinion	Unsure/No Opinion
10/12/2020 15:08		I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29671	29671		Agree	Strongly Agree	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree

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11/30/2020 8:10	Disagree	Neutral	Disagree	Disagree	Agree	Disagree	Strongly Agree	Agree	Agree	Agree	Agree	Agree	Disagree	Job creation drives demand for housing. Housing needs to be treated as infrastructure in order to solve the affordability problem.
11/18/2020 13:01	Neutral	Disagree	Neutral	Agree	Neutral	Neutral	Agree	Neutral	Strongly Agree	Strongly Agree	Neutral	Strongly Agree	Agree	
11/12/2020 7:50														
10/25/2020 20:00	Neutral	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Disagree	Strongly Agree	Neutral	Neutral	Agree	Agree	Neutral	Agree	Recommendations on how to manage property and growth vs being TOLD how to manage property are two very different things. When businesses are invited in, given tax breaks and land, and people who live here are stuck with the tax burden, you bet folks resent being told what we can and cannot do with property. I'm still frustrated how the school system misled the public when over 300 million was spent on school construction to keep up with Greenville and Spartanburg.... and it still didn't improve education. I recommend advertising what people can do to increase their property value as opposed to telling them what to do with their property. STOP trying to make Pickens county like other places.
10/15/2020 15:03	Disagree	Strongly Agree	Agree	Agree	Disagree	Unsure/No Opinion	Neutral	Neutral	Agree	Agree	Disagree	Unsure/No Opinion	Unsure/No Opinion	
10/12/2020 15:08	Strongly Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Weakness - limited access to high speed internet/broad band in the more rural parts of Pickens County. Investments should be made into the "last mile" of high speed internet-fiber.  Opportunity/weakness - Lack of planning for growth along SC 11 corridor. Pickens County needs a corridor plan for SC 11 to look at proper growth along this corridor, growth that protects view sheds but also is appropriate to the area. look at sign standards, building facade standards, vegetation and landscaping, etc.

Created on	Email	Q1 - In which of the following ways do you interact with Pickens County? Please select all that apply	Q2 - If you selected some other relationship to Pickens County, please describe your relationship to Pickens County below:	Q3 - If you indicated that you live in Pickens County, please indicate your zip code. If you do not live in Pickens County, please indicate N/A.	Q4 - If you indicated that you work in Pickens County, please indicate the zip code of your employer. If you do not work in Pickens County (or are not employed), please indicate N/A.	Q5 - In one or two sentences, how would you describe your ideal Pickens County of the future?	Q8 - Pickens County provides a high quality of life	Q9 - Pickens County is strengthened by it's high-quality K-12 educational system	Q10 - Pickens County should work to increase access to local food sources to improve quality of life in the county	Q11 - Pickens County is a welcoming and friendly community, and should work to preserve that.	Q12 - Recent increases in crime threaten Pickens County's quality of life	Q13 - Pickens County is threatened by changing attitudes, which contributes to a lack of community identity	Q14 - The service organizations present in Pickens County are a significant strength of the county.
9/24/2020 15:53		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630	29631	Allow for moderate growth where public water and sewer are available for residents and commercial growth. Protect existing open and recreational spaces from population sprawl.	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Agree	Agree
9/23/2020 17:31	robertbelcher4@gmail.com	I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)	I own property in Pickens county	29657-9210	29657	A destination for people who want to enjoy an active life with many choice activities! ATV/motorcycle trails, more bike/walking trails, swim areas...		Neutral	Neutral	Disagree	Strongly Agree	Strongly Agree	Unsure/No Opinion
9/22/2020 10:15	khottel@upstateforever.org	I have some other relationship to Pickens County (please describe below)	Pickens County is within the 12-county Upstate region that my organization focuses on.	N/A	29601	Ideally, the natural features that give Pickens County its character are preserved/protected, development is focused in city centers, and sprawl is limited. The natural resources Pickens County offers are taken into consideration and provide economic and environmental benefits.	Disagree	Neutral	Agree	Strongly Agree	Unsure/No Opinion	Neutral	Unsure/No Opinion
9/21/2020 15:45		I live in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630		In 2040 Pickens County has accommodated growth, while protecting the natural assets that make it so unique, especially those north and just south of Highway 11. Local businesses have sprung up in the pedestrian-friendly downtowns of Central, Pickens, and Six Mile, making them destinations for visitors and residents alike. Areas along Highway 123 close to Greenville and Easley have transformed from a sea of empty parking lots to vibrant, walkable transit-oriented development centers.	Agree	Agree	Strongly Agree	Agree	Disagree	Strongly Disagree	Strongly Agree
9/18/2020 13:03	heidi@fittoprintmediallc.com	I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630	29631	Clean, beautiful, recreation and family oriented, inclusive, active.	Agree	Strongly Agree	Strongly Agree	Agree	Disagree	Agree	Agree

Created on	Q17 - The lack of high-quality access to I-85 is a disadvantage to Pickens County	Q18 - The fare-free, all-electric transit model used by Clemson Area Transit (CAT) could be used to provide and/or improve transit across all of Pickens County	Q19 - Pickens County suffers due to a lack of strong stormwater and septic system regulations	Q20 - Limited access to public transportation is a weakness of Pickens County	Q21 - Inadequate roadways into and out of Pickens County have a negative impact on the county.	Q22 - Utility costs in Pickens County are high and the county should work to lower them	Q24 - Affordability is an important asset in Pickens County and should be maintained and/or improved	Q25 - Pickens County should work to increase the availability of short-term housing in the county	Q27 - The post-secondary education system (colleges, trade schools, etc.) in Pickens County is an asset to the county as a whole	Q28 - The location of Pickens County, and it's proximity to other locations, including Greenville, Atlanta, and Charlotte, is an asset	Q29 - Pickens County can and should work to increase job opportunities by keeping and attracting industrial and other economic development.	Q30 - The Pickens County Career and Technology Center has positive relationships with the business community that are a valuable asset to the county.	Q31 - Businesses and residents are resistant to tools to manage growth, which poses a threat to the future of Pickens County	Q32 - If you have any specific comments regarding the statements you just responded to, please provide them there. This could include any additional strengths, weaknesses, opportunities, or threats of Pickens County you wish to make the planning team aware of.
9/24/2020 15:53	Agree	Agree	Agree	Agree	Agree	Disagree	Strongly Agree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Neutral	
9/23/2020 17:31	Strongly Disagree	Strongly Disagree	Neutral	Strongly Disagree	Strongly Disagree	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Disagree	Unsure/No Opinion	Unsure/No Opinion	Blue Ridge Electric rates need to be regulated if possible, their rates are a lot higher than Duke Energy, which is regulated. They also need to be as open to solar as Duke Energy and pay a fairer return on power generated back to them. There are solar farms being built all around and the only thing in Pickens county that I know of is that little thing near the career center! Pathetic! Seems like a front that Blue Ridge put up!
9/22/2020 10:15	Agree	Agree	Strongly Agree	Agree	Agree	Unsure/No Opinion	Agree	Unsure/No Opinion	Unsure/No Opinion	Strongly Agree	Disagree	Unsure/No Opinion	Agree	
9/21/2020 15:45	Disagree	Agree	Strongly Agree	Agree	Neutral	Disagree	Neutral	Neutral	Strongly Agree	Agree	Agree	Neutral	Strongly Agree	The county should focus on identifying its unique assets and building on those. Also, with the growth of Clemson University and nearby Greenville County, this area is bound to grow and continue bringing in new people with new ideas. Those new ideas should be welcomed and embraced -- not feared.
9/18/2020 13:03	Neutral	Agree	Agree	Agree	Agree	Disagree	Disagree	Strongly Agree	Agree	Agree	Agree	Neutral	Agree	

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9/17/2020 9:41		I live in Pickens County, I work in Pickens County, I have children enrolled in school in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29631	A more actively-managed county that works to sustain the assets so valued by the majority of its residents. A key component of this will be the implementation of policies and standards that protect key natural and rural features and lifestyles while allowing for the targeting of the resources necessary to facilitate the maintenance of corridors of vibrant economic activity consistent with the area's identity.	Agree	Strongly Agree	Agree	Agree	Disagree	Disagree	Agree
9/3/2020 13:02	mfmschelato@gmail.com	I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County			29657		Disagree	Neutral	Agree	Strongly Agree	Neutral	Disagree	Disagree
9/2/2020 13:27		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29631	29631	Increased opportunities for getting around (transit, bikeways, etc.) and ensuring a good mix of housing options and price points and ensuring a spectrum of economic engines all while preserving or replanting as much tree canopy as possible.	Neutral	Agree	Agree	Agree	Neutral	Disagree	Agree
9/1/2020 16:12	loopllss@aol.com	I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)	Sister, parents	N/A	N/A	The county needs to invest heavily into the areas where a return on investment is likely. The recreation areas on the pickens county side of lake keowee are horrendous, Saluda River rafting opportunities, multiple large storefront buildings sitting van and, roads with potholes so deep that cars are getting stuck!	Neutral	Disagree	Disagree	Strongly Disagree	Strongly Agree	Strongly Agree	Strongly Disagree
9/1/2020 12:50		I live in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County, I have some other relationship to Pickens County (please describe below)	I am a member of the Leadership Team of Conservatives of the Upstate based here in Pickens County. We have nearly 400 people in our county who are members. Our website is www.conservativesoftheupstate.com	29671	Retired	Maintaining the small town feel and Conservative family values and beliefs with low taxes and a high priority on citizens safety.	Strongly Agree	Disagree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Neutral

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9/17/2020 9:41	Disagree	Strongly Agree	Agree	Agree	Disagree	Disagree	Neutral	Neutral	Strongly Agree	Strongly Agree	Agree	Agree	Strongly Agree	
9/3/2020 13:02	Neutral	Strongly Agree	Neutral	Agree	Neutral	Neutral	Strongly Agree	Strongly Agree	Agree	Agree	Agree	Neutral	Neutral	
9/2/2020 13:27	Agree	Agree	Agree	Strongly Agree	Agree	Neutral	Strongly Agree	Neutral	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	
9/1/2020 16:12	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Strongly Agree	Disagree	Unsure/No Opinion	Disagree	Strongly Agree	Agree	Strongly Agree	
9/1/2020 12:50	Neutral	Disagree	Neutral	Disagree	Strongly Agree	Agree	Disagree	Strongly Disagree	Disagree	Neutral	Agree	Agree	Disagree	There is a definite threat of progressive ideology threatening our conservative values in our county. There is too much nepotism and favoritism to good ole boy mentality within the county government taking place. Road maintenance is horrible. Our schools are teaching in line with failed Common Core Standards. Parents need to be able to choose a school that offers traditional classical education standards. Trash being thrown out daily on sides of roads is horrible. Meth heads are multiplying and thus crime is as well. PROTECTION of private property rights is not taken seriously enough. Less government mandates are needed. Less dependency on government is needed. Affordable housing brings in people who are more prone to end up on government hand outs and place a burden on the taxpayers.

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9/1/2020 9:58		I live in Pickens County, I work in Pickens County, I frequently shop or eat in Pickens County, I enjoy natural and/or historical recreation in Pickens County		29630	29682	Growth with preservation.	Neutral	Agree	Agree	Strongly Agree	Strongly Agree	Strongly Agree	Agree

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9/1/2020 9:58	Strongly Agree	Strongly Agree	Strongly Agree	Agree	Strongly Agree	Agree	Agree	Disagree	Strongly Agree	Strongly Agree	Strongly Agree	Strongly Agree	Unsure/No Opinion	


Date	Type	Comment	UpVotes	DownVote	Score	Email	Receipt	Latitude	Longitude
9/17/2020 8:39	Place to Change	Not being familiar with the zoning in place for the area between Easley and Greenville my comments is to explore implementing standards that allow this area to develop (as it inevitably will) in a manner that is functional and aesthetically pleasing and does not exacerbate the associated traffic issues growth will bring.	4	0	5	tsteadman@cityofclemson.org	F17879	34.82451	-82.5073
9/7/2020 7:08	Place to Preserve	The Warpath Boat ramp is a heavily used recreation area that is unmonitored and heavily littered during peak summer months and weekends. The county could lease this area, charge a sustainable admission fee and better maintain it as the county asset that it is. Lake access is a huge attraction for locals and those visiting the area, this area has the potential to drive the local economy. Left unmonitored it will continue to attract littering, fire pits and the illicit behavior.	3	0	4	dwilde@keoweefolks.org	526866	34.81065	-82.8855
9/7/2020 7:32	Place to Change	<p>This area is a popular fishing location with very limited parking. The area is often left heavily littered. Monitoring of this area should be done.</p> <p>In addition the bridge itself is in need of repairs. This is a heavily utilized bridge with increased construction vehicle traffic.</p> <p>Water quality is also a concern in this area due to a significant amount of runoff flowing in through that cove.</p>	3	0	4	dwilde@keoweefolks.org	BA8168	34.90129	-82.8383
9/17/2020 8:34	Place to Preserve	With respect and sensitivity to the rights of the property owners, work hard to come up with a plan that protects/preserves as much of the land north of Hwy 11 and the undeveloped areas just south of Hwy 11. Over time, this open land has potential to be a tremendous draw for tourism and provide a higher-quality of living for Pickens County residents.	3	0	4	tsteadman@cityofclemson.org	900E9A	34.95181	-82.7902
9/17/2020 14:02	Place to Change	There are many opportunities for smart redevelopment of strip centers in Easley along 123 and possibly in the county outside city limits. Look for incentives to steer development to underutilized parcels.	3	0	4	lhallo@upstateforever.org	E2C656	34.81155	-82.5458
9/21/2020 15:25	Scale - Natural	Areas north of Hwy 11 should be kept as much in their natural state as possible. Any development should be required to adhere to design standards that complement the natural surroundings. Curb cuts should be extremely limited.	3	0	4	lhallo@upstateforever.org	811C27	34.97713	-82.8033

Date	Type	Comment	UpVotes	DownVote	Score	Email	Receipt	Latitude	Longitude
9/21/2020 15:28	Scale - Town Center	Central has good "bones" for more local businesses and pedestrian activity. The county should work with the town of Central to invest in building facades, incentivize higher and more consistent occupancy levels for storefronts, and create better ped/bike connections to town from SWU and surrounding neighborhoods.	3	0	4	lhallo@upstateforever.org	9A9266	34.71622	-82.7799
9/21/2020 15:32	Place to Change	There are LOTS of empty parking lots all along Hwy 123 that could be redeveloped in more of a walkable, transit-oriented development design. Much more walkable, for instance, than the Easley Town Center, which was a bit of a missed opportunity.	3	0	4	lhallo@upstateforever.org	30498C	34.82341	-82.5778
9/22/2020 10:10	Place to Preserve	The Twelve Mile River is an important recreation feature that should be protected for natural paddling experiences. Developed parks that provide safe river access along this river would be wonderful. I know some have been planned, but working those into a comp plan would be great.	3	0	4	khottel@upstateforever.org	2E87CC	34.82599	-82.7434
9/17/2020 8:30	Scale - Town Center	Continue to revitalize the core of old downtown Easley.	2	0	3	tsteadman@cityofclemson.org	A4EE99	34.80535	-82.576
9/17/2020 8:41	Scale - Town Center	For all of our towns, continue to develop standards that help preserve the charm and character of the town centers. Don't take for granted that it will always be charming if protective measures aren't put into place. This more often than not increases property values and options for property owners.	2	0	3	tsteadman@cityofclemson.org	D20218	34.87988	-82.7065
9/17/2020 13:52	Place to Preserve	Ensure protections are in place to preserve the scenic nature of Hwy 11	2	0	3	lhallo@upstateforever.org	FC3054	34.9746	-82.7834
9/22/2020 9:43	Place to Preserve	Areas adjacent to existing protected lands are important to consider for future protection. Providing contiguous protected lands is beneficial to both water quality and habitat quality.	2	0	3	khottel@upstateforever.org	7DAB3F	34.93196	-82.823
10/15/2020 13:30	Scale - Rural	Development in this area should be limited in order to better preserve existing working farms. Conversion of land in rural areas is one of the fastest land uses changes. If these farms are converted into subdivisions or industrial uses, the impacts will be permanent, the productivity of the soils diminished forever, and there is no way to restore them. We need these farms.	2	0	3	cstarker@upstateforever.org	F4BD08	34.92901	-82.621

Date	Type	Comment	UpVotes	DownVote	Score	Email	Receipt	Latitude	Longitude
10/15/2020 15:09	Scale - Natural	The area north of Hwy 11 has seen considerable conservation efforts to promote additional recreation opportunities and provide additional protection for natural resources and headwaters contributing to the water quality in the Upstate. The areas just south of Hwy 11 should receive similar treatment in part because it contributes to the "scenic" aspect of Scenic Highway 11 but also because it allows the rest of the county to access natural resources equally.	2	0	3	cstarker@upstateforever.org	607EC3	34.95462	-82.7607
11/30/2020 7:43	Place to Preserve	The Doodle Trail is an asset to the entire County and should continue to be well maintained and expanded.	2	0	3	ssteese@gmail.com	E53CA4	34.83945	-82.6325
11/30/2020 7:44	Place to Preserve	The Nalley Brown Nature Trail is a positive addition to the County's trail system.	2	0	3	ssteese@gmail.com	3B9BE4	34.79724	-82.6182
9/7/2020 7:28	Place to Preserve	Crowe Creek Public boat ramp is another great example of a heavily used tourist attraction for both locals and visitors to the area. Again, this area is unmonitored and has issues with criminal behavior. Cars are often broken into in this area. It also has NO CELL coverage. This is another good example of where the county could lease the property, charge sustainable fees for parking and boat access and monitor it thus protecting this valuable county asset.  Parking there could be expanded.	1	0	2	dwilde@keoweefolks.org	672032	34.89963	-82.8475
9/7/2020 7:34	Place to Change	Zoning should be considered for this area. There has been a number of new curb cuts in this area which has lead to significant runoff onto the road. Requiring at least gravel driveways would help to reduce erosion issues.	2	1	2	dwilde@keoweefolks.org	C41B69	34.89902	-82.8098
9/17/2020 8:28	Place to Preserve	valuable asset	1	0	2	tsteadman@cityofclermson.org	2FE6F4	34.70775	-82.8431
9/17/2020 8:36	Place to Change	Wasn't sure exactly where to drop this pin but there is value in limiting additional access points to 123 to allow it function as a through way with service to adjacent lands via frontage roads.	2	1	2	tsteadman@cityofclermson.org	64EB8A	34.71848	-82.7154
9/22/2020 9:47	Place to Preserve	Protecting lands directly adjacent to Lake Keowee, and draining into it, is important since Lake Keowee is a drinking water source. Protecting existing riparian buffers is especially important in the protection of drinking water sources.	1	0	2	khottel@upstateforever.org	CA0DDE	34.88399	-82.8986

Date	Type	Comment	UpVotes	DownVote	Score	Email	Receipt	Latitude	Longitude
10/15/2020 13:24	Place to Preserve	There are numerous working farms situated easy of Pickens between Easley and Pumpkintown, all of which should be supported and protected. Local agriculture is more than just a way of life and a cultural highlight of the rural Pickens community, but also has the potential to be the backbone of the County's local agricultural food system and economic engine. The County should also explore ways for local farms to serve school districts in direct farm-to-school programs.	1	0	2	cstarker@upstateforever.org	11BB4D	34.92952	-82.6118
10/15/2020 13:36	Scale - Natural	The Saluda River is not only a vital recreation resource, but an important drinking water supply for many residents in Pickens, Greenville, and Greenwood Counties. Development along the river should be minimal and agricultural practices brought in line to minimize impacts to water quality.	1	0	2	cstarker@upstateforever.org	327B9B	34.98163	-82.5472
10/15/2020 14:56	Scale - Natural	The Clemson Forest is one of the best natural resource assets in Pickens County. It provides an alternative to resources along Hwy 11 for public recreation and wildlife habitat and helps protect water quality in Lake Keowee. This area should be protected and development kept to a minimum to continue the benefits provided by this resource.	1	0	2	cstarker@upstateforever.org	546E2C	34.69383	-82.8462
11/30/2020 7:42	Scale - Town Center	Renovations to the old Easley Mill, Silos, and surrounding neighborhood are helping to restore a blighted area.	1	0	2	ssteese@gmail.com	2B678B	34.82226	-82.6072
9/17/2020 8:29	Place to Preserve	Everything in "green" should be preserved or at least developed with a high degree of sensitivity.	0	0	1	tsteadman@cityofclemson.org	7FA168	35.00244	-82.8355
9/17/2020 8:37	Scale - Suburban	The area expanding outward from Clemson is going to experience a lot of pressure for growth as the University expands. Plans for medium density housing projects (1/4 acre lots or smaller) will help preserve the rural nature of lot of this land.	0	0	1	tsteadman@cityofclemson.org	453FF2	34.76192	-82.8108
9/17/2020 14:05	Place to Change	Explore opportunities to partner with Clemson University and Friends of the Green Crescent to better and more safely connect downtown Clemson & campus with the North Forest with safe walking/biking investments.	0	0	1	lhallo@upstateforever.org	AC0F0A	34.77377	-82.8244
10/15/2020 15:06	Scale - Natural	123 between Greenville and Easley is a nightmare but once past Easley and on the way to Clemson the Interstate portion is quite nice. The county should strive to maintain the flow of traffic through here and protect the visual buffers between the Interstate and adjacent land uses.	0	0	1	cstarker@upstateforever.org	8C0939	34.76136	-82.6481
12/28/2020 14:13	Place to Preserve	Scenic Highway 11	0	0	1	jklm123@msn.com	3A35E1	34.99935	-82.7398



Date	Type	Comment	UpVotes	DownVote	Score	Email	Receipt	Latitude	Longitude
12/28/2020 14:14	Scale - Town Center	City of Pickens	0	0	1	jklm123@msn.com	50F0A0	34.87945	-82.7092
12/29/2020 19:59	Place to Change	This is a location where many vehicles park to access the lake. It comes very littered. Either make it an official parking area or prohibit people from parking there.	0	0	1	dwilde@keoweefolks.org	8A50E0	34.91831	-82.9051
1/9/2021 10:20	Scale - Town Center	Keep Clemson densely developed so sprawl doesn't affect surrounding areas.	0	0	1	claiborneh@gmail.com	768D99	34.68412	-82.8312
1/9/2021 10:21	Scale - Town Center	Central has room and interest in growing another town center to take on some of the overgrowth (and over-pricing) in Clemson.	0	0	1	claiborneh@gmail.com	CAFE31	34.72209	-82.7823
1/9/2021 10:22	Place to Preserve	Keep the Clemson Forest wild, and celebrate and promote its biking trails and lake access.	0	0	1	claiborneh@gmail.com	504339	34.73501	-82.8383
1/9/2021 10:25	Place to Change	Easley is growing. 123 is overcrowded and often unsafe, as well as unsightly in areas. If Easley wants to become the growing town it aspires to be, 123 needs to be made safer.	0	0	1	claiborneh@gmail.com	4D7348	34.8213	-82.5537



# ONEPICKENS COUNTY


A Comprehensive Plan For OUR Future

Advisory Committee Meeting #2  
January 19, 2021






1

## AGENDA



<b>Introduction</b>	Welcome and Housekeeping Recap of Process
<b>Recap of Engagement</b>	Big Ideas Change & Preserve Urban Scale
<b>Next Steps</b>	Next Steps





2




3

## WHY A COMPREHENSIVE PLAN?



- Update our understanding of the County's current conditions
- Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
- Create a tool to ensure that future changes are guided by the community's vision
- Coordinate plans with the cities and counties within and adjacent to Pickens County



**POND**

4

## COMPONENTS OF ONEPICKENS COUNTY COMPREHENSIVE PLAN



- Elements include the following topics:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment



**POND**

5

## ONEPICKENS COUNTY PLANNING PROCESS



We are here ↗



**POND**

6

## ADVISORY COMMITTEE



- Be an **advocate** for the process
- Bring **different perspectives** to the conversation
- Raise **awareness** with your constituents and partners to maximize community involvement
- Vet **ideas and recommendations**
- Ask and answer **tough questions**



7

## RULES OF ENGAGEMENT



- Please be respectful of all viewpoints and perspectives; we want to hear from all stakeholders
- All members of the advisory committee will be able to give feedback
- If you have already spoken, please give others the opportunity to speak first
- If you have any questions or comments that we do not get to, please write them in the chatbox and we will discuss them or get back to you one-on-one



8



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future


## Public Engagement Recap







9

## PUBLIC ENGAGEMENT

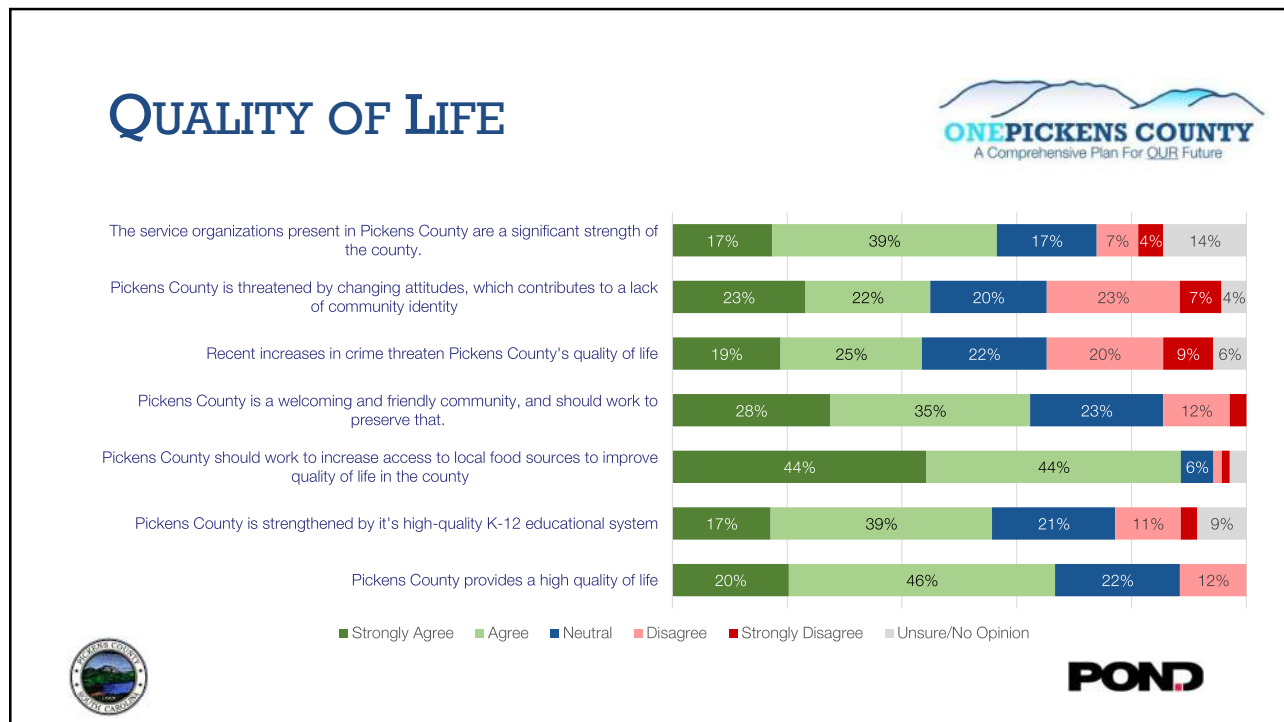
- Activities were available online and in the FREE room in the County offices
- Survey (Big Ideas) and Map Activities (Change & Preserve, and Urban Scale)
- Sixty-nine survey responses and over fifty map pins were placed
- Additionally, over fifty upvotes and downvotes were added to those map pins



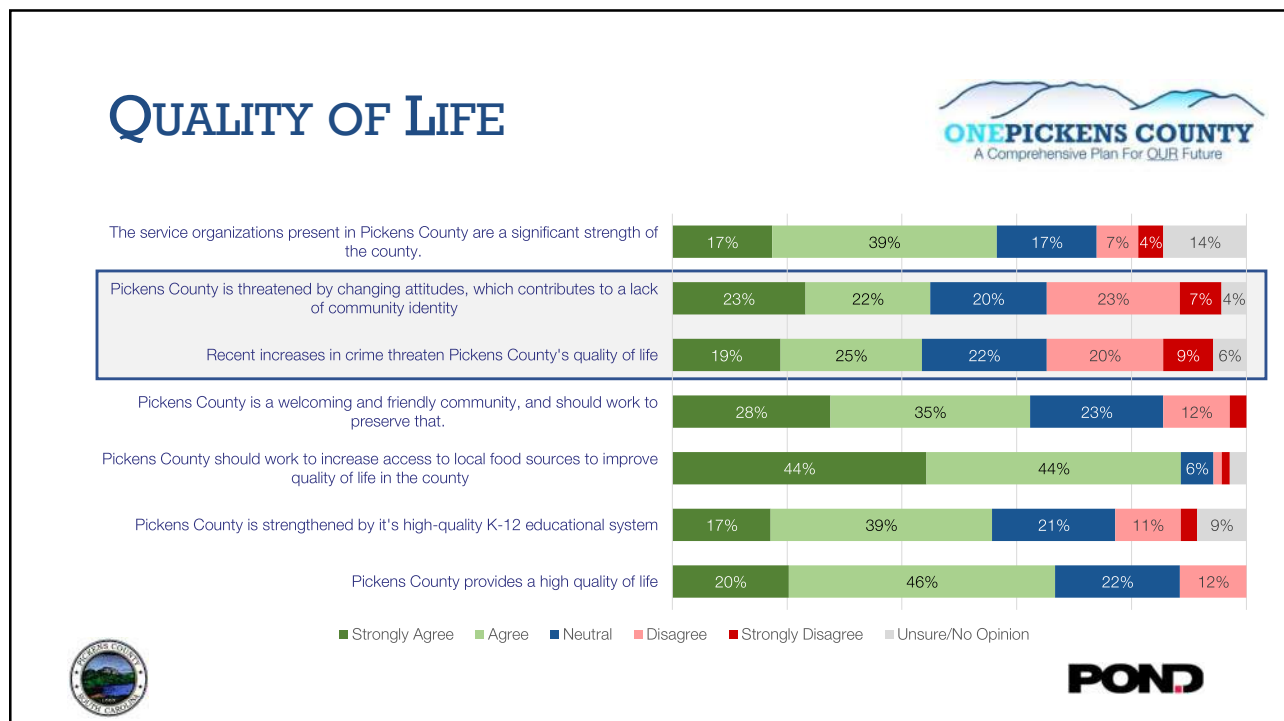
ONEPICKENS COUNTY  
A Comprehensive Plan For OUR Future

10

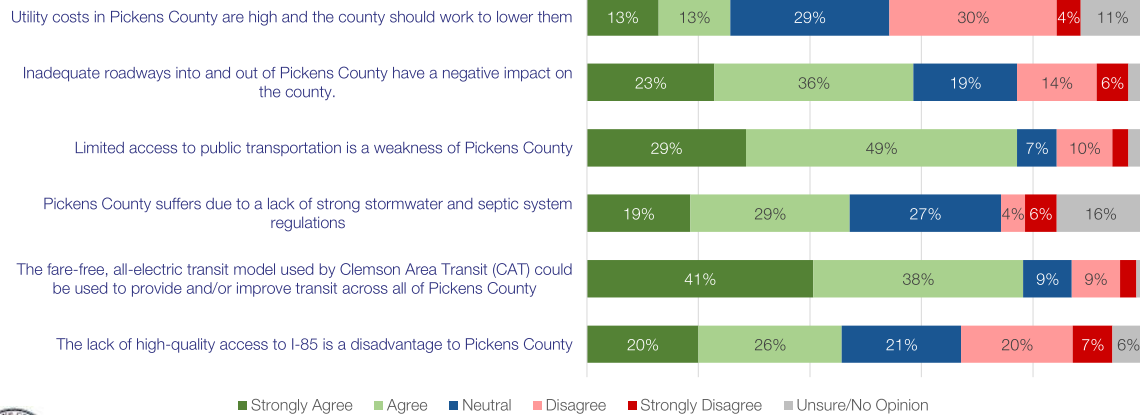


11



12

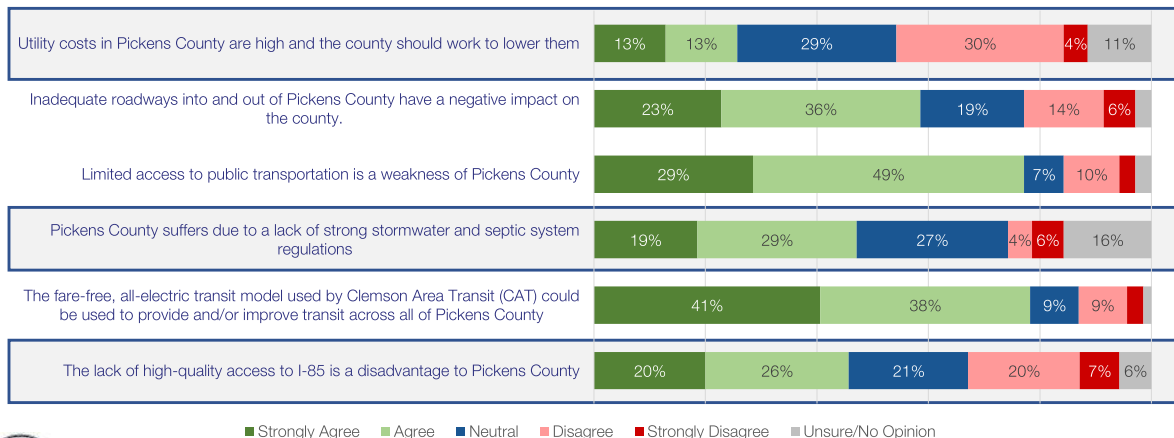
## TRANSPORTATION & INFRASTRUCTURE



**POND**

13

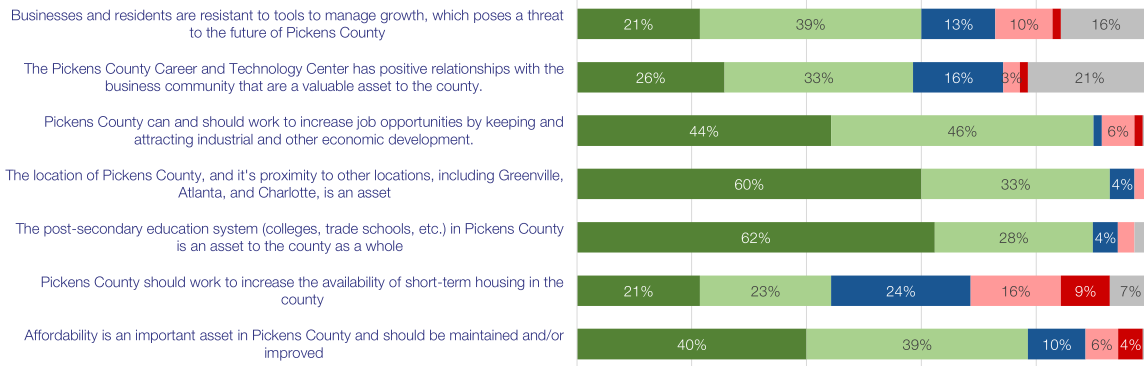
## TRANSPORTATION & INFRASTRUCTURE



**POND**

14

## HOUSING & ECONOMIC DEVELOPMENT

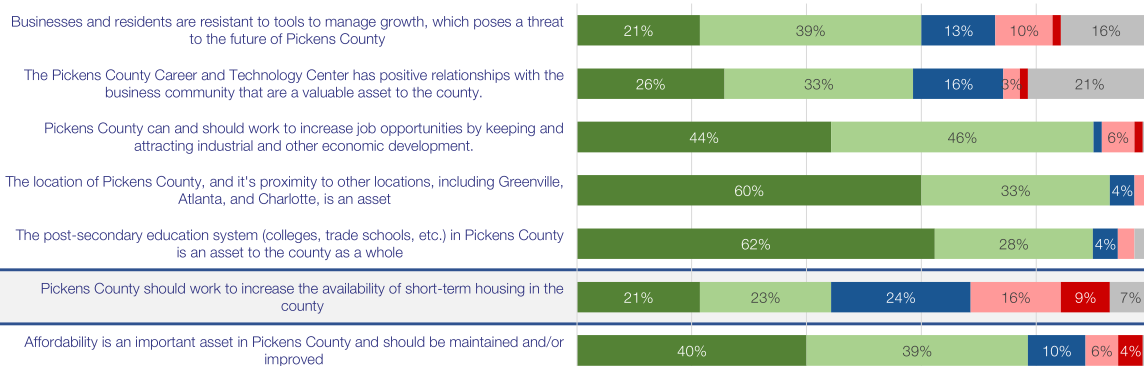


■ Strongly Agree ■ Agree ■ Neutral ■ Disagree ■ Strongly Disagree ■ Unsure/No Opinion



15

## HOUSING & ECONOMIC DEVELOPMENT



■ Strongly Agree ■ Agree ■ Neutral ■ Disagree ■ Strongly Disagree ■ Unsure/No Opinion



16



17

Slide 18 is titled "PIGEONHOLE START UP" in a large, blue, serif font. In the top right corner is the "ONEPICKENS COUNTY" logo with the subtitle "A Comprehensive Plan For OUR Future". On the left side, there is a large QR code with a small orange bird icon in the center. Above the QR code is an orange arrow pointing to it with the text "Scan me!". To the right of the QR code, the text "Go to" is followed by the website "www.pigeonhole.at" in a bold, black font. Below this, the text "Enter passcode" is followed by a large orange button with the word "ONEPICKENS" in white, bold, capital letters. At the bottom, the text "Join Multiple-choice poll" is followed by "Pickens Advisory Meeting #2" in a bold, black font. The Pickens County seal is in the bottom left, and the "POND" logo is in the bottom right.

18

## CHANGE & PRESERVE

- Participants could place “Place to Change” (red) and “Place to Preserve” pins
- Participants could also Upvote or Downvote previously placed pins

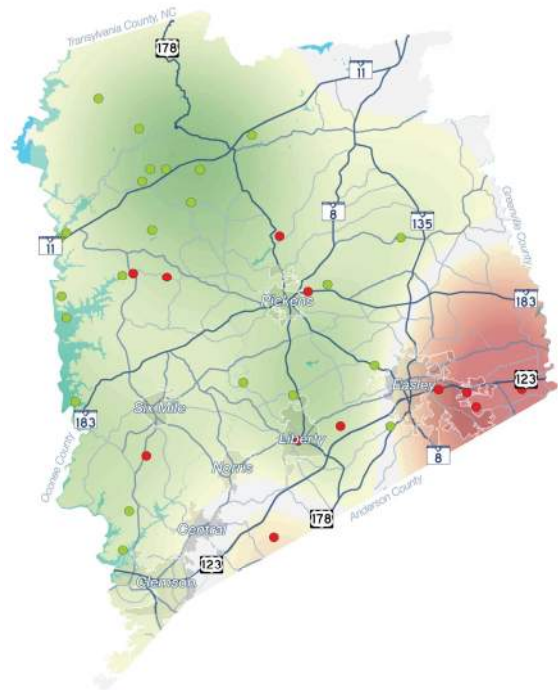
Go to  
[www.pigeonhole.at](http://www.pigeonhole.at)

Enter passcode

ONEPICKENS



Join Multiple-choice poll  
Pickens Advisory Meeting #2



19

## CHANGE & PRESERVE

- US 123 corridor east of Easley cited as needing aesthetic enhancements and reinvestment?

Go to  
[www.pigeonhole.at](http://www.pigeonhole.at)

Enter passcode

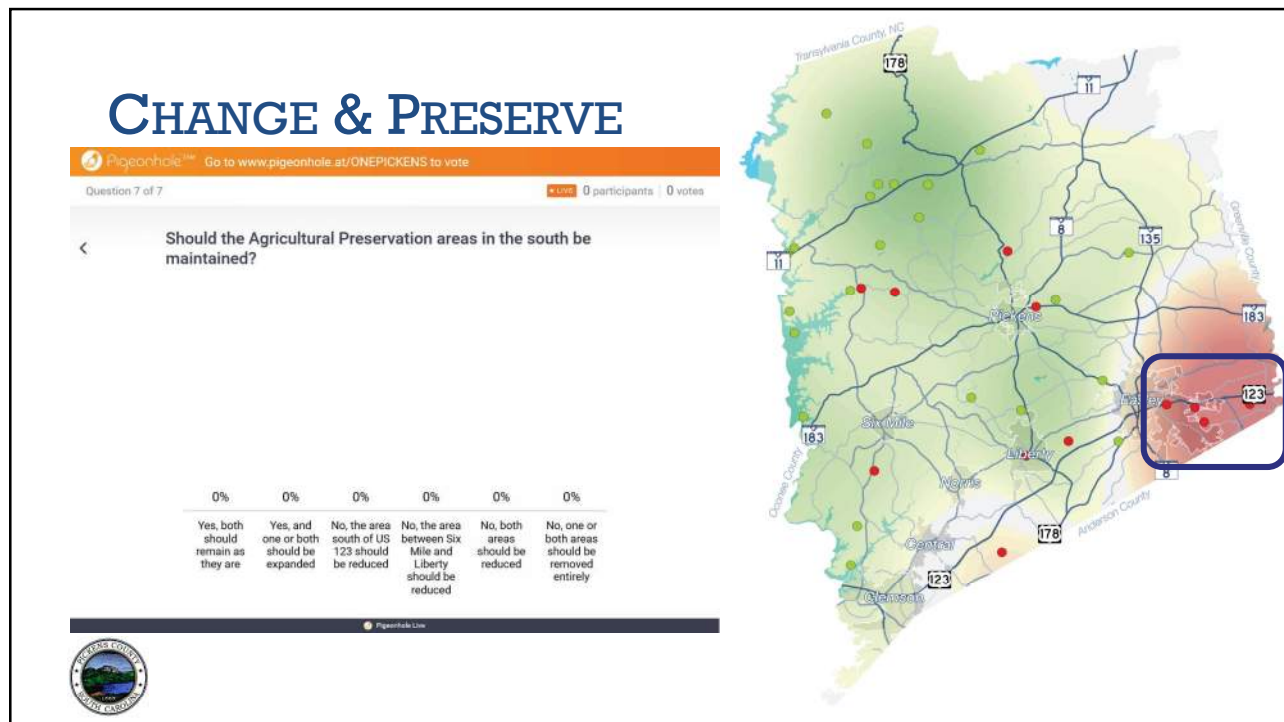
ONEPICKENS



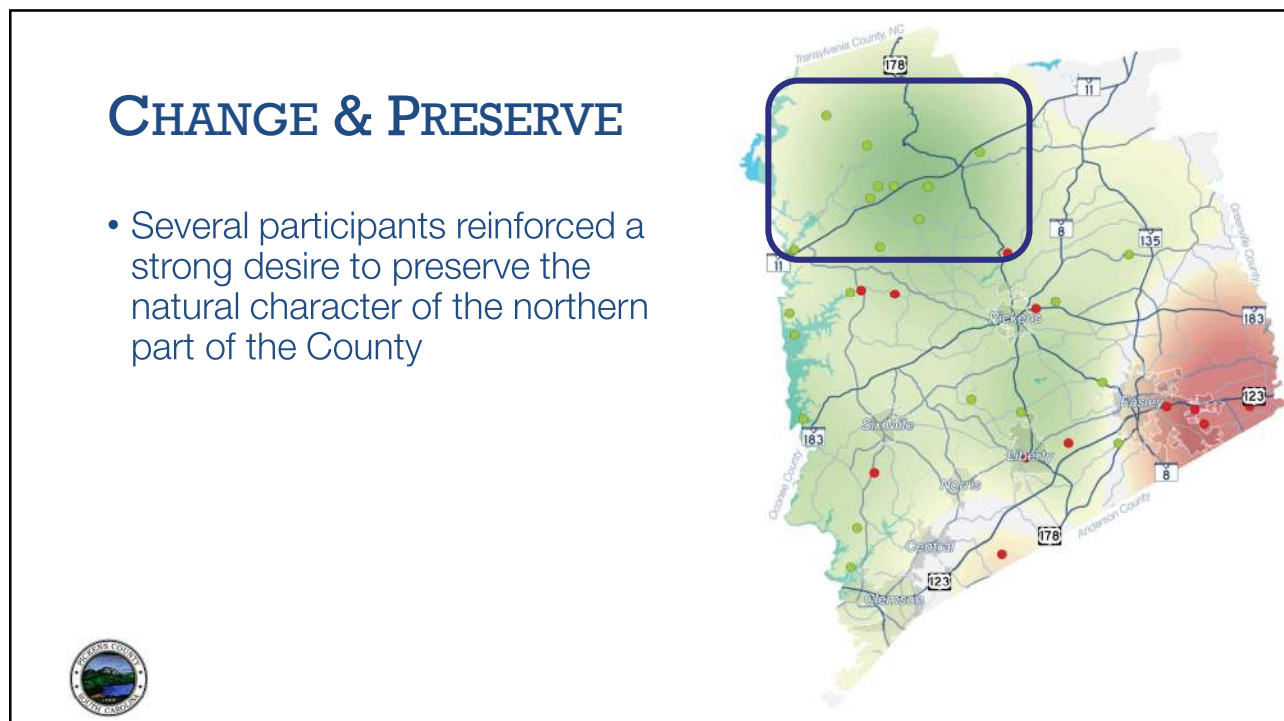
Join Multiple-choice poll  
Pickens Advisory Meeting #2



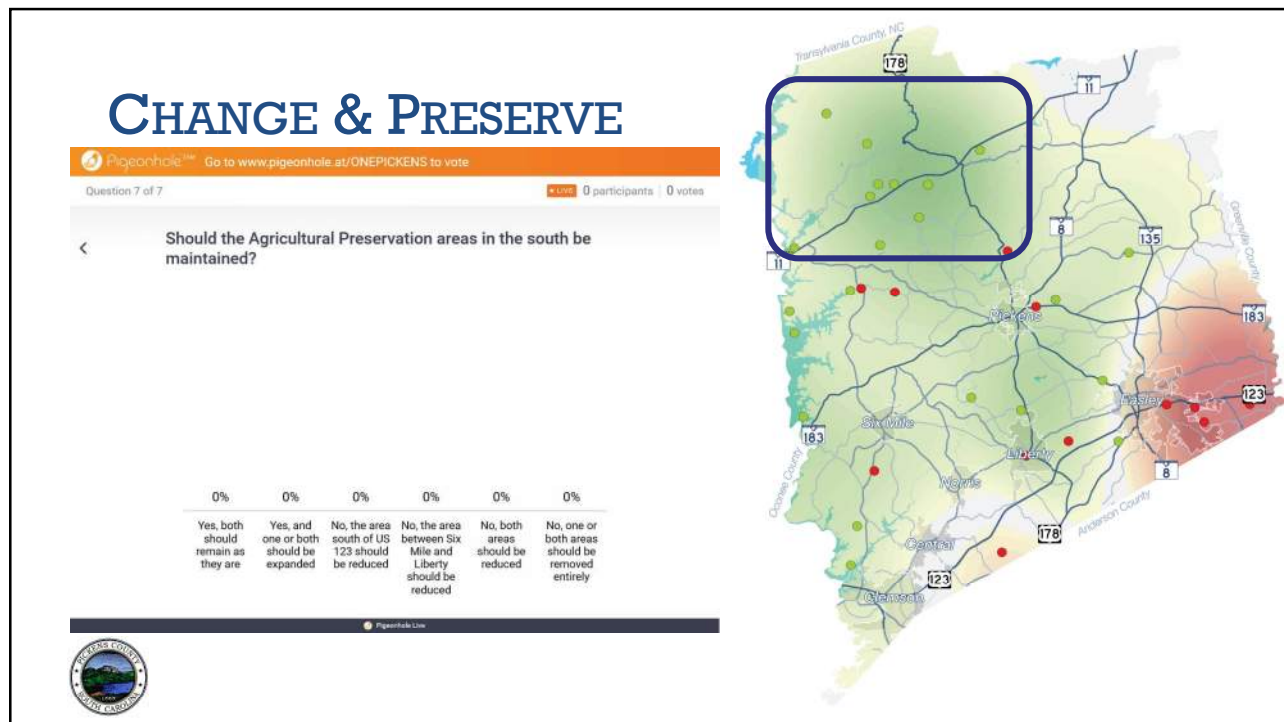
20



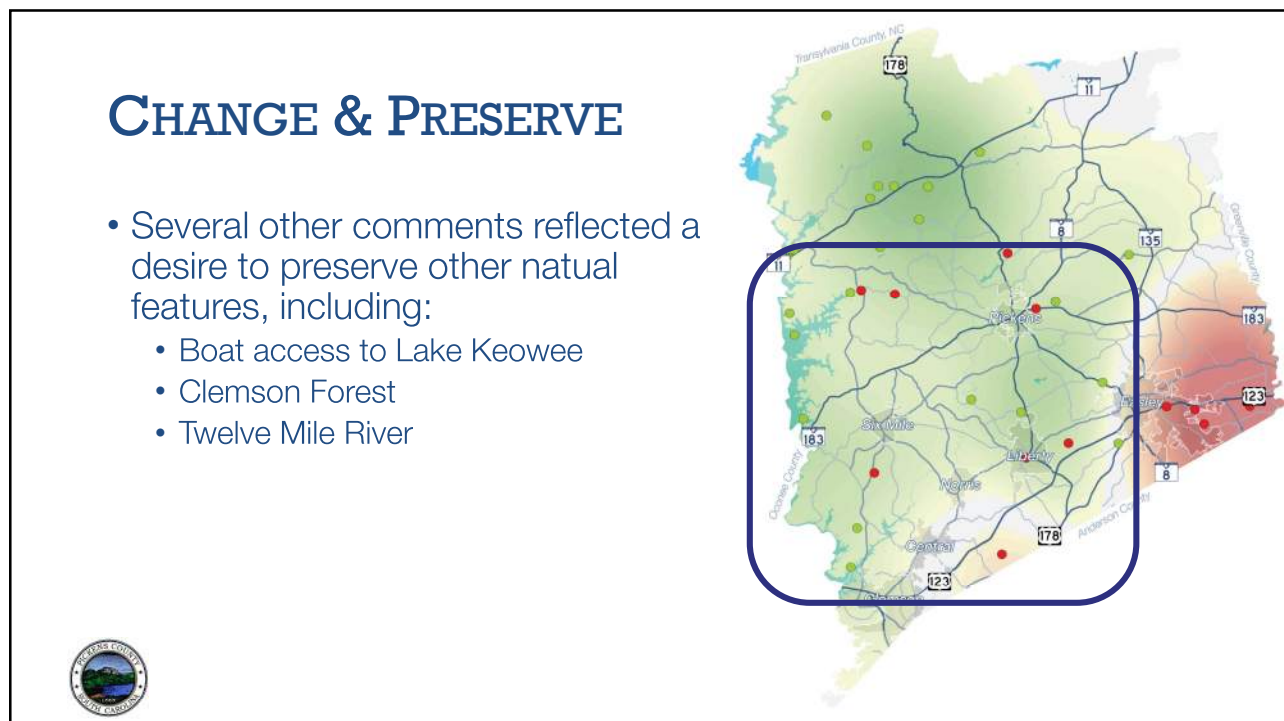
21



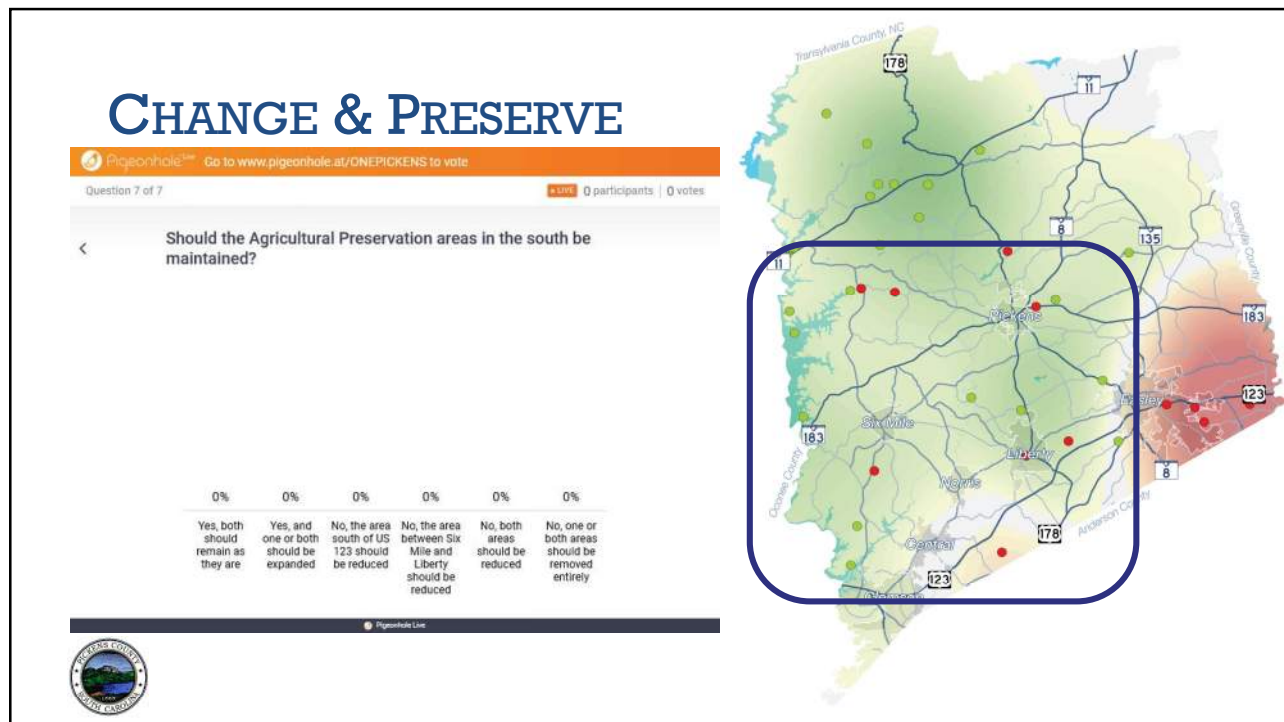
22



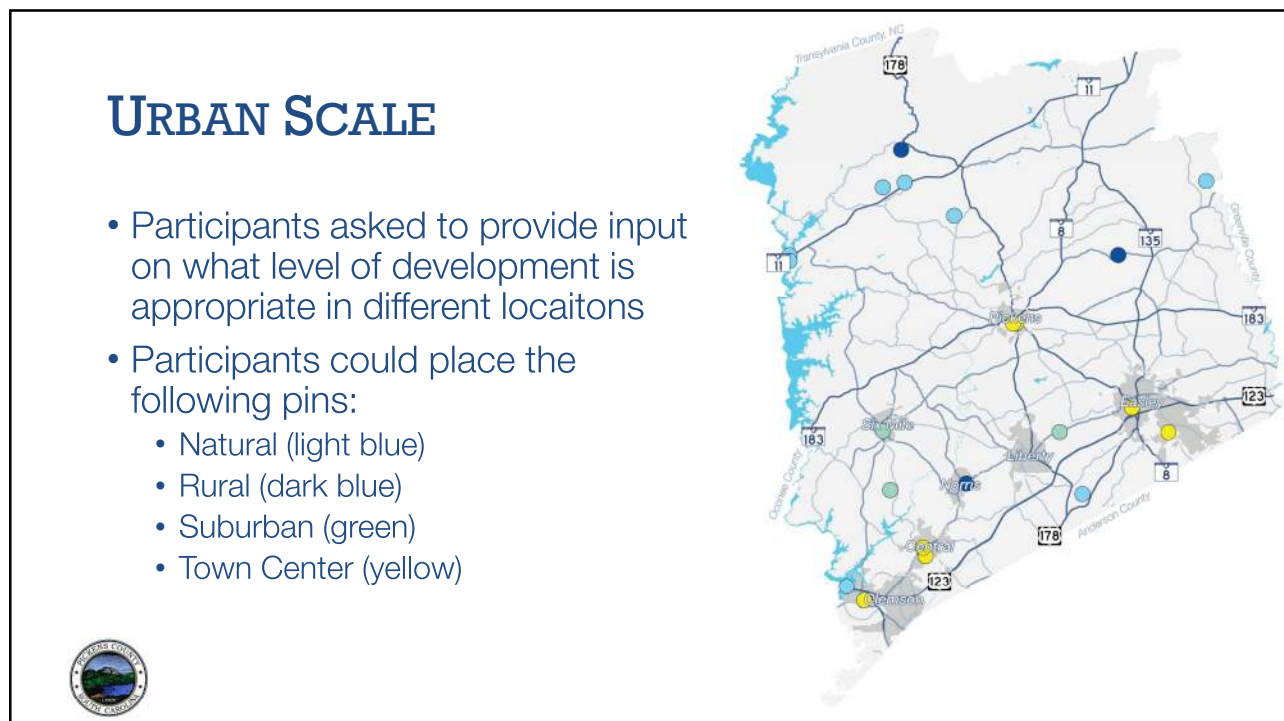
23



24



25



26

## URBAN SCALE

- More development intensity suggested in the southern part of the county
- Natural protection again suggested in north



27

## URBAN SCALE

Pigeonhole™ Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote

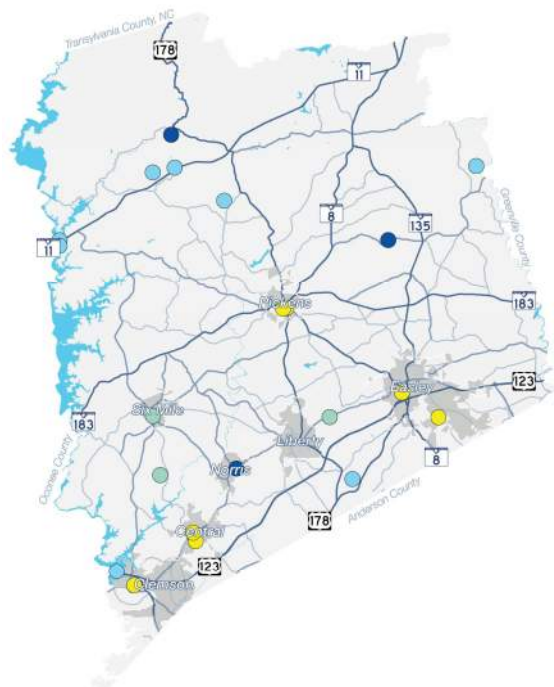
Question 7 of 7

0 participants 0 votes



Should the Agricultural Preservation areas in the south be maintained?

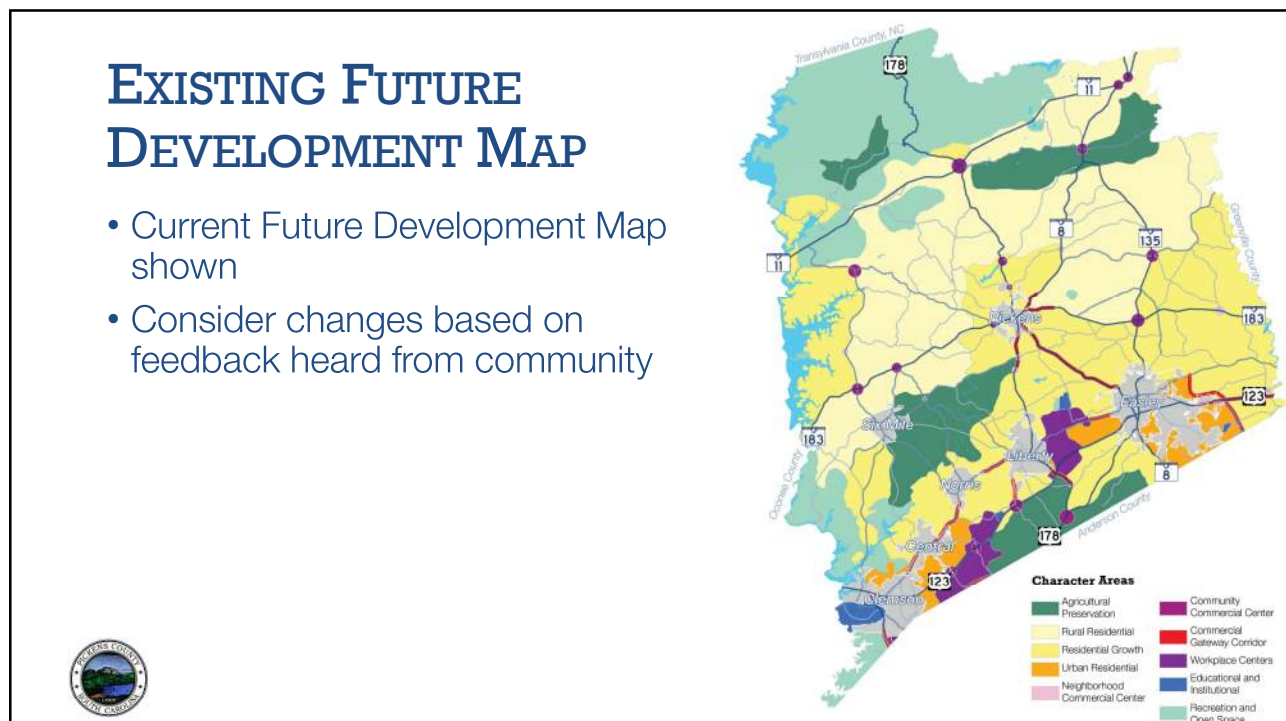
0%	0%	0%	0%	0%	0%
Yes, both should remain as they are	Yes, and one or both should be expanded	No, the area south of US 123 should be reduced	No, the area between Six Mile and Liberty should be reduced	No, both areas should be reduced	No, one or both areas should be removed entirely



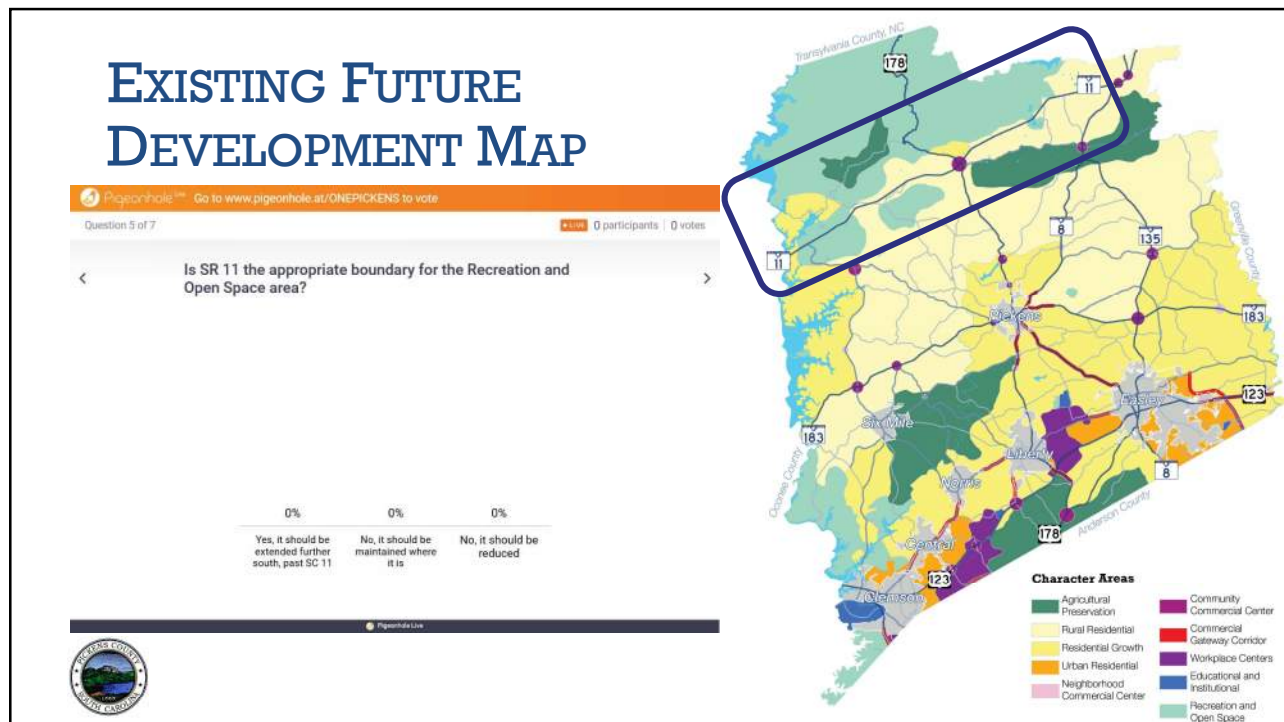
28



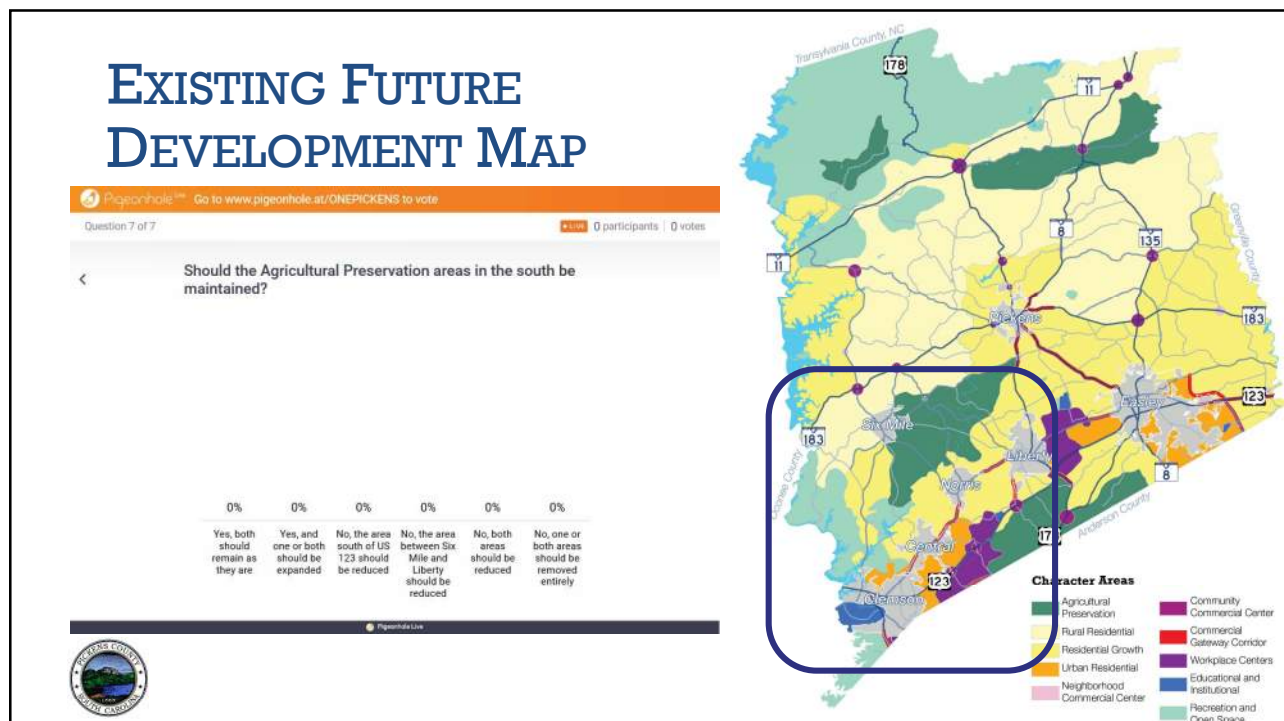
29



30



31



32

## EXISTING FUTURE DEVELOPMENT MAP

Pigeonhole™ Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote

Question 7 of 7 0 participants | 0 votes

Should the Agricultural Preservation areas in the south be maintained?

0% 0% 0% 0% 0% 0%

Yes, both should remain as they are  
Yes, and one or both should be expanded  
No, the area south of US 123 should be reduced  
No, the area between Six Mile and Liberty should be reduced  
No, both areas should be reduced  
No, one or both areas should be removed entirely

**Character Areas**

- Agricultural Preservation
- Rural Residential
- Residential Growth
- Urban Residential
- Neighborhood Commercial Center
- Community Commercial Center
- Commercial Gateway Corridor
- Workplace Centers
- Educational and Institutional
- Pleasure and Open Space

33

## EXISTING FUTURE DEVELOPMENT MAP

Are there other changes to the Future Development map we should consider?

Pigeonhole™ Ask your question: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)

Go to [www.pigeonhole.at](http://www.pigeonhole.at)

Enter passcode  
**ONEPICKENS**

Join O&A  
Additional FDM  
Changes

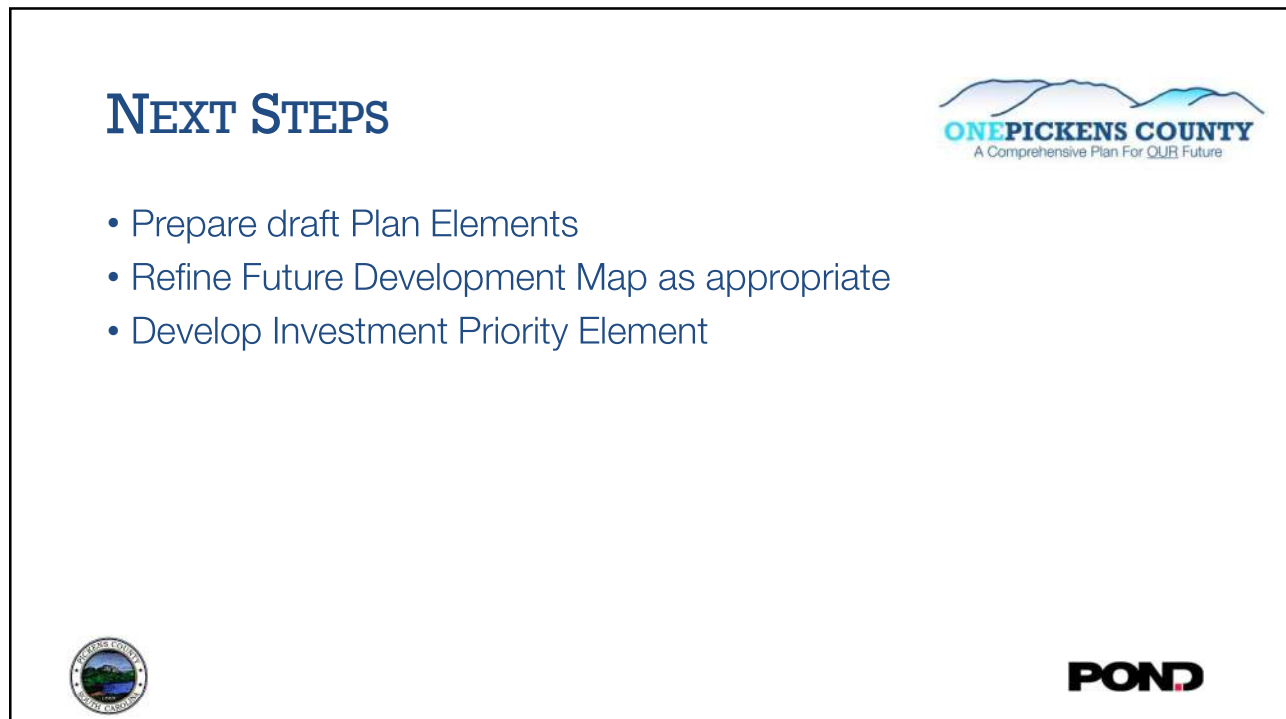
**Character Areas**

- Agricultural Preservation
- Rural Residential
- Residential Growth
- Urban Residential
- Neighborhood Commercial Center
- Community Commercial Center
- Commercial Gateway Corridor
- Workplace Centers
- Educational and Institutional
- Pleasure and Open Space

34



35



36

 Poll (Multiple Choice)

## Pickens Advisory Meeting #2

16 Jan 2021, 17:00 - 20 Jan 2021, 23:59

19

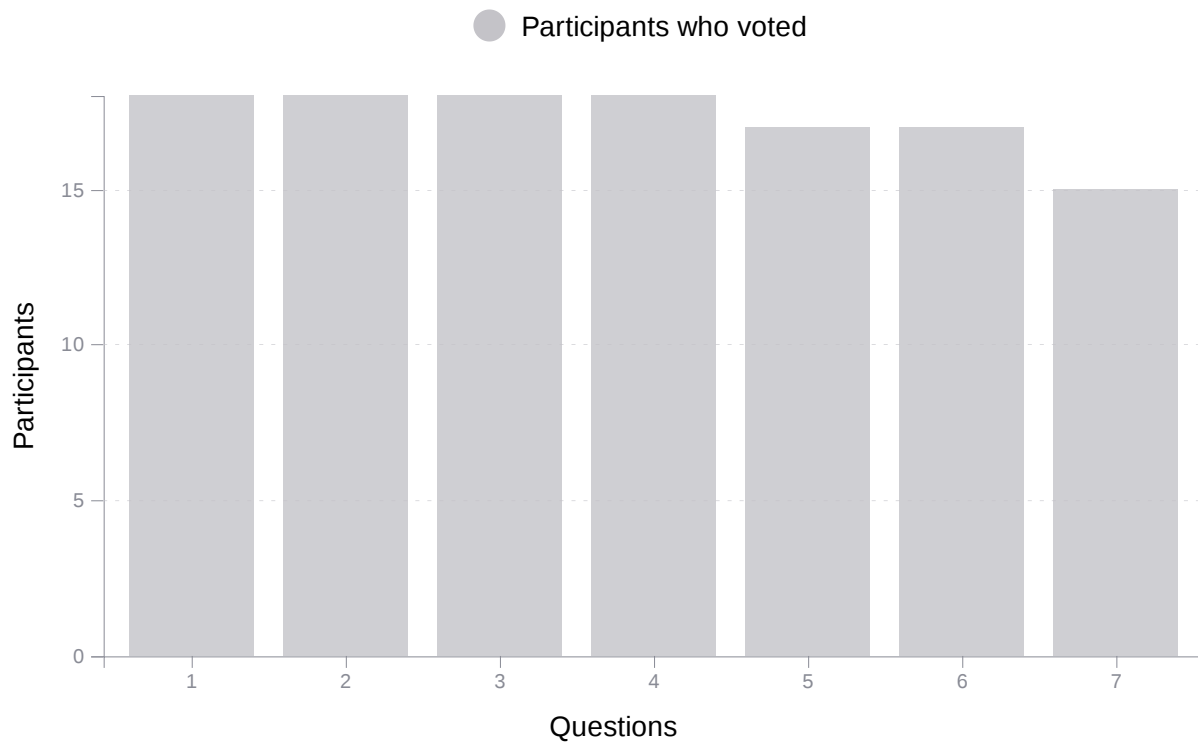
Participants



121

Total votes

### Questions



### Q1: Do you agree with the idea that the US 123 corridor is in need of aesthetic enhancements and reinvestment?

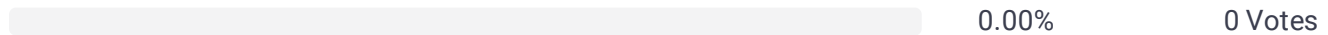
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18 Votes

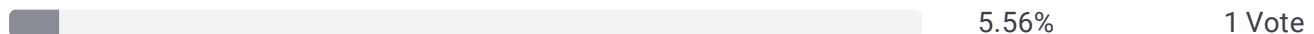
Yes, I agree



I'm unsure/I have no opinion



No, I disagree



### Q2: Do you agree that the natural character and preservations of the northern part of the County should be maintained?

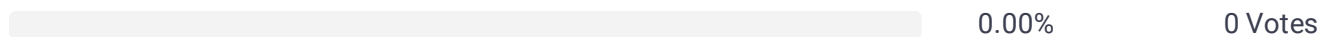
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18 Votes

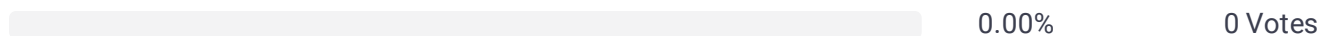
Yes, I agree



I am unsure/I have no opinion



No, I disagree



### Q3: Do you agree that other natural features should be preserved throughout the county?

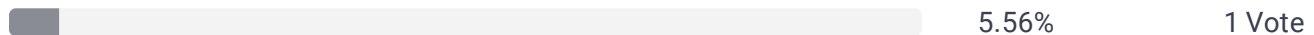
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18 Votes

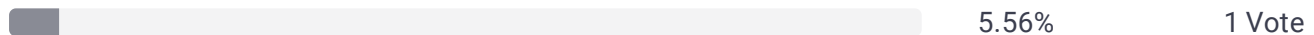
Yes, I agree



I am unsure/I have no opinion



No, I disagree



#### Q4: Do you agree that development should generally be more intense in the southern part of the county than in the northern area?

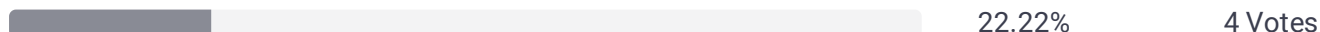
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18 Votes

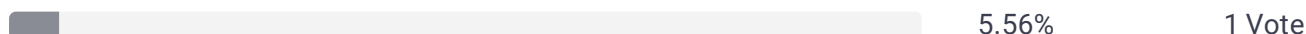
Yes, I agree



I am unsure/I have no opinion



No, I disagree

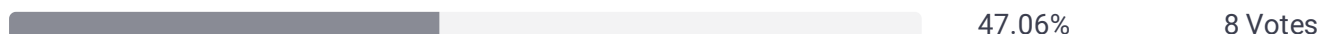


#### Q5: Is SR 11 the appropriate boundary for the Recreation and Open Space area?

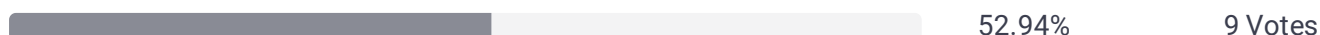
---

17 Votes

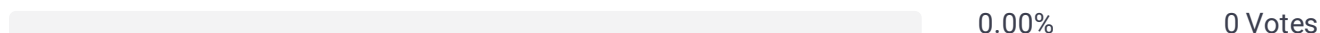
Yes, it should be extended further south, past SC 11



No, it should be maintained where it is



No, it should be reduced

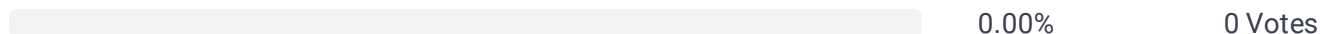


#### Q6: Are there areas that need to be added to or removed from Recreation and Open Space in the southwest part of the county?

---

17 Votes

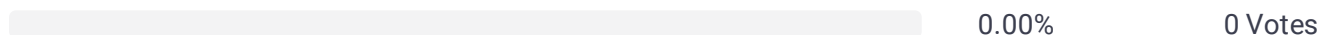
Yes, additional areas need to be added



No, the area as it is shown is sufficient



No, this area should be reduced in size



Q7: Should the Agricultural Preservation areas in the south be maintained?

15 Votes

Yes, both should remain as they are	<div><div></div></div>	80.00%	12 Votes
Yes, and one or both should be expanded	<div><div></div></div>	0.00%	0 Votes
No, the area south of US 123 should be reduced	<div><div></div></div>	13.33%	2 Votes
No, the area between Six Mile and Liberty should be reduced	<div><div></div></div>	6.67%	1 Vote
No, both areas should be reduced	<div><div></div></div>	0.00%	0 Votes
No, one or both areas should be removed entirely	<div><div></div></div>	0.00%	0 Votes

 Q&A

## Additional FDM Changes

15 Jan 2021, 19:00 - 20 Jan 2021, 23:59

<div>3</div> <div>Participants</div> <div>1</div> <div>Interaction*</div>	<div>0</div> <div>Total votes</div> <div>0</div> <div>Highest vote</div>	<div>1</div> <div>Question</div> <div>1</div> <div>Allowed</div> <div>0</div> <div>Dismissed</div>	<div>0</div> <div>Questions answered</div>
---	--	--	--

\* Interactions include the total number of questions, votes, comments and answer ratings

### 1 Question Allowed

0  
VOTES

Anonymous • 19 Jan 2021 13:09

Like Stephen mentioned...the area surrounding the new SC 153 extension needs to be revisited relative to the FDM...



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

Advisory Committee Meeting #3  
November 8, 2021




1

## AGENDA



<b>Introduction</b>	Welcome and Housekeeping Status Update
<b>Comprehensive Plan Update</b>	Economic Development Goals and Objectives Changes to Character Area Map
<b>Next Steps</b>	Next Steps





2





3

## RULES OF ENGAGEMENT

- Please be respectful of all viewpoints and perspectives; we want to hear from all stakeholders
- All members of the advisory committee will be able to give feedback
- If you have already spoken, please give others the opportunity to speak first
- If you have any questions or comments that we do not get to, please talk to one of us after the meeting



4

## WHY A COMPREHENSIVE PLAN?



- Update our understanding of the County's current conditions
- Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
- Create a tool to ensure that future changes are guided by the community's vision
- Coordinate plans with the cities and counties within and adjacent to Pickens County



5

## ADVISORY COMMITTEE



- Be an **advocate** for the process
- Bring **different perspectives** to the conversation
- Raise **awareness** with your constituents and partners to maximize community involvement
- Vet **ideas and recommendations**
- Ask and answer **tough questions**



6



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

## Plan Status Update




7

## ONEPICKENS COUNTY PLANNING PROCESS




**RESEARCH**  
Key Findings (Data)  
Current Policies & Goals

**VISION**  
Needs & Opportunities  
Goals & Objectives

**DEVELOP**  
Elements  
Interactives

**DOCUMENT**  
Character Areas  
Priority Investment

**ADOPT**

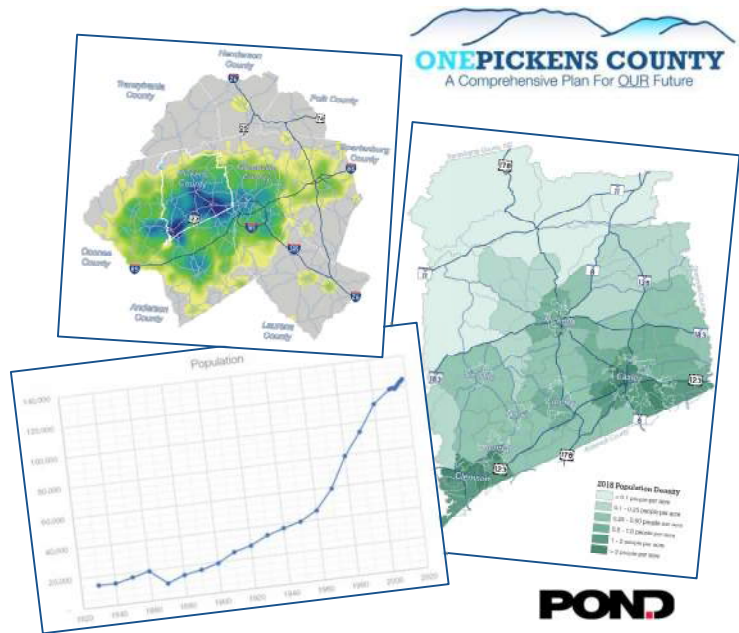
We are here ↗




8

## RESEARCH

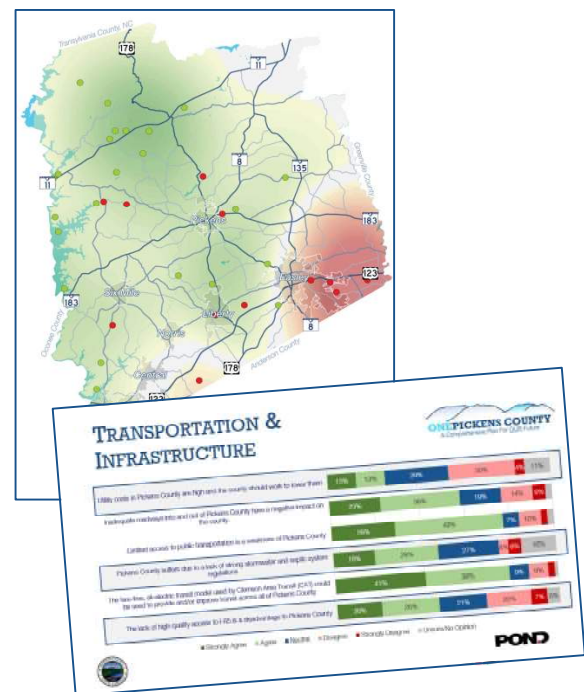
- Reviewed specific datapoints that were presented during the first Advisory Committee meeting
- These pieces of information have been incorporated into each of the plan document elements



9

## VISION

- Advisory Committee meeting and public engagement to understand the County's goals and objectives
- Advisory Committee SWOT activity and policy voting activities
- Public engagement map and Big Ideas activities



10

## DEVELOP AND DOCUMENT



- Updated draft plan document, including:
  - Documentation of planning process
  - Updated character area map
  - New policy implementation
  - Other updated County information



**POND**

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## DEVELOP AND DOCUMENT



1. INTRODUCTION .....	6	} 2 Overview Chapters
2. PLANNING PROCESS .....	12	
3. POPULATION .....	32	} 9 Plan Elements
4. HOUSING .....	46	
5. LAND USE .....	54	
6. ECONOMIC DEVELOPMENT .....	64	
7. TRANSPORTATION .....	70	
8. COMMUNITY FACILITIES .....	76	
9. NATURAL RESOURCES .....	94	
10. CULTURAL RESOURCES .....	104	
11. PRIORITY INVESTMENT .....	114	



**POND**

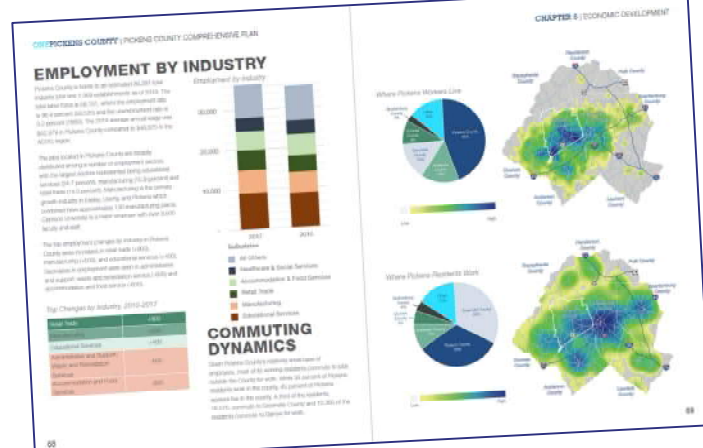
12

## DEVELOP AND DOCUMENT



Each element contains:

- An initial section that documents existing conditions and related information. This may include:
  - Demographic information,
  - Previous plans, and/or
  - Information about the current state of the County
- A Goals and Objectives section that includes:
  - A Goal statement
  - A few Objectives associated with the goal statement
  - Policies and associated Implementation



POND

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## DEVELOP AND DOCUMENT



- Specific pieces to discuss today:
  - Economic Development Goals and Objectives section
  - Changes to the Character Area Map



POND

14

## ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES



- In the current comprehensive plan, the Economic Development element did not include these.
- Based on public input, we have developed some draft ideas and we are looking for your feedback.

### Join Our Pigeonhole Live Survey

On your phone or other device,  
go to **[www.pigeonhole.at](http://www.pigeonhole.at)** and  
enter code **ONEPICKENS**



15

## ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES



### Potential Economic Development Goal

Pickens County will leverage the County's education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.



Go to **[www.pigeonhole.at](http://www.pigeonhole.at)** and  
enter code **ONEPICKENS**



16

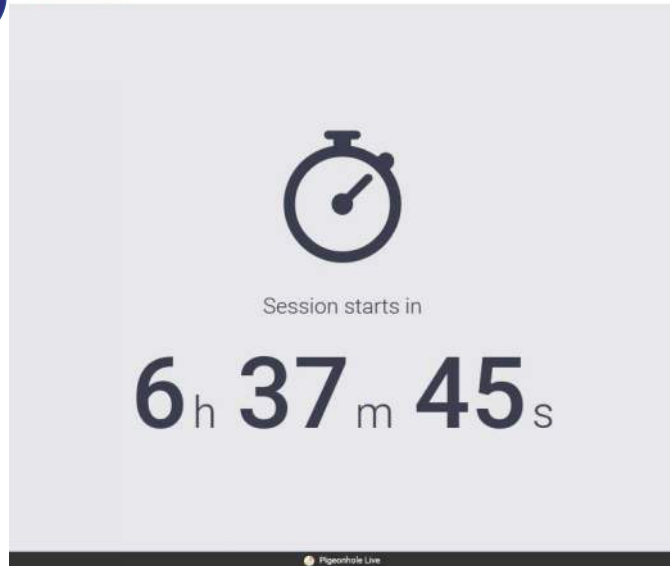
### **Potential Economic Development Goal**

Pickens County will the County's education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

**Q1**


Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote


**POND**

17

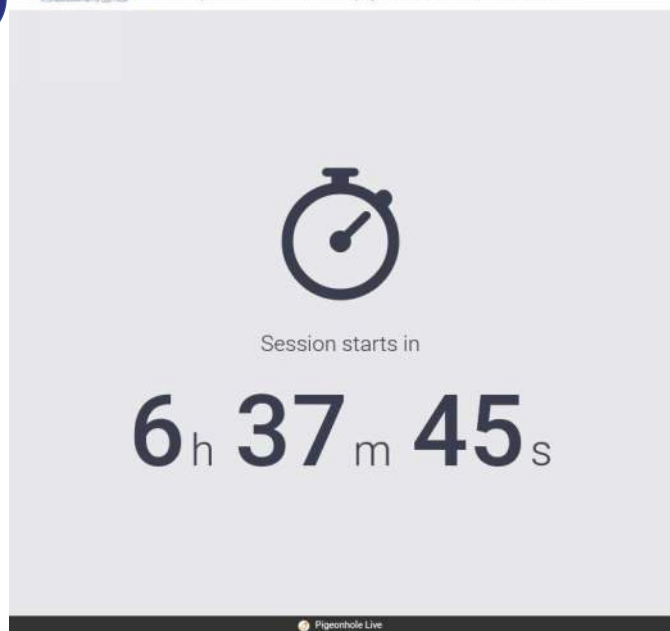
### **Potential Economic Development Goal**

Pickens County will the County's education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

**Q2**


Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)



18

# ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES



## **Potential Economic Development Objective (1 of 2)**

Leverage access to Greenville, proximity to I-85, and presence of great educational resources to attract potential employers to Pickens County.



**POND**

19

## **Potential Economic Development Objective (1 of 2)**

Leverage access to Greenville, proximity to I-85, and presence of great educational resources to attract potential employers to Pickens County.

**Q3**



Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote



Session starts in

**6<sup>h</sup> 37<sup>m</sup> 45<sup>s</sup>**

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and  
enter code **ONEPICKENS**

Pigeonhole Live

**POND**

20

**Potential Economic  
Development Objective  
(1 of 2)**

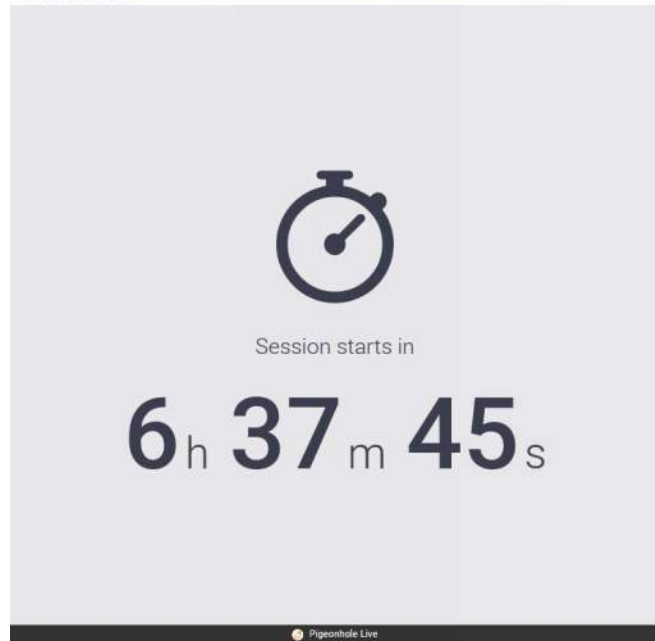
Leverage access to Greenville, proximity to I-85, and presence of great educational resources to attract potential employers to Pickens County.

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

**Q4**



Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)



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**Potential Economic  
Development Objective  
(2 of 2)**

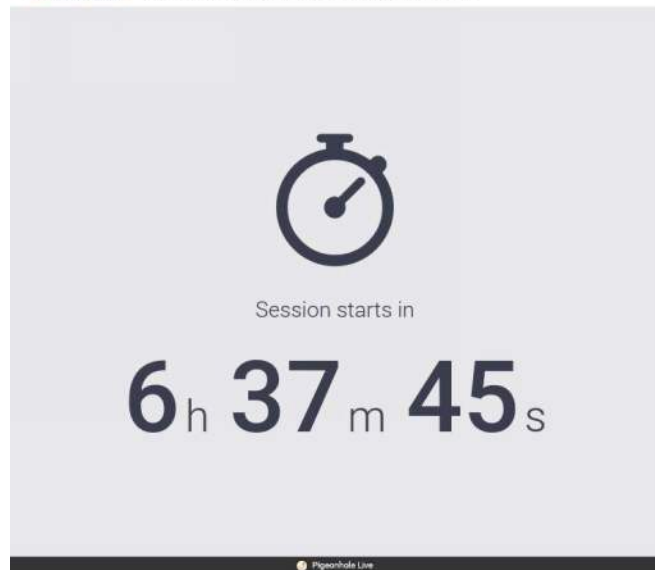
Increase access to the SR 11 corridor and the county's lakes and mountains to create economic and recreational opportunities related to recreation and tourism in a way that minimizes impact to these natural resources.

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

**Q5**



Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote



**POND**

22

**Potential Economic  
Development Objective  
(2 of 2)**

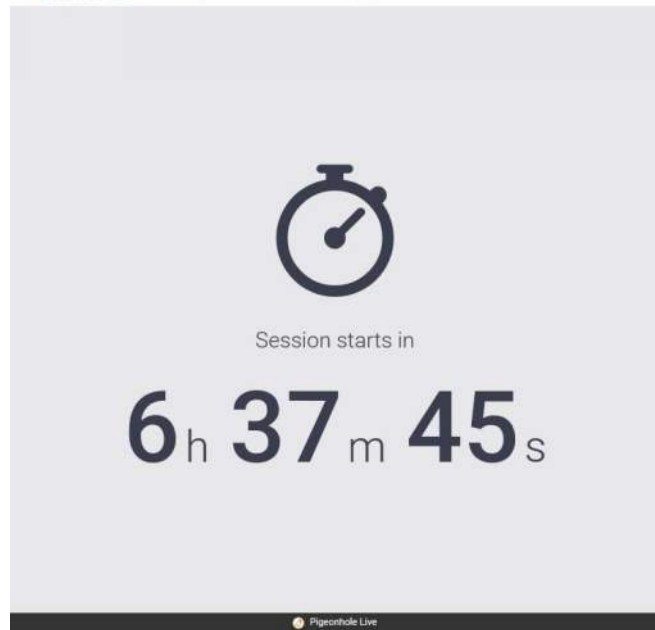
**Q6**



Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)

Increase access to the SR 11 corridor and the county's lakes and mountains to create economic and recreational opportunities related to recreation and tourism in a way that minimizes impact to these natural resources.

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**



23

**Potential Economic  
Development Objectives**

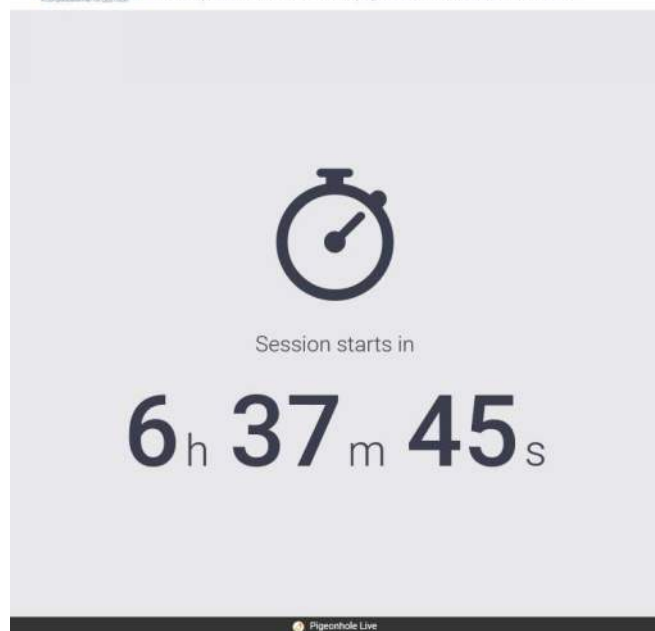
**Q7**



Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)

Are there other objective statements you would like to see in the economic development element?

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**



24

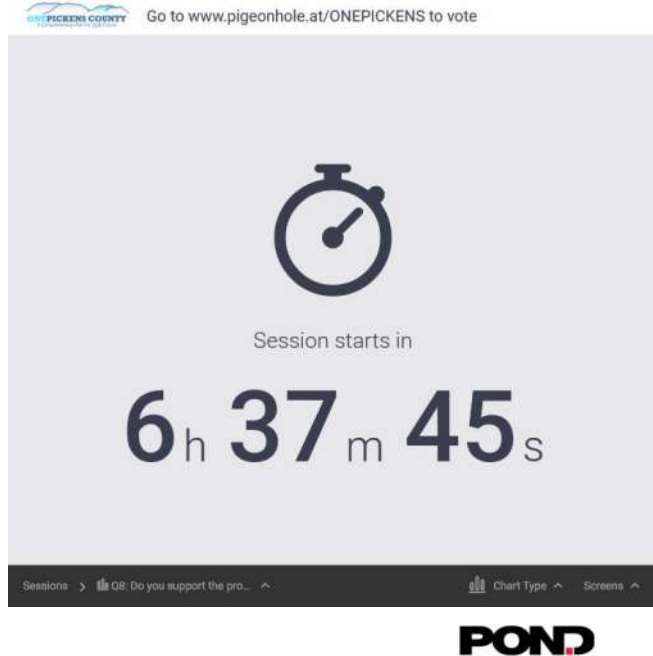
### **Potential Economic Development Policy**

**Q8**

- **Policy:** Pursue a coordinated economic development strategy throughout the county
- **Action:** Work with municipalities and Alliance Pickens to develop a coordinated economic development strategy for the county
- **Agencies:** Alliance Pickens, Municipal governments
- **Implementation:** Ongoing

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

ALLIANCE PICKENS COUNTY  
Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote



Session starts in

6 h 37 m 45 s

Sessions > QB: Do you support the pro... Chart Type Screens

**POND**

25

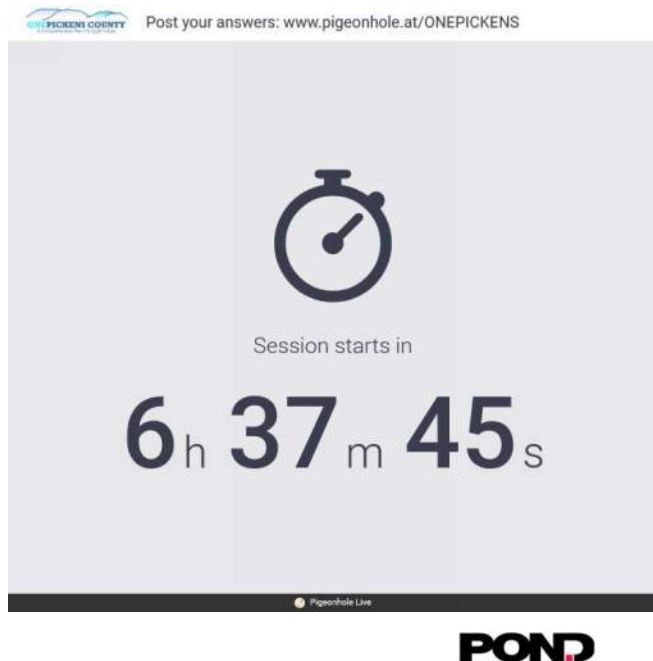
### **Potential Economic Development Policy**

**Q9**

- **Policy:** Pursue a coordinated economic development strategy throughout the county
- **Action:** Work with municipalities and Alliance Pickens to develop a coordinated economic development strategy for the county
- **Agencies:** Alliance Pickens, Municipal governments
- **Implementation:** Ongoing

Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

ALLIANCE PICKENS COUNTY  
Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)



Session starts in

6 h 37 m 45 s

Sessions > QB: Do you support the pro... Chart Type Screens

**POND**

26

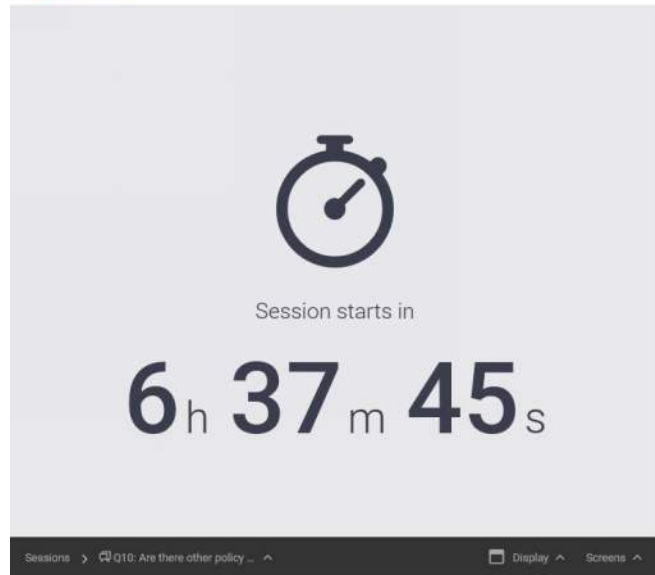
### Potential Economic Development Policy

Are there other policy statements you would like to see in the economic development element?

Q  
10



Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)



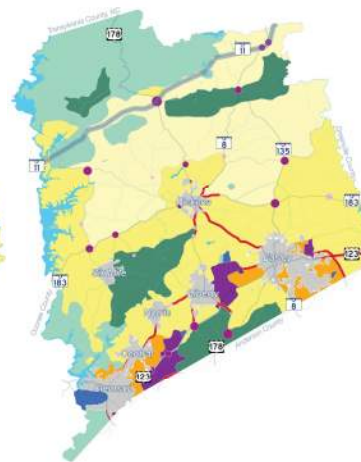
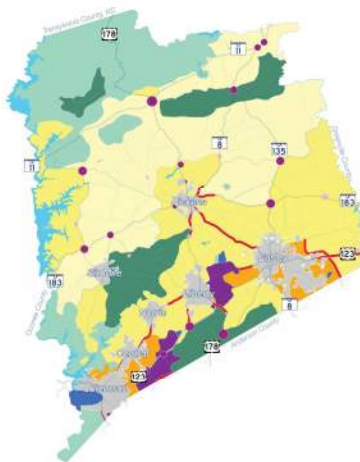
Go to [www.pigeonhole.at](http://www.pigeonhole.at) and enter code **ONEPICKENS**

**POND**

27

## CHARACTER AREA MAP

- Three changes made to character area map
- SC 11 Corridor
- Residential Area immediately south of SR 183
- Workplace Center near SR 153 Extension

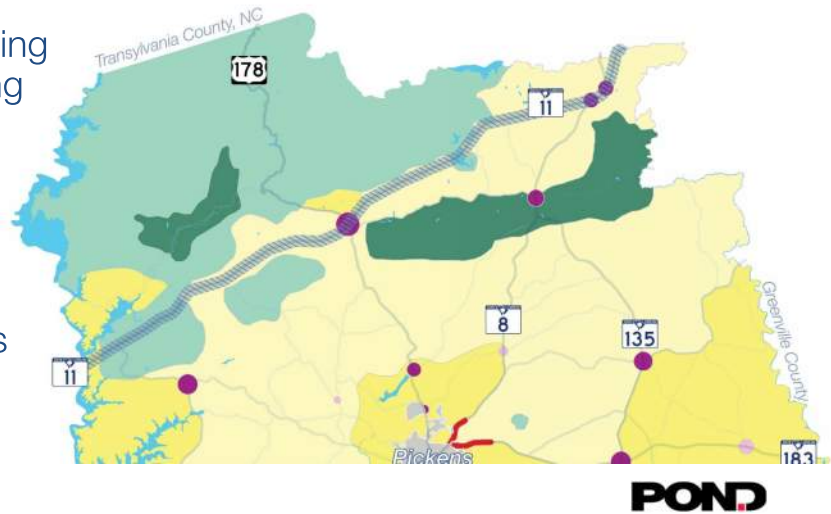


**POND**

28

## SC 11 CORRIDOR

- Added an overlapping character area along the SR 11 corridor
- Intended to add awareness of corridor's special status and conservation needs in development decisions



29

## SC 11 CORRIDOR

Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)

Question 1 of 1 0 votes | 0 participants | 0 votes

Q11: Do you support the addition of the SC 11 Character Area?



0% Yes, just as it is shown

0% Yes, with some changes

0% No, this character area should not be added

30

## EXPANDED RESIDENTIAL GROWTH AREA



Based on the presence of infrastructure and public services, this area south of SR 183 was changed from “Rural Places” to “Residential Growth”



31

## EXPANDED RESIDENTIAL GROWTH AREA



Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote

Question 1 of 1

0 participants | 0 votes

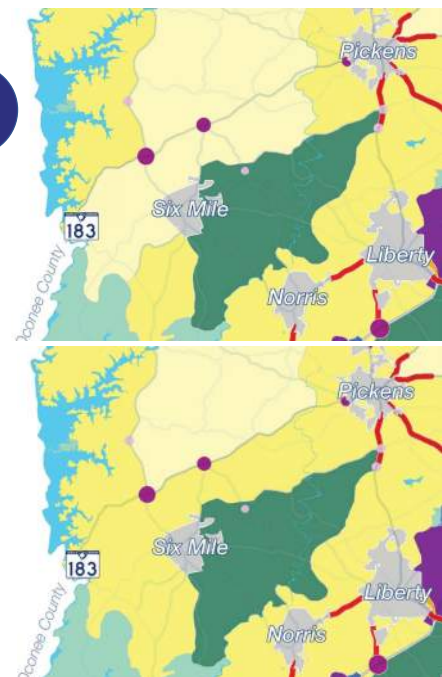
Q12: Do you support the change of the area shown to Residential Growth?

0%	0%	0%
Yes, just as it is shown	Yes, with some changes	No, this change should not be made

Sessions > Q12: Do you support the ch... <

Chart Type < Screens <

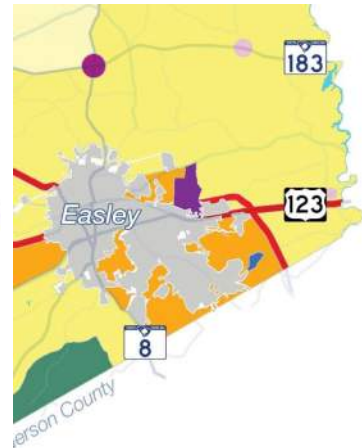
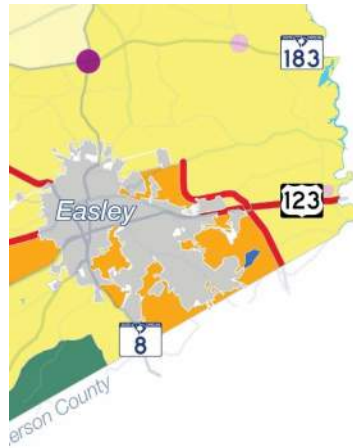
Q  
12



32

## NEW WORKPLACE CENTER EAST OF EASLEY

- Area along SR 153 Extension changed from Residential Growth to Workplace Center
- Intended to better align with County and City plans for the area
- Workplace Center encourages “Live-Work-Play” mixed-use areas



33

## NEW WORKPLACE CENTER EAST OF EASLEY

**Q  
13**

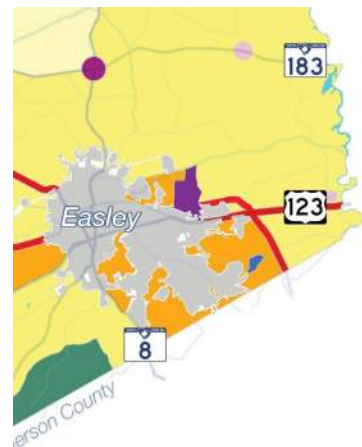
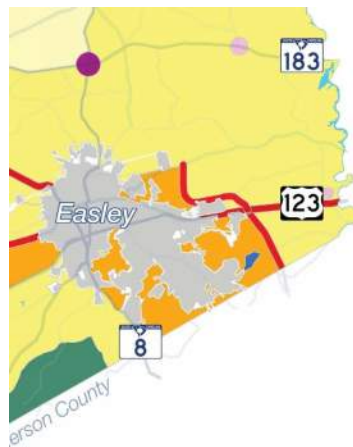
Go to [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS) to vote

Question 1 of 1 0 participants | 0 votes

Q13: Do you support the change of the area shown to Workplace Centers?

Yes, just as it is shown	Yes, with some changes	No, this change should not be made
0%	0%	0%

Pigeonhole Live



34

## OTHER CHARACTER AREA MAP CHANGES



Post your answers: [www.pigeonhole.at/ONEPICKENS](http://www.pigeonhole.at/ONEPICKENS)



Session starts in

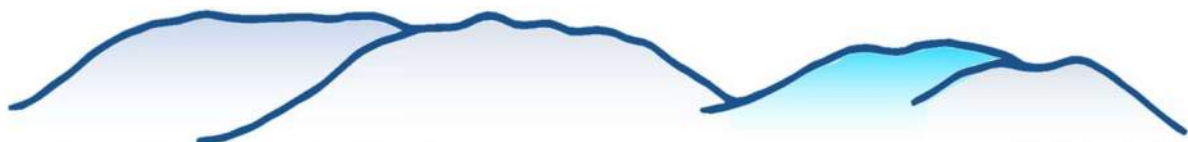
6<sup>h</sup> 37<sup>m</sup> 45<sup>s</sup>



Reportable Live

**POND**

35



# ONEPICKENS COUNTY

A Comprehensive Plan For OUR Future

## Next Steps



**POND**

36

## NEXT STEPS



- Community Open House  
Tuesday, December 7<sup>th</sup>, 5-7pm  
Council Chambers  
222 McDaniel Avenue, B-10  
Pickens, SC 29671
- Advisory Committee Members will receive another email in the near future with a link to the draft document and a form to provide any comments you may have



37

## Poll (Multiple Choice)

### Q1: Do you support this goal statement?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00

16

Participants



14

Total votes

8

Highest votes

## Questions

### Q1: Do you support this goal statement?

14 Votes

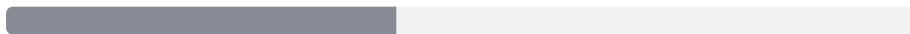
Yes, just as it is written



57.14%

8 Votes

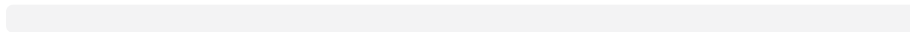
Yes, with some changes (see next question)



42.86%

6 Votes

No, an entirely new goal statement is needed



0.00%

0 Votes

## 2 Comments

Anonymous • 08 Nov 2021, 16:15 • Allowed • Voted for: Yes, with some changes (see next question)

"leverage" The word opportunities is used a lot.

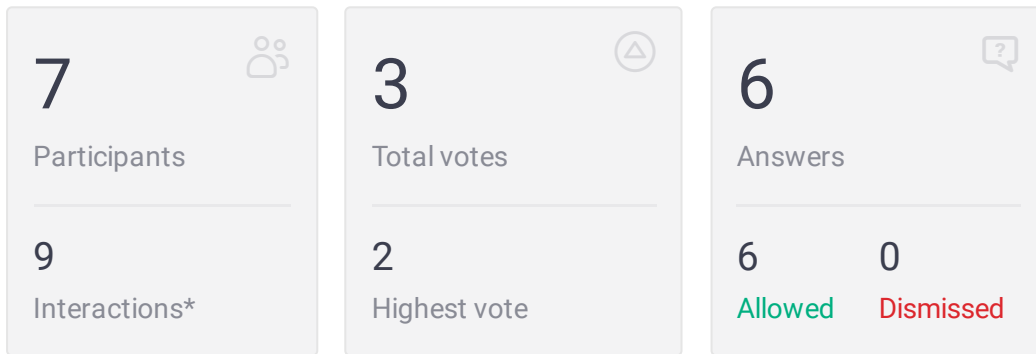
Anonymous • 08 Nov 2021, 17:56 • Allowed • Voted for: Yes, with some changes (see next question)

Verbiage is too generalized. Leaves a lot of wiggle room for interpretation.

 Open-text Poll

Q2: If you feel that the goal statement should be changed, what changes would you like to see?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00



\* Interactions include the total number of questions, votes, comments and answer ratings

### Answer status breakdown:



Q: Q2: If you feel that the goal statement should be changed, what changes would you like to see?

### 6 Answers Allowed

2 VOTES	Anonymous • 08 Nov 2021 16:17 Not now
1 VOTE	Anonymous • 08 Nov 2021 16:16 Correct typo
0 VOTES	Anonymous • 08 Nov 2021 16:38 Change the word access.

0  
VOTES

Anonymous • 08 Nov 2021 18:03

I would like to see the words while also protecting private property rights

---

0  
VOTES

Anonymous • 08 Nov 2021 18:03

Protecting private property rights

---

0  
VOTES

Anonymous • 08 Nov 2021 18:04

Protecting private property rights

---

### Poll (Multiple Choice)

## Q3: Do you support the first objective statement?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00

9

Participants



9

Total votes

8

Highest votes

## Questions

### Q1: Q3: Do you support the first objective statement?

---

9 Votes

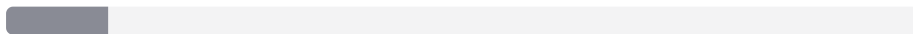
Yes, just as it is written



88.89%

8 Votes

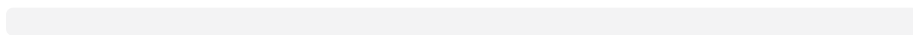
Yes, with some changes (see next question)



11.11%

1 Vote

No, an entirely new goal statement is needed



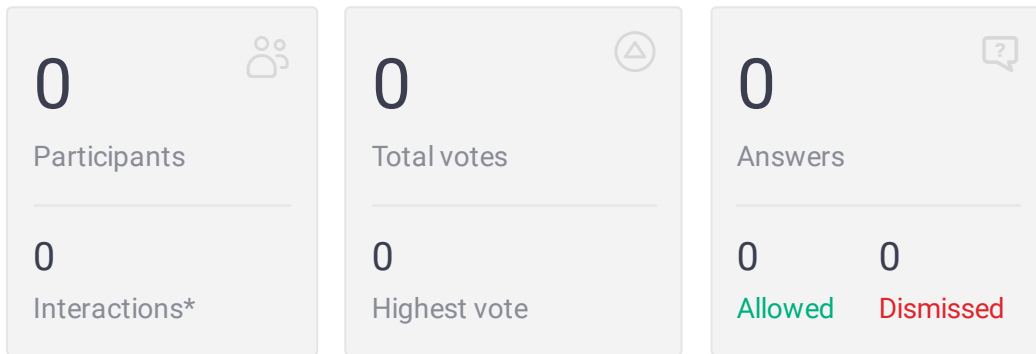
0.00%

0 Votes

 Open-text Poll

Q4: If you feel that the first objective statement should be changed, what changes would you like to see?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00



\* Interactions include the total number of questions, votes, comments and answer ratings

No Answers submitted.

Q: Q4: If you feel that the first objective statement should be changed, what changes would you like to see?

## Poll (Multiple Choice)

### Q5: Do you support the second objective statement?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00

9

Participants



9

Total votes

6

Highest votes

## Questions

### Q1: Q5: Do you support the second objective statement?

---

9 Votes

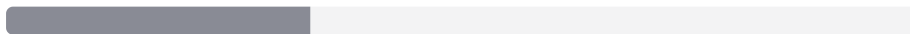
Yes, just as it is written



66.67%

6 Votes

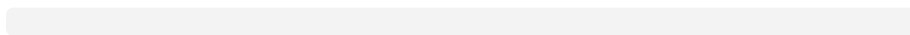
Yes, with some changes (see next question)



33.33%

3 Votes

No, an entirely new goal statement is needed



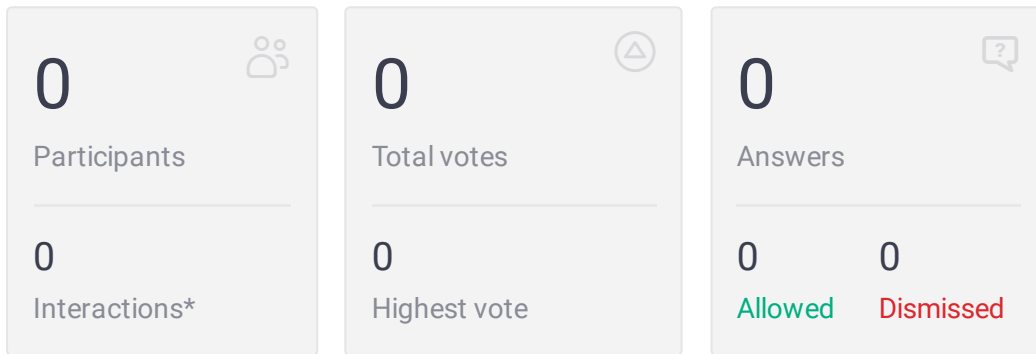
0.00%

0 Votes

 Open-text Poll

Q6: If you feel that the second objective statement should be changed, what changes would you like to see?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00



\* Interactions include the total number of questions, votes, comments and answer ratings

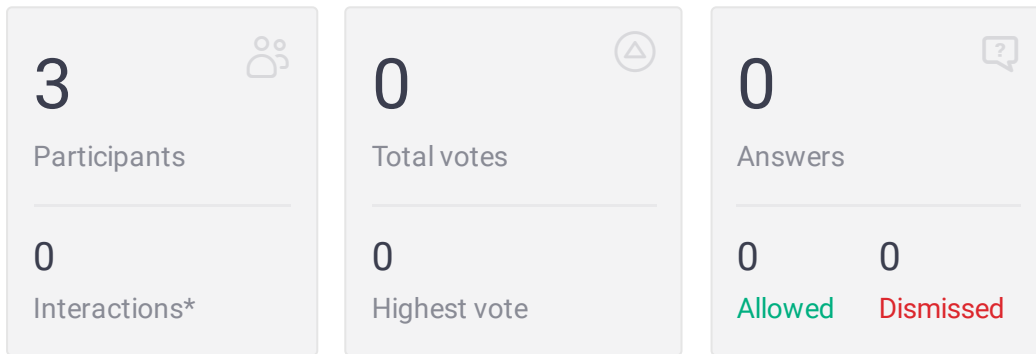
No Answers submitted.

Q: Q6: If you feel that the second objective statement should be changed, what changes would you like to see?

 Open-text Poll

Q7: Are there other objective statements you would like to see in the economic development element?

08 Nov 2021, 16:00 - 09 Nov 2021, 23:59



\* Interactions include the total number of questions, votes, comments and answer ratings

No Answers submitted.

Q: Q7: Are there other objective statements you would like to see in the economic development element?

 Poll (Multiple Choice)

## Q8: Do you support the proposed Policy statement?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00

11

Participants



11

Total votes

9

Highest votes

## Questions

## Q1: Q8: Do you support the proposed Policy statement?

11 Votes

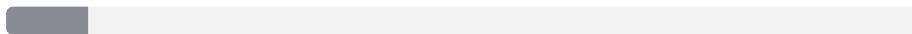
Yes, just as it is written



81.82%

9 Votes

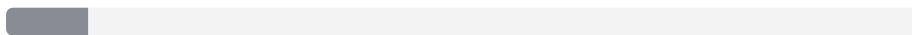
Yes, with some changes (see next question)



9.09%

1 Vote

No, an entirely new goal statement is needed



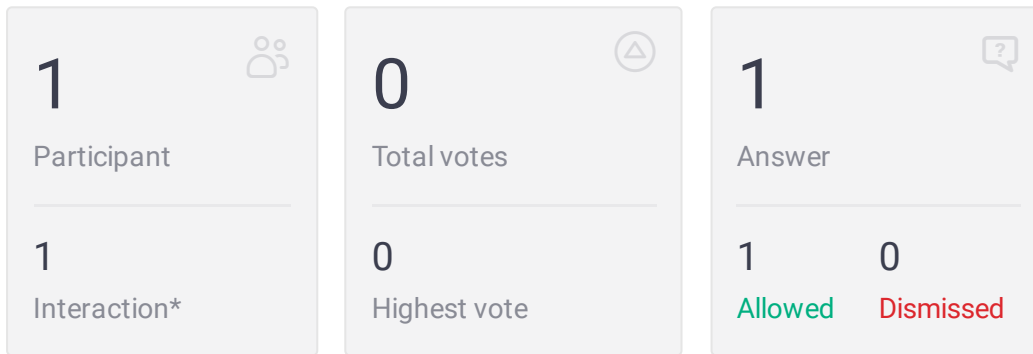
9.09%

1 Vote

## Open-text Poll

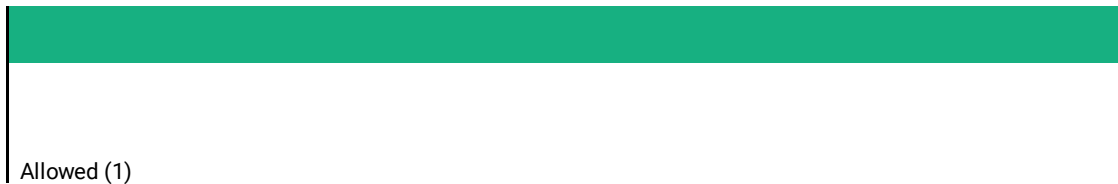
Q9: If you feel that the policy statement should be changed, what changes would you like to see?

08 Nov 2021, 16:00 - 09 Nov 2021, 08:00



\* Interactions include the total number of questions, votes, comments and answer ratings

### Answer status breakdown:



Q: Q9: If you feel that the policy statement should be changed, what changes would you like to see?

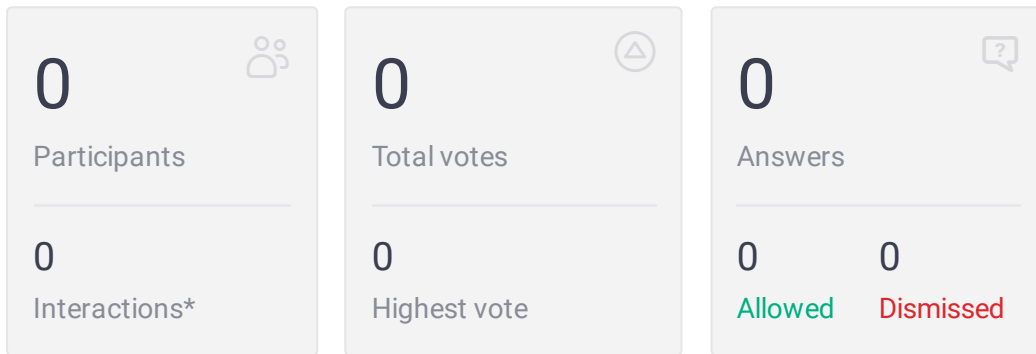
### 1 Answer Allowed

0 VOTES Anonymous • 08 Nov 2021 18:00  
It's too vague.

 Open-text Poll

Q10: Are there other policy statements you would like to see in the economic development element?

08 Nov 2021, 16:00 - 09 Nov 2021, 23:59



\* Interactions include the total number of questions, votes, comments and answer ratings

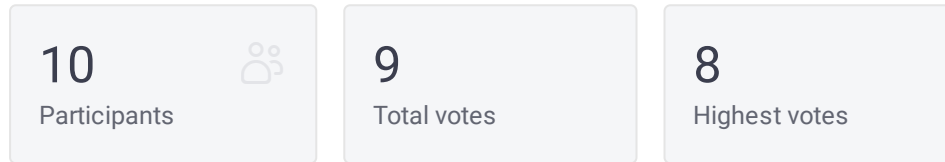
No Answers submitted.

Q: Q10: Are there other policy statements you would like to see in the economic development element?

 Poll (Multiple Choice)

## Q11: Do you support the addition of the SC 11 Character Area?

08 Nov 2021, 09:00 - 09 Nov 2021, 23:59



### Questions

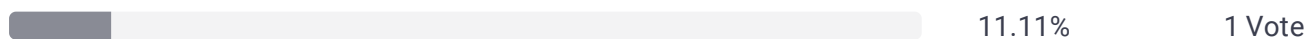
#### Q1: Q11: Do you support the addition of the SC 11 Character Area?

9 Votes

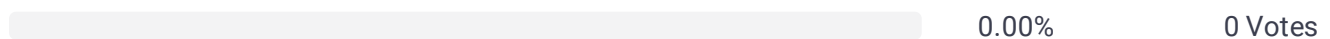
Yes, just as it is shown



Yes, with some changes



No, this character area should not be added



## Poll (Multiple Choice)

### Q12: Do you support the change of the area shown to Residential Growth?

08 Nov 2021, 09:00 - 09 Nov 2021, 23:59

7

Participants



7

Total votes

6

Highest votes

## Questions

### Q1: Q12: Do you support the change of the area shown to Residential Growth?

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7 Votes

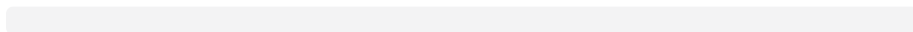
Yes, just as it is shown



85.71%

6 Votes

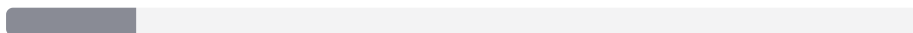
Yes, with some changes



0.00%

0 Votes

No, this change should not be made



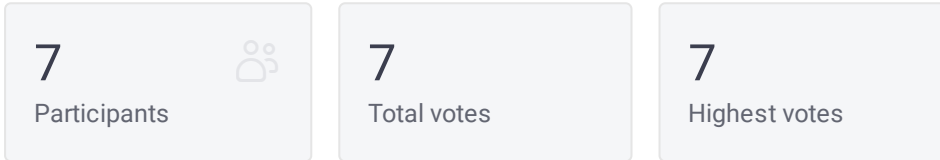
14.29%

1 Vote

 Poll (Multiple Choice)

## Q13: Do you support the change of the area shown to Workplace Centers?

08 Nov 2021, 09:00 - 09 Nov 2021, 23:59



### Questions

#### Q1: Q13: Do you support the change of the area shown to Workplace Centers?

---

7 Votes

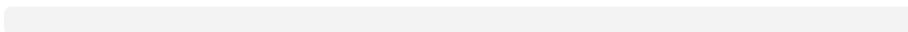
Yes, just as it is shown



100.00%

7 Votes

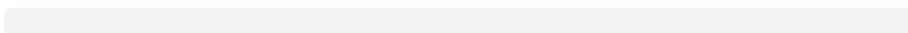
Yes, with some changes



0.00%

0 Votes

No, this change should not be made



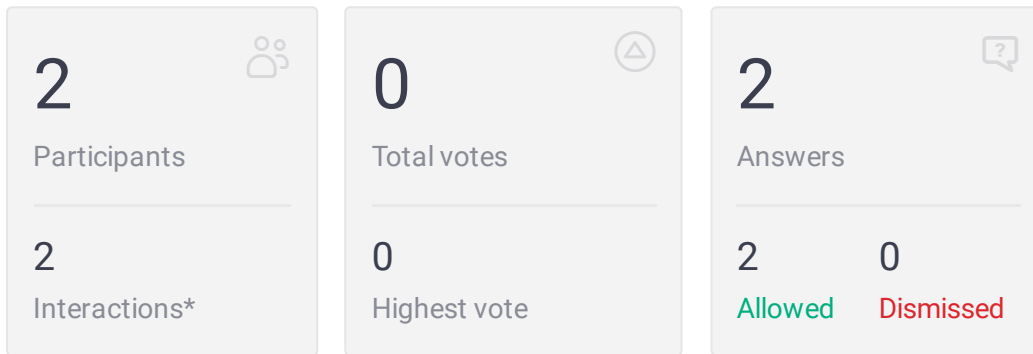
0.00%

0 Votes

 Open-text Poll

Q14: Are there any other changes to the Character Area Map you would like to see?

08 Nov 2021, 16:00 - 09 Nov 2021, 23:59



\* Interactions include the total number of questions, votes, comments and answer ratings

Answer status breakdown:



Q: Q14: Are there any other changes to the Character Area Map you would like to see?

2 Answers Allowed

0 VOTES Anonymous • 08 Nov 2021 17:58  
Not so sure I support changing South area of 183 from rural to residential. I need more time to look at the map and discuss with others.

0 VOTES Anonymous • 08 Nov 2021 18:01  
I need more time to view the map closer.

# INTRODUCTION

Community Open House  
December 7, 2021

## WELCOME!

Pickens County is updating our Comprehensive Plan. This comprehensive plan has been created based on a combination of factual research and community engagement.

Today, we're presenting the new plan, with emphasis on pieces that have changed from the current plan. We're looking to you, members of the Pickens County community to review the changes and provide any feedback before the plan begins the adoption process.

Please take a look at the boards around the room and discuss any questions or concerns you have with members of the planning team. Please let us know what you think of the proposed changes using the forms at the sign-in desk.

## WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan is a policy document that details the community's goals and vision for the future, and sets some specific expectations of how the County can work towards that vision. The comprehensive plan can be referenced in the future by decision makers to help them understand the desires of the community and to make decisions in line with the community's goals.

## WHY ARE WE UPDATING THE PLAN?

- The current plan was last updated in 2016; under SC law, comprehensive plans must be reviewed every five years
- Update our understanding of the County's current conditions
- Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
- Create a tool to ensure that future changes are guided by the community's vision
- Coordinate plans with the cities and counties within and adjacent to Pickens County

## PLANNING PROCESS

### RESEARCH

Data was collected to better understand the Pickens County community – including the population, economic environment, natural features, and the institutions that call it home. This phase also included research into the County's current policies and goals from the previous comprehensive plan and other planning efforts.

### VISION

Through community engagement including both a dedicated advisory committee and broad public input opportunities, the planning team crafted a vision for the Pickens County community. This vision is documented through the needs, opportunities, and goals in this plan.

### DEVELOP

The Develop stage was focused on identifying specific tools to help the Pickens County community. These include many of the specific policy statements, investment items, and changes to the County's character areas included in this plan. This phase included revisions and continuing coordination to ensure that the tools identified are appropriate and feasible.

### DOCUMENT & ADOPT

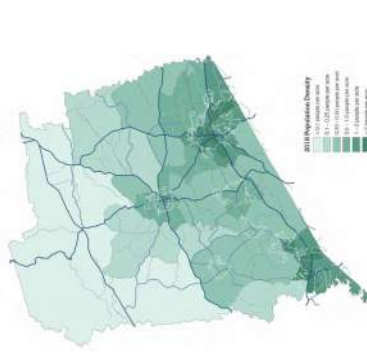
The final phase of the project included the creation of this plan document and the ultimate adoption of the plan by the Planning Committee of Pickens County. After public review and consideration by the County's Planning Commission, the plan document will be brought to the County Council for adoption.

# WHAT'S IN THE PLAN?

## POPULATION

### RESEARCH

The core of Pickens County is in its residents. As such, any plan for the County must understand the makeup of the county's residential populace.



### GOALS AND OBJECTIVES

#### Population Element Goal

“Our vision to encourage population growth in areas which have the necessary supporting infrastructure and community facilities; preserving both a rural lifestyle and personal property rights.”

#### Population Element Objectives

- Manage growth that poses a threat to the future of businesses and residents by using the appropriate tools.
- Create work to increase job opportunities by keeping and attracting industrial and other economic development.



## HOUSING

### RESEARCH

The Housing element guides the community in housing development, preservation, and new construction for future development. The quality, availability, and affordability of housing within an area are good indicators for understand the community's marketability.

#### Housing Types

Single-Family Detached Homes	30,806 (65.0%)
Single-Family Attached Homes	533 (1.1%)
Duplexes	1,174 (2.5%)
Tri- and Quad-plexes	1,087 (2.3%)
5 to 9 Units per Building	1,619 (3.4%)
10 or More Units per Building	3,903 (8.2%)
Mobile Home or Other	8,253 (17.4%)

Business and personal relocations also consider housing inventory and affordability as well as socio-economic shifts in the housing market.

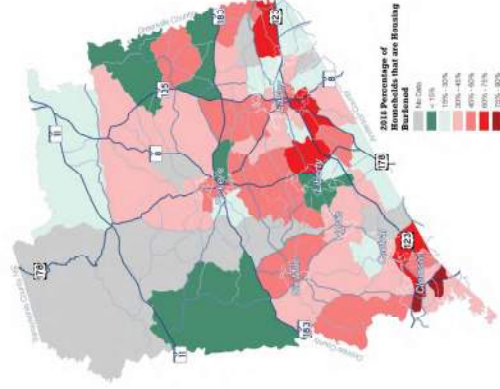
### GOALS AND OBJECTIVES

#### Housing Element Goal

“Our vision is to promote the development of a broad range of housing to meet the diverse needs of our residents.”

#### Housing Element Objective

- Housing affordability should be maintained and/or improved

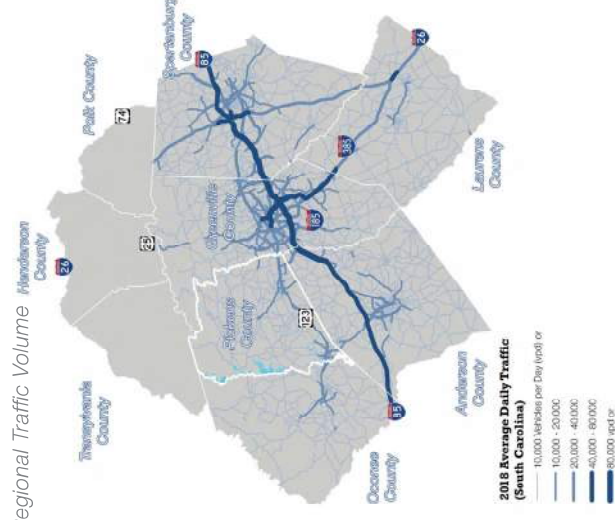


## TRANSPORTATION

### RESEARCH

Transportation considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

#### Regional Traffic Volume



### GOALS AND OBJECTIVES

#### Transportation Element Goal

“Our vision is to improve and maintain transportation networks for the purpose of traffic safety, efficiency, and pedestrian accommodation; and to plan a self-sustaining local and regional public transportation system.”

#### Transportation Element Objectives

- Improve and increase roadways into and out of Pickens County
- Improve access to public transportation
- Expand Glemson Area Transit (CAT) to provide new service areas to improve transit across the county



**ONEPICKENS COUNTY**  
A Comprehensive Plan For OUR Future

## NATURAL RESOURCES

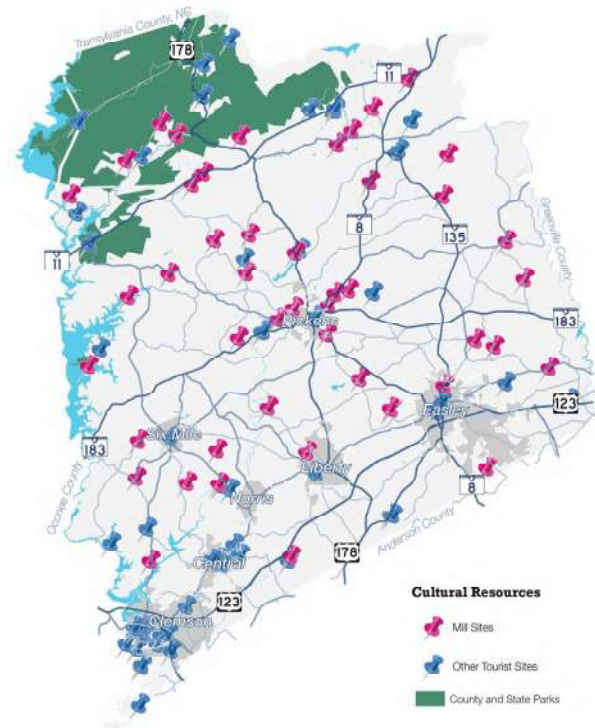
**POND**

# WHAT'S IN THE PLAN?

## CULTURAL RESOURCES

### RESEARCH

Cultural resources focus on the historical sites and structures that have played a role in the development of the county in addition to the places that make the County unique.



### GOALS AND OBJECTIVES

#### Cultural Resources Element Goal

“Our vision is to honor, preserve, and promote the unique heritage of Pickens County through cultural and recreational opportunities that serve our diverse residents and visitors.”

#### Cultural Resources Element Objectives

- Provide easier, healthier access to cultural resources by improving pedestrian and ADA pathways connecting cultural landmarks, schools, recreation areas, and urban centers
- Implement the county recreation master plan
- Develop and enhance existing access to lakes and rivers to provide walking trails and recreational activities along waterways
- Encourage and endorse non-profits that seek to promote cultural resources
- Promote equestrian events, venues, and trails for healthy recreation and cultural enjoyment
- Promote lakes, mountains, and natural resources for tourism and recreation
- Continue to identify potential historic sites for preservation and increase the awareness, importance, marketability and accessibility of our Cultural Resources to all residents of, and visitors to, Pickens County
- Create a countywide alliance that supports and markets the arts and cultural activities
- Cooperate with our cities to encourage the development of resources for youth in the areas of recreation, sports, art, culture, and entertainment
- Preserve healthy lifestyles, natural resources, readily available recreation, and safe communities with low incidence of crime
- Increase art and cultural opportunities in the communities beyond those provided by educational institutions while continue to seek the cooperation and collaboration of colleges and universities
- Maintain historic sites, such as grist mills, homes, churches, Native American sites, and the Pickens County Museum

## PRIORITY INVESTMENT

### RESEARCH

The South Carolina Priority Investment Act (PIA) amended the South Carolina Local Government Comprehensive Planning Enabling Act by requiring a Priority Investment Element be added to all local comprehensive plans in South Carolina. The purpose of the Priority Investment Element is to improve governmental efficiency by requiring a higher level of coordination among local governments and other local or regional public service providers. Improved coordination among these organizations will result in future development that, in theory, is more cost effective and more efficient in the consumption of land and resources.

*Total Taxable Assessed Value by Fiscal Year*

2016	\$420,697,356
2017	\$421,939,814
2018	\$442,023,365
2019	\$444,177,843
2020	\$451,884,634

### GOALS AND OBJECTIVES

#### Priority Investment Element Goal

“Our vision is to foster coordination and cooperation among all of Pickens County’s local governments in prioritizing the investment of public funds in our county.”

#### Priority Investment Element Objectives

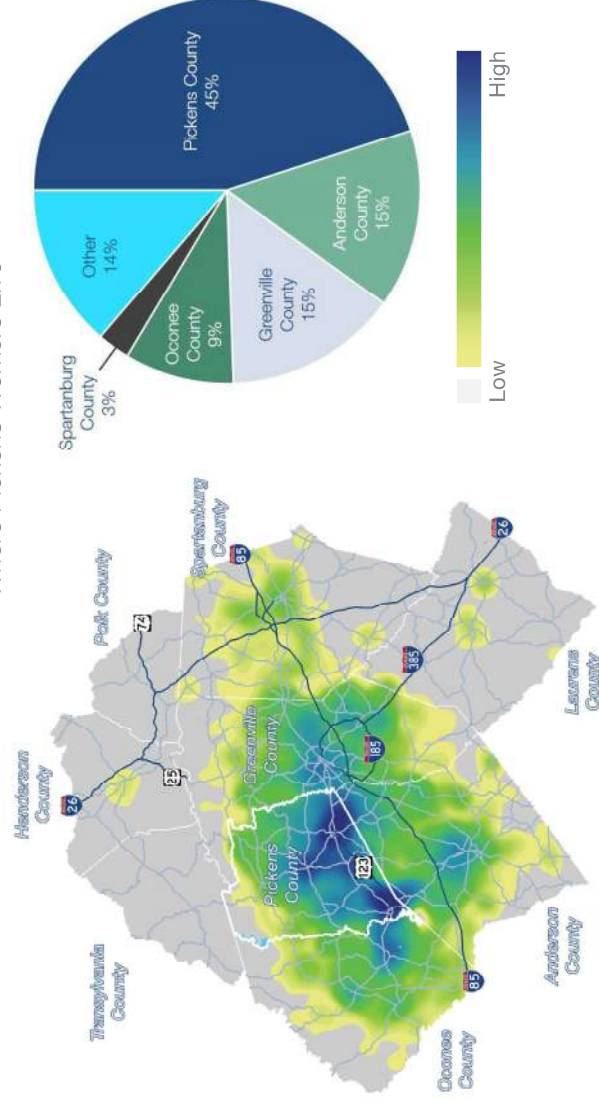
- Set appropriate 10-year priorities for water, sewer, roads/transportation, community facilities and schools
- Devise a mechanism that will promote cooperation between municipalities
- Build greater cooperation and coordination between Clemson University, Southern Wesleyan University, Tri-County Technical College, Pickens County School District, and the communities in Pickens County
- Build collaboration among government agencies and economic development organizations to provide infrastructure to attract new businesses and industries
- Align development of new water, power, communications, and sewer lines to meet economic development demands and environmental concerns, and whenever practical, encourage and direct development to where infrastructure already exists
- Identify available funding sources and establish priority investment areas
- Encourage coordination of public facilities and services to support the implementation of Character Areas as identified in the Comprehensive Plan

# WHAT'S IN THE PLAN?

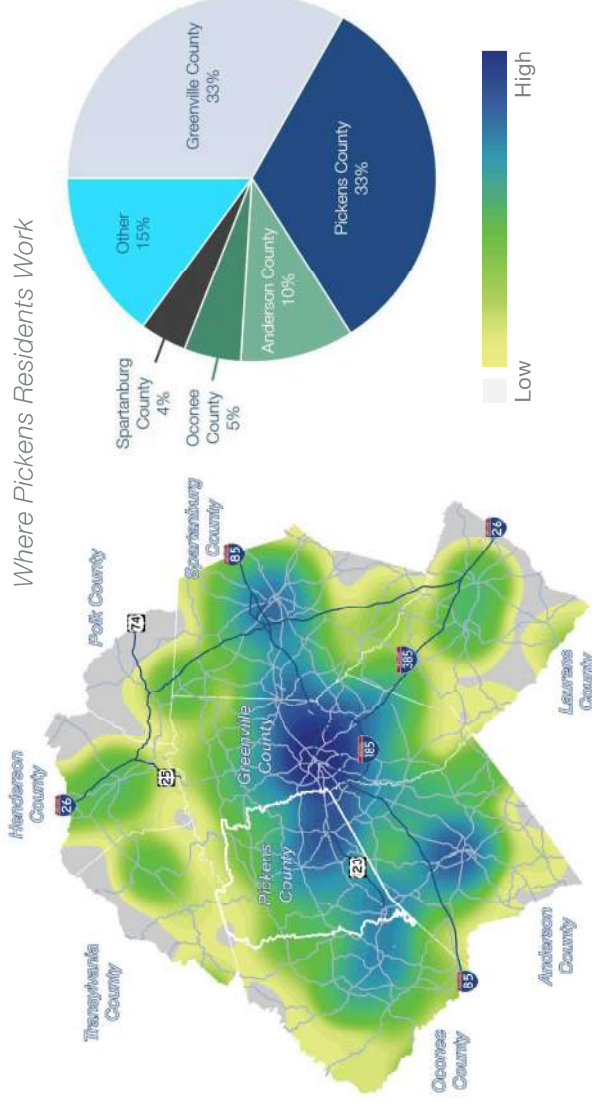
## ECONOMIC DEVELOPMENT

### RESEARCH

Where Pickens Workers Live



Where Pickens Residents Work



### GOALS AND OBJECTIVES

#### Economic Development Element Goal

Pickens County will leverage the County's education system, infrastructure, and strategic location to create and attract a variety of economic opportunities to improve quality of life through increased opportunities for employment and for local goods and services.

#### Economic Development Element Objectives

- Leverage presence of great educational resources, proximity to I-85, and access to Greenville to attract potential employers to, retain existing businesses throughout, and develop new ventures within Pickens County.
- Continue to protect and market the SR 11 corridor and the county's lakes and mountains to create economic and recreational opportunities related to recreation and tourism in a way that minimizes impact to these natural resources.

#### Economic Development Policies and Implementation

**POLICY:** Pursue a coordinated economic development strategy throughout the county.

**ACTION:** Work with municipalities and Alliance Pickens to develop a coordinated economic development strategy for the county.

**AGENCIES:** Alliance Pickens, Municipal governments, local Chambers of Commerce

**IMPLEMENTATION:** Ongoing

**POLICY:** Intentionally work to develop, retain, and promote local small businesses.

**ACTION:** Create a dedicated position within Alliance Pickens to work with existing and potential small businesses.

**AGENCIES:** Alliance Pickens

**IMPLEMENTATION:** Ongoing, starting 2022

## TELL US WHAT YOU THINK

The current comprehensive plan does not include the Goals and Objectives section of the Economic

Development element, and the text shown here is proposed to be included in the new plan. Please take a moment to read through the goals, objectives, and policies and implementation and share any thoughts you have with the planning team or on a comment form.

# WHAT'S IN THE PLAN?

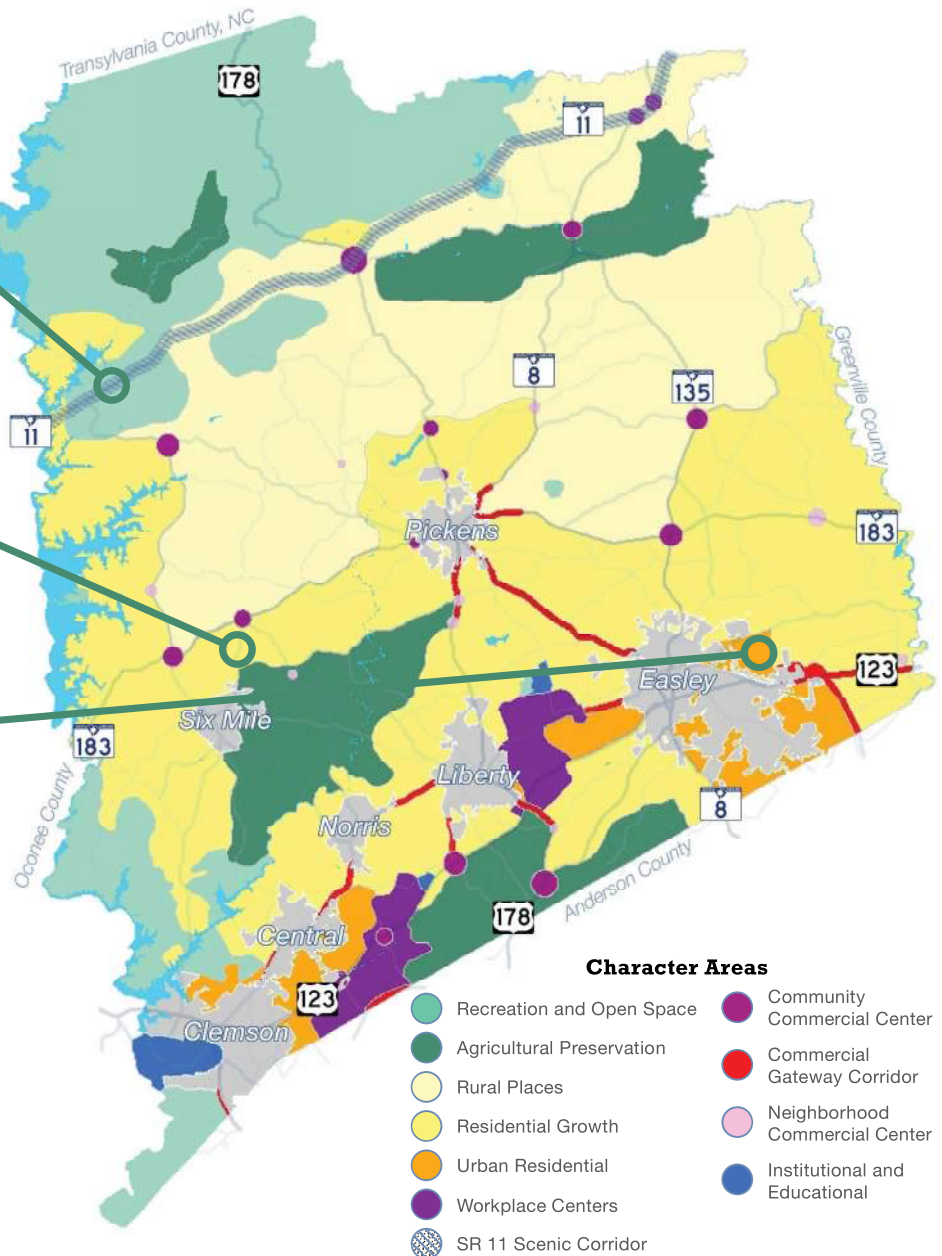
Created a new "SC 11 Scenic Corridor" Character Area to highlight the unique importance of the SC 11 area and the conservation efforts the community would like to see there

Changed the area between Six Mile and SC 183 from Rural Places to Residential Growth to reflect the level of development new infrastructure in the area can support

Changed the areas around the SC 153 extension to Urban Residential to better reflect the kinds of development ongoing in the area

## TELL US WHAT YOU THINK

The text above references changes that were made to the Character Areas map as part of this plan update. Please take a look at these changes and share any thoughts you have with the planning team or on a comment form.



## Character Area Descriptions (continued on next board)

### Recreation and Open Space

This category corresponds with parks and areas designated for conservation. It includes such places as forested tracts owned by Clemson University, the State of South Carolina, and Pickens County. Flood plains and stream buffers will typically be included in this category since they are generally not developable, or are developable under very limited and strict circumstances.

### Agricultural Preservation

The Agricultural Preservation character area provides large areas that encourage farming operations. Predominant uses include intensive agricultural production, forestry, and conservation. This character area allows for agriculture-related commercial uses and cottage industries. Very low density (1 unit per 10 acres) residential uses within the character area are the norm, with primarily scattered single-family homes, or compatible large lot, open space, and equestrian-oriented subdivisions.

# WHAT'S IN THE PLAN?

## Character Area Descriptions (continued)

### Rural Places

This area intends to maintain an agrarian character in outlying areas which include active, mostly small-scale, farming operations and large homes sites. It stands on its own as a reflection of existing character, but is also considered a “transitional” area generally in between farmland preserves and residential developments. Residential uses are low density, reflecting reliance on on-site sewage disposal systems and often well water, and generally poor soil conditions for septic tank drain fields. Public sanitary sewer will not exist in this character area. While some locations in this character area may be served by public water, generally this area will continue to rely on individual wells for water supply.

### Residential Growth

These are areas located outside identified centers that are experiencing a high volume of growth. They are designated primarily for single-family homes within conventional subdivisions. Public water is available. Public sanitary sewer may be available. Densities are medium (.5 acre lot sizes) to low (1 acre lot sizes) where public water is available. If public sewage is available, duplexes and townhomes may exist. Small-scale agricultural uses may also exist.

### Urban Residential

These areas are the closest to cities and places experiencing urbanization and growth pressures. Public water and sewage exists, and these areas are served with urban services and facilities such as parks, community centers, libraries, and schools. The predominant use is conventional subdivisions of single-family homes. A mix of land use types, including townhomes and multifamily residences, mixed-use developments and community commercial centers typically will exist.

### Neighborhood Commercial Center

These areas are envisioned to be compact assortments of convenience-oriented retail stores and services at major rural crossroads that address demands of adjacent residents in less urbanized parts of the county. It might contain small-scaled commercial uses, such as a bank, grocery store, dry cleaners, and gas station, arranged in a village-like setting. It might also include a neighborhood park or elementary school. When developed in new places, they should include sidewalks and linkages to adjacent residential areas.

### Community Commercial Center

These predominately commercial areas usually surround two major transportation corridors. They are envisioned as places with compatible mixtures of higher intensity nonresidential development, such as larger scaled shopping centers and professional offices. They serve a market area of several neighborhoods. A variety of housing options may also be provided if designed in the context of a master planned development. These areas shall be designed and developed so that they are safe, attractive, and convenient for pedestrians and motorists alike.

### Commercial Gateway Corridor

This character area was conceived to correspond with major road corridors into the county and its cities. It is intended to accommodate large-scale commercial uses serving the traveling public via automobile, including but not limited to “big box” retail stores, car dealerships, car washes, and large corporate offices; all such uses require careful site planning to ensure development interconnectivity and site development conformance with applicable parking, lighting, landscaping and signage standards. Commercial corridors are typically less pedestrian oriented than neighborhood and community centers.

### Workplace Centers

The intent of this character area is to provide a variety of tracts for industry and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and researching, wholesale companies, similar businesses, and mixed uses that encourage a live/work environment.. Developments adhering to planned development principals are encouraged, with a high quality overall architectural appearance.

### Institutional and Educational

This category corresponds with sites and facilities in public, or private, ownership for such uses as schools, churches, cemeteries, and public offices. Because of the nature of designating property for future public uses, this character area will typically reflect existing use of the area.

### SC-11 Scenic Corridor

The SC 11 corridor in Pickens County is part of the Cherokee Foothills Scenic Highway and connects a number of tourism opportunities, natural amenities, and historic sites. This area was added to acknowledge that developments on the corridor should be shielded from view of the highway and that developments focused on the natural beauty of the area should be encouraged.



# ONE PICKENS COUNTY

A Comprehensive Plan For OUR Future

COMMUNITY OPEN HOUSE  
DECEMBER 7, 2021  
SIGN-IN

Name

Name

Robert R. Carrouthe

Bobbie Langford

Mom + Jay Runtz

Chris + Derek

John Decker

Nellie Adkins

Phil Smith

Bobby Ballentine

Chris Lewis

Debra Soble

# COMMENT FORM

Community Open House  
December 7, 2021



Please review the **Economic Development** Goals and Opportunities and use the space below to provide any comments you have on the Goals, Objectives, and Policies shown.

Please review the **Character Area map** in the Land Use section and use the space below to provide any comments you have on the proposed changes to the Character Area map shown.

Please use the space below to provide any additional comments on the plan materials you may have.

I am very dismayed that \$90,000 was spent to pay people who do not live in Pickens County or even SC. to write our plan — and the real objectives are ambiguous and questionable since this is being done all over our country!



Private property rights are essential to American freedom — where are they guaranteed protection in this plan? Growing decisions need to stay local and taxes low — then private enterprise will flourish.

**POND**

# COMMENT FORM

Community Open House  
December 7, 2021



Please review the **Economic Development** Goals and Opportunities and use the space below to provide any comments you have on the Goals, Objectives, and Policies shown.

Emphasis needs to be given to widening Hwy 183 all the way from Greenville to Pickens and possibly over to the lakes. This would take traffic off Hwy 123 and help economic growth in the middle of Pickens County

Please review the **Character Area map** in the Land Use section and use the space below to provide any comments you have on the proposed changes to the Character Area map shown.

Please use the space below to provide any additional comments on the plan materials you may have.

We need to plan for rebuilding Fort Pinckney George - another tourist draw for our County.



**POND**

#1

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, December 08, 2021 2:57:00 PM  
**Last Modified:** Wednesday, December 08, 2021 3:36:54 PM  
**Time Spent:** 00:39:54  
**IP Address:** 108.197.185.219

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Page 1

**Q1**

What is your role in the One Pickens County Comprehensive Plan?

**I am a member of the Comprehensive Plan Advisory Committee**

**Q2**

On the whole, do you support adoption of the One Pickens County Comprehensive Plan as it is written?

**Strongly do not support**

### Q3

Please use the space below to provide any comments on the planning document you may have. Please include page numbers in your comments to make it easiest for us to find the part of the report your comment is about.

One of my biggest concerns is the lack of data showing HOW MANY people actually provided opinions/feedback for this plan. There were 68 members listed as being on the Advisory Board; however, on the SWOT activities where we placed dots, I'm seeing that only 23 placed dots? Approximately only 1/3 of the Board responded to that activity? Is that correct? That's not good if it is. And there was NO mention of how many Advisory Board Members participated in the 2nd and 3rd meetings or the Scale Activity. And from what I could see there were only 62 regular citizens who responded to survey? These numbers of feedback and participation in this plan is very worrisome to me. Also stating there was "broad public input opportunities" is misleading in my opinion. There weren't BROAD opportunities for people who work to attend any of the meetings. I am glad you have finally darkened the print on the draft to make it easier to read! Thank you for that. Another concern I have is that my actual statement at the first Advisory Board meeting concerning "threats" in the SWOT activity...was our county was in danger of losing their identity as being the most conservative county in the state of SC...but that was not included in this report...you simply stated "loss of identity". That is not what was stated...by omitting my actual verbiage, it doesn't reflect the intent of my comment. In the Education section... How can we state in this plan that we have a "great k-12 education system" when we have a 3.3% dropout rate which is higher than the surrounding counties? How can we claim we have low taxes in this plan when our council just raised the property tax milage by nearly 10 mils? I am also not on board with changing the Character Map for areas off of 183 between Six Mile and Pickens from Rural to Residential. My concern about the Housing Element is that if we cooperate with the Biden Administration's plan for "equity" we will be inviting getting rid of single family residence and promoting affordable high rise apartment multi family residents which historically speaking brings in more crime to an area. I do not like this plan stating we want to promote public/private/ partnerships either or promote non-governmental agencies ( NGO's )coming in telling our county what we can and can't do. With grants coming in from Federal Government to these NGO's and from HUD there will be HUGE "strings" attached that will include pushing liberal "equity". Also...what exactly is the definition of conservation in this plan? Where specifically are we protecting the rights of landowners' property rights...nothing is stated specifically, it is too vague. What is this "Mixed Project" pilot program mentioned in the goals for housing? No definition provided. The wording "Encourage Master Planned Development" is straight from Agenda 21/Agenda 2030 and I am not on board with this agenda at all that comes straight out of the globalist plans for the Great Reset. Priority Investments is a concern due to the fact that the Planning Commision is supposed to have a plan for this plan and apparently doesn't or they don't want to let us know what it is yet. Not comfortable with "It will be included in the Comprehensive Plan after it is adopted". Kind of brings back memories of the Long Shoals Park deal..."Let's go ahead and sign the deal and we'll make the changes to it later". There is no mention of our county not being on board with the Biden's administration's 30X30 Federal LAND GRAB either which I think needs to be included. Also, I think there should be a specific mention of HOW they are going to protect citizen's property rights. It should say that "In the event any part of the planning or recommendations resulting from the process and passage of any tax increase, ordinance, planning or zoning or agreements with any private/public partnership as well as any NGO agency that should potentially negatively impact any property rights of the property owner or the value of their property that those affected property owners shall be brought into the discussion as a major stakeholder, and be justly compensated if the Council votes to invoke Eminent Domain and that before any County Councilman or their agent come on a citizen's private property for planning purposes, that they must obtain permission from the property owner. Overall, I do not think we should accept this plan as is because of the reasons I have stated above. It is my hope that there are more BROAD oppourtunities for more input from the public before this plan is even brought to the county council for approval.

### Q4

If you would like, please use the boxes below to provide your name and email address. If needed, we may reach out with clarifying questions or information about how your comments were incorporated. (Optional)

Full Name

**Johnnelle Raines**

Email Address

**johnnelletommy@gmail.com**

## #2

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, December 08, 2021 4:02:56 PM  
**Last Modified:** Wednesday, December 08, 2021 4:05:10 PM  
**Time Spent:** 00:02:13  
**IP Address:** 108.197.187.102

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Page 1

**Q1**

**I am a member of the Comprehensive Plan Advisory Committee**

What is your role in the One Pickens County Comprehensive Plan?

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**Q2**

**Strongly support**

On the whole, do you support adoption of the One Pickens County Comprehensive Plan as it is written?

---

**Q3**

Please use the space below to provide any comments on the planning document you may have. Please include page numbers in your comments to make it easiest for us to find the part of the report your comment is about.

Page 15. You have heading Opportunities where I believe you mean Weaknesses. Upper right corner.

---

**Q4**

**Respondent skipped this question**

If you would like, please use the boxes below to provide your name and email address. If needed, we may reach out with clarifying questions or information about how your comments were incorporated. (Optional)

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## #3

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, December 08, 2021 9:11:27 PM  
**Last Modified:** Wednesday, December 08, 2021 9:12:49 PM  
**Time Spent:** 00:01:22  
**IP Address:** 67.21.186.70

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Page 1

## Q1

**I am a member of the Comprehensive Plan Advisory Committee**

What is your role in the One Pickens County Comprehensive Plan?

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## Q2

**Do not support**

On the whole, do you support adoption of the One Pickens County Comprehensive Plan as it is written?

---

## Q3

Please use the space below to provide any comments on the planning document you may have. Please include page numbers in your comments to make it easiest for us to find the part of the report your comment is about.

I have many concerns. I would like to see a public meeting, with handouts, at a larger venue when more people can come, to learn about this. The citizens & taxpayers are the stakeholders and they have not been informed. Everyone is not on social media. The "plan" itself is too general, too vague in places. Why do we need "more access to I-85"? We have 178, Hwy. 8 & 153 that only take a few minutes to I-85. Why does 183 between Six Mile & Pickens need to change? Some zoning is necessary but too much is just as bad as not enough. There is a fine line between zoning and property rights. Property rights must be protected. We are not Georgia. We are not Greenville Co. What we are is a very unique area known for our natural wonders and good people who know who we are & what we need. I honestly think that a local group could have done a better job. No one knows what we need better than we who live here. I think the \$90,000+ was wasted.

---

## Q4

If you would like, please use the boxes below to provide your name and email address. If needed, we may reach out with clarifying questions or information about how your comments were incorporated. (Optional)

Full Name

**JoAnn Brewer**

Email Address

**joannb104@yahoo.com**

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## #4

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Saturday, December 11, 2021 7:44:15 PM  
**Last Modified:** Saturday, December 11, 2021 7:51:11 PM  
**Time Spent:** 00:06:56  
**IP Address:** 71.81.0.178

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Page 1

### Q1

What is your role in the One Pickens County Comprehensive Plan?

**I am a member of the Pickens County community, but not part of the above mentioned groups**

### Q2

On the whole, do you support adoption of the One Pickens County Comprehensive Plan as it is written?

**Strongly support**

### Q3

Please use the space below to provide any comments on the planning document you may have. Please include page numbers in your comments to make it easiest for us to find the part of the report your comment is about.

We own agricultural land on 178 just outside of Liberty, we want to protect our property rights, and leave our area the way it is! So far the plan does not interrupt our area. I'm satisfied what you want to do!

### Q4

If you would like, please use the boxes below to provide your name and email address. If needed, we may reach out with clarifying questions or information about how your comments were incorporated. (Optional)

Full Name

**Don Richard and Lillie Hayes**

Email Address

**hayeslil@yahoo.com**

## #5

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Sunday, December 12, 2021 8:10:53 AM  
**Last Modified:** Sunday, December 12, 2021 8:11:21 AM  
**Time Spent:** 00:00:27  
**IP Address:** 108.197.185.219

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Page 1

### Q1

**I am a member of the Comprehensive Plan Advisory Committee**

What is your role in the One Pickens County Comprehensive Plan?

---

### Q2

**Strongly do not support**

On the whole, do you support adoption of the One Pickens County Comprehensive Plan as it is written?

---

### Q3

Please use the space below to provide any comments on the planning document you may have. Please include page numbers in your comments to make it easiest for us to find the part of the report your comment is about.

<https://www.conservativesoftheupstate.com/2021/12/cotu-leadership-critique-of-proposed.html?fbclid=IwAR3a4RtxV5-DTTJibBKYVssIMBRLINXI0QCFHDXWMJLFE6dJneUQIBF1Aw&m=1>

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### Q4

**Respondent skipped this question**

If you would like, please use the boxes below to provide your name and email address. If needed, we may reach out with clarifying questions or information about how your comments were incorporated. (Optional)

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