

## Vision for the Future:

*"Pickens County is a balanced, sustainable, and conservative county with growth and prosperity opportunities for all our citizens; where*

- ✿ our economy and tax base grows and is self-sustaining and diverse;*
- ✿ our educational resources enhance the lives of all our citizens;*
- ✿ our enjoyment of a rural lifestyle and private property ownership is an important component of the quality of life, and;*
- ✿ our citizens strive for economic prosperity for all, while preserving, protecting, and promoting our cultural and natural heritage and resources."*

The way forward begins with the common purpose of preserving everything that is "Pickens County", while at the same time having an understanding of our desired future. This Vision Statement lays a foundation for the Comprehensive Plan—our future.

## DEPARTMENT CONTACT INFORMATION

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### Planning Commission Members

Robert Ballentine, Vice Chairman

Michael Watson

Philip Smith

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Gary Stancell

Bobbie Langley

David Cox

Business Hours:

8:00 a.m. to 5:00 p.m.,

Monday – Friday

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# THE COMPREHENSIVE PLAN

*2010 - 2030*



The Pickens County Comprehensive Plan is a guide for future decisions regarding the development of Pickens County. It provides a framework that will help balance different interest in determining proper, informed planning decisions. These decisions will allow the county to grow in a manner that is consistent with the values and goals of the community and meet the needs of a growing population.

[www.co.pickens.sc.us](http://www.co.pickens.sc.us)

## State Legislation

In 1994, the South Carolina General Assembly passed the South Carolina Local Government Comprehensive Planning Enabling Act. This act outlines the tools, practices, and methods involved in local government planning. The first essential step of the planning process is the creation and adoption of a comprehensive plan.

According to act, and a subsequent amendment in 2007, there are nine (9) elements that must be included in the plan:

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

The Planning Act of 1994 requires that each element address existing conditions, a statement of needs and goals, and implementation strategies with time frames.

## Required Elements

*Population* – the population element examines the number of people that live in Pickens County, their characteristics, historic trends and projections, household numbers and sizes, educational levels, and income characteristics.

*Economics* – the economic development element provides an analysis of the current state of the Pickens County economy. The element must consider labor force and its characteristics, employment by place of work and residence, and analysis of the economic base.

*Natural Resources* – the natural resources element includes information on slopes, soil types, soil bearing capacities, water quality, floodplains, and other matters relating to the natural environment.

*Cultural Resources* – this element focuses on the sites and structures that have played a role in the development of Pickens County, along with those places that continue to make our county unique.

*Community Facilities* – this element describes the infrastructure, property, and spaces that are operated for the benefit of the public. It examines the existing conditions of these facilities and the planned improvements that will ensure high quality of life for Pickens County residents.

*Housing* – this element is an analysis of the quality and quantity of the housing stock in the county. The element includes housing location, type, affordability, and future needs.

*Land Use* – the land use element deals with the development characteristics of the county. This element takes all the findings from the all the required elements and formulates objectives and goals relative to the future land use needs of the county.

*Transportation* – the transportation element must consider transportation facilities, including major road improvements, facilities, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

*Priority Investment* – the purpose of this element is to improve governmental efficiency by requiring a higher level of coordination among local governments and other local or regional public service providers.

## Required Revisions

The Planning Commission must review the comprehensive plan or particular elements of the plan as often as necessary. Changes in the growth or direction of development taking place in the community dictate when a review is necessary.

- The planning commission must re-evaluate the comprehensive plan elements at least every five years. The last re-evaluation took place in 2014-2015.
- The entire comprehensive plan, including all of the elements of the plan, must be updated at least every ten years. The planning commission must prepare and recommend a new plan and the county council must adopt a new plan every ten years. Our current comprehensive plan must be re-written and adopted in 2019/2020.