City of Simpsonville

2030 Comprehensive Plan

SIMPSONVILLE

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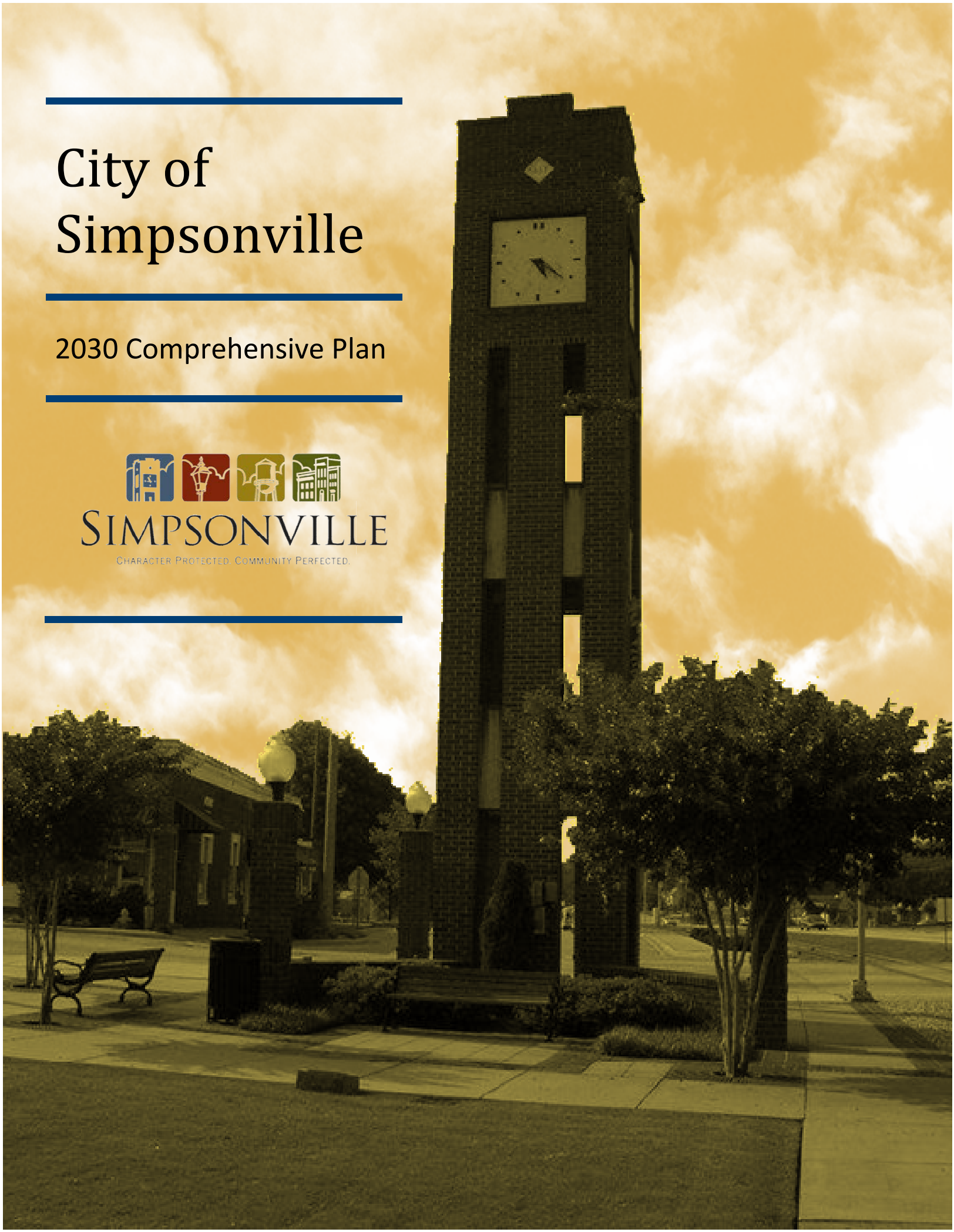

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Acknowledgements

The Simpsonville 2030 Comprehensive Plan reflects a year-long effort of citizens, City officials, and City staff to plan for a dynamic vision for the future of the City. Special thanks to the citizens of Simpsonville for their dedicated participation in the Comprehensive Plan Process.

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Chapter 1. Introduction

Organization:

1.1: Welcome to Simpsonville
1.2: Planning Terminology
1.3: What Is a Comprehensive Plan?
- **1.3.1: Purpose and Scope**
- **1.3.2: Enabling Authority**

1.4: Comprehensive Plan Process
- **1.4.1: Plan Amendments & Updates**

1.5: Guide to the Comprehensive Plan
- **1.5.1: Using the Plan**
- **1.5.2: Plan Structure**

Section 1.1
Welcome to Simpsonville

The City of Simpsonville is located in the heart of an area commonly referred to as the Golden Strip. The Golden Strip is made up of the Cities of Mauldin, Simpsonville, and Fountain Inn. Since its beginning as a stage stop amongst an agricultural community, Simpsonville grew into a quaint mill village in the early 1900s. Today Simpsonville is a rapidly growing community where an increasing number of people live, work, and visit.

As development in and around Simpsonville continues, it will be important for the City of Simpsonville to take advantage of the opportunities that accompany this growth while managing the challenges that are associated with it. This Comprehensive Plan has been prepared to ensure the appropriate balance and location of land uses while managing impacts to the environment, transportation system, public services, and existing development.

Section 1.2
Planning Terminology

Some professionally-prepared documents use a lot of technical terms and abbreviations that may be common to the profession but are not well-understood by the general population. In an effort to enhance the ability to comprehend this document and the objectives and strategies contained herein, chapter 12 of this document entails a glossary of terms that are defined for greater understanding of the meaning of these terms. Terms that are defined in the glossary have been ***italicized in magenta, bold font*** throughout this document.

Section 1.3
What Is a Comprehensive Plan?

1.3.1. Purpose and Scope

A ***Comprehensive Plan*** is the most basic plan prepared to guide the development of the community. This Plan is the foundation for local planning. The Plan sets forth a vision of how a community should look, function, and grow over the next 10 to 20 years. The Plan provides direction through an inventory of current conditions and the identification of future needs through goals and objectives dealing with topics including housing, the economic base, public facilities and services, transportation, land use, parks and recreation, and the environment.

Figure 1.A: Need for Comprensive Planning.

We need comprehensive planning to:

1. Provide a vision of the long-term future design and character of the community.
2. Show the importance and interrelatedness of many topics.
3. Show the interdependencies among geographic areas.
4. Show potential long-term impacts.
5. Represent the interests of a broad range of citizens, rather than a few special-interest groups.

Fundamental to the Comprehensive Plan is a ***projection*** of population change over the next 20 years. More people mean greater demands for housing, jobs, water, sewage treatment, and land for development. On the other hand, some communities may be losing population or experiencing little population change, but ***population shifts*** and new developments within such communities can influence environmental quality. How a community grows or declines will have a significant impact on the built environment, the natural environment, and overall quality of life.

Particularly important is the Comprehensive Plan's ***future land use map***, which details what land uses are desired where and lays the foundation for the ***zoning*** map. The Comprehensive Plan is meant to be a working document. Private development proposals and public ***infrastructure*** programs should be evaluated according to the goals and objectives of the Plan, and the future land use map.

The Comprehensive Plan provides a legal basis for the zoning ordinance and ***subdivision*** regulations that, along with the ***capital improvements plan*** (CIP), put the Comprehensive Plan into action. Consistency among the Comprehensive Plan, implementing regulations, and spending programs is essential. A lack of consistency creates confusion for developers, ***planning commissions***, and the public about the purpose of the Plan, the legality and fairness of the regulations, and the need for infrastructure spending.

1.3.2. Enabling Authority

Since 1994, the City has been granted the authority to prepare and maintain a Comprehensive Plan through the South Carolina Government Comprehensive Planning Enabling Act (S.C. Code Title 6, Chapter 29) which consolidates formerly separate legislative acts regarding the local authority to create comprehensive plans. Chapter 29 has since been updated to include additional sections regarding educational requirements for local planning officials, vested rights, and the Federal Defense Facilities Utilization Integrity Protection Act. In 2007, the General Assembly enacted the South Carolina Priority Investment Act thereby amending sections of the Comprehensive Plan Enabling Act to require local jurisdictions to include discrete transportation and priority

investment elements in their plans and enhancing the requirements for the housing element of plans and zoning codes.

Section 1.4
Comprehensive Plan Process

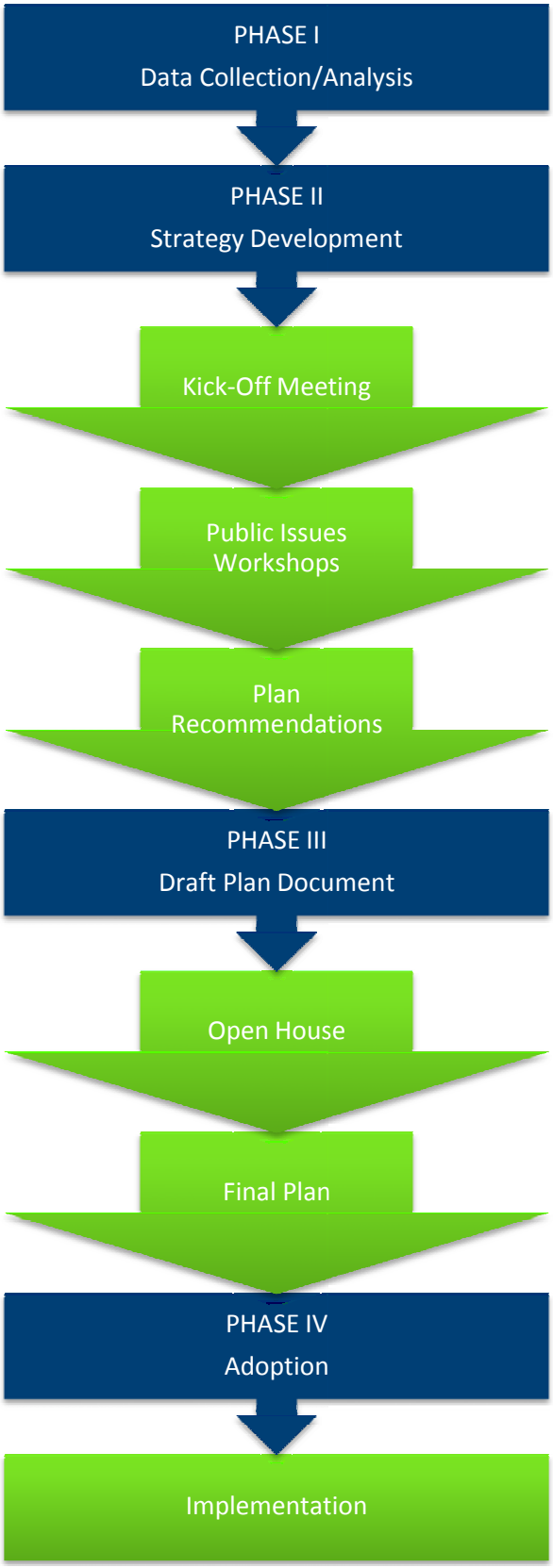
The City completed this Comprehensive Plan over a period of a year and a half. The process includes four key phases:

1. Data Collection & Analysis
2. Strategy Development
3. Draft Plan Document
4. Adoption & Implementation

The first phase included data gathering and assessment and was initiated during the summer of 2008. City staff compiled information pertaining to the current conditions of the City. This data entailed a citywide current land use inventory, ***demographic*** statistics, economic statistics, and traffic statistics.

The first and second phases of this process were bridged by a series of public workshops initiated in November of 2008 and concluded in March of 2009. From residents to workers to visitors, anyone with an interest in the City was invited to attend these workshops and participate in the discussions and activities therein. These discussions and activities had the primary goal of identifying community issues and brainstorming strategies which would address these issues.

In phase two of this process, City staff combined input from the various public workshops with the assessment of the data gathered to begin shaping objectives and strategies for the Comprehensive Plan. The formulation of these objectives and strategies was overseen by a ***steering committee*** of selected residents, workers, public officials, and other community ***stakeholders***. City staff



worked closely with this steering committee over the course of several months in order to complete this phase.

The objectives and strategies formulated in phase two established the framework for the draft of this Plan, phase three of this process. The draft of this Plan stays the course of the Strategies for the Future Plan adopted in 1999. Following the review of the strategies and recommendations of the various elements by the Simpsonville Planning Commission, the draft Plan was presented to the public in September 2009. This open house was intended to present a relatively complete version of the Plan to the public and solicit another round of comments before the final review by the Simpsonville Planning Commission and before the Planning Commission recommended the Plan to the City Council.

Following the recommendation of the Planning Commission by resolution, the Plan was forwarded to City Council. City Council considered public comments on the Plan and then adopted the City of Simpsonville Comprehensive Plan by ordinance.

1.4.1. Plan Amendments & Updates

A Comprehensive Plan is a flexible, living document that can adapt to changing conditions. The strategies and implementation measures listed in this Plan are merely recommendations and do not represent a finite list of possibilities. It is possible that additional resources and approaches may become available over time that help to implement a given strategy or objective.

Additionally, the objectives and strategies themselves, as well as mapped plans such as the Future Land Use Map, are subject to amendment. Changes in State or Federal policies, broader economic trends, or demographic shifts may necessitate changes in the City's priorities. Therefore, in accordance with the provisions of the South Carolina Local Government Comprehensive Enabling Act, the Planning Commission will review the Comprehensive Plan at least every five years, and update the Plan when appropriate, or at least every ten years. Aside from the mandated revisions, the City will review the Plan annually to develop an implementation plan for the upcoming year prioritizing the specific actions that will be taken to achieve the Objectives and Strategies of the Plan.

Figure 1.B: Plan Amendment Procedure

When the Comprehensive Plan, or any element thereof, is amended, the following procedure must be followed:

1. ***Resolution.*** By majority vote of the entire membership, the planning commission must adopt a resolution recommending the amendment to City Council for adoption.
2. ***Minutes.*** The resolution must be recorded in the official minutes of the planning commission.
3. ***Recommendation.*** A copy of the recommended amendment must be sent to City Council.
4. ***Hearing.*** Before adopting the amendment, City Council must hold a public hearing after publishing at least 30 days notice of the time and place of the hearing in a general circulation newspaper in the community.
5. ***Ordinance.*** The City Council must adopt the amendment by ordinance.

Furthermore, citizens are permitted to petition City Council for revisions to the plan through a formal application process. In reviewing potential Plan revisions, the Planning

Commission shall hold Plan amendments to the same high standard and comprehensiveness as the creation of this original plan. Because of the coordinated intent of the elements of this Plan, deviation from one element in an amendment should be weighed against potential impacts on the achievement of objectives, strategies, and implementation measures. Each amendment should be evaluated comprehensively to ensure that proposed changes are consistent with the spirit of this Plan, can be supported by public facilities and services, and are supported by all elements of the Plan.

Section 1.5
Guide to the Comprehensive Plan

1.5.1. Using the Plan

As previously noted, this Plan is a guide for public decision making. Specifically, the City's elected and appointed officials should use the Plan to evaluate future proposals or policy changes to ensure consistent decisions are made. Furthermore, the Plan should provide guidance to land owners and developers on what is appropriate in the City.

This Plan contains a few terms that will be used to describe the various policy recommendations:

- ***Element.*** An expression of recommendations pertaining to a specific theme (e.g. land use) regarding the wise and efficient use of public funds, the future development and ***redevelopment*** of the City, and consideration of the fiscal impact on property owners.
- ***Objective.*** A statement of desired end-state or target focused on a specific element of the Plan. It provides particular guidance for where the City should be in the future, and sets the tone for the individual strategies for each element.
- ***Strategy.*** A recommended course of action or task the City could undertake in pursuit of an objective. It provides focused and achievable guidance on specific topics under the Plan element headings. Additionally, it ties the implementation of the Plan to the objectives.

While all of the various recommendations of the Plan are intentionally interwoven, it is possible to glean information from a particular section or set of recommendations within the individual elements of the Plan. The Plan is provided as a comprehensive guide for the City but specific recommendations may apply more in one circumstance than another. The elements of the Plan are listed below. The Plan dedicates a chapter to each element and includes strategies and recommendations pertaining to that element of the Plan.

1.5.2. Plan Structure

Following this introductory chapter, the Plan is divided into the various Comprehensive Plan elements. The following lists the various chapters and provides a brief overview of the contents thereof.

- ***Chapter 2.*** The ***Population Element*** entails the assessment and inventory of population and demographic data. This data is used to establish existing conditions and ***forecast*** for planning purposes. Strategies included in this chapter are intended to assist the City in staying apprised of the continually changing needs of the population.
- ***Chapter 3.*** The ***Natural Resources Element*** entails the recognition of the diverse natural assets in the City.

Strategies in this chapter are intended to protect and preserve these features.

- ***Chapter 4.*** The ***Cultural Resources Element*** entails the recognition of the diverse historical and cultural assets in the City. Strategies in this chapter are intended to preserve and enhance these features.
- ***Chapter 5.*** The ***Housing Element*** entails the assessment of housing conditions and needs in the City. Strategies in this chapter are intended to ensure that adequate and ***affordable housing*** supply is available in the future.
- ***Chapter 6.*** The ***Economic Growth Element*** entails an overview of the economic environment. Strategies in this chapter are intended to influence employment and business growth in the City to support the population.
- ***Chapter 7.*** The ***Public Facilities Element*** entails the inventory and status of the various facilities serving the population of the City of Simpsonville. Strategies in this chapter are intended to ensure continued quality service provisions in the future.
- ***Chapter 8.*** The ***Transportation Element*** entails an overview of transportation data and efforts in the City and region. This element includes strategies to ensure that transportation and land use decisions are not made in isolation.
- ***Chapter 9.*** The ***Land Use Element*** entails an overview of land use development. This element includes strategies for location, quality, and quantity of land uses.
- ***Chapter 10.*** The ***Priority Investment Element*** is the element that prioritizes the investment of City resources into the various strategies of the Plan and lists the top major initiatives the City should undertake in pursuit of the Plan strategies.
- ***Chapter 11.*** This chapter summarizes and organizes the implementation of the strategies and recommendations contained within this Plan.
- ***Chapter 12.*** This chapter consists of definitions of various terms used throughout this document.

Chapter 2. Population

Organization:

2.1: Introduction
2.2: What to Study
2.3: The City's Population Growth
2.4: The City's Demographic Diversity
- **2.4.1: Age**
- **2.4.2: Race & Ethnic Composition**
- **2.4.3: Household Type**
- **2.4.4: Education Attainment**
- **2.4.5: Household Income**

2.5: Population Objectives & Strategies
- **2.5.1: Objective P.1**
- **2.5.2: Objective P.2**
- **2.5.3: Objective P.3**

2.6: Population Action Summary

Purpose:

- To forecast population growth through the life span of this Comprehensive Plan (the year 2030);
- To identify and anticipate the demographic characteristics of the current and future population of the City;
- To identify future service needs of the population which can be addressed through this Plan;
- To help guide policy decisions; and
- To establish benchmarks for the functionality of the Comprehensive Plan and the Future Land Use Plan.

Objectives:

- *Ensure accurate population figures*.
- *Prepare to meet the needs of an increasing population in target age groups*.
- *Support the diversity of the population*.

Section 2.1 Introduction

People are at the root of planning: they create the need for planning functions, and they experience the effects—for better or worse—of planning efforts. But unless a community knows who "their people" are and how their characteristics affect—and are affected by—various planning functions, that community cannot meet the needs of the local population. Thus, although it is not a core planning focus such as land use or transportation, population analysis occupies a position of overarching importance in planning.

Demographic characteristics and ***population trends*** help to understand a community. Information on both existing residents and those moving into the area can identify opportunities and future needs. This chapter of the Comprehensive Plan includes data related to the historic population trends and future ***projections***, characteristics of households, educational attainment, race, gender, age and other information pertaining to the City of Simpsonville's population. This information can guide planners and local leaders to assure that a high quality of life is maintained and appropriate services are available.

All the elements of this Plan are interconnected and in particular are connected to the population. Population largely determines future overall land use and community facility needs from the social use viewpoint of those who will use the land. It also determines the future levels of urban stress that will be put on environmental resources. Finally, population growth underlies the amount of development pressure and the pace of urban development to be accommodated and addressed.

Figure 2.A: Planning uses of population.

Population has several uses in planning:

1. ***Estimate current population.*** State and federal grants to localities are often made on the basis of population levels. Because official censuses are taken only every ten years in the United States, it is necessary in the years after the most recent census to estimate the population of the City. Beyond revenue-sharing, communities want to know their population levels in order to measure trends and evaluate local service requirements and levels of service. Estimates also serve as part of the database for making projections.
2. ***Make population forecasts,*** which determine future land use and community facility requirements.
3. ***Establish policy preferences for population level, composition, or rate of change,*** that is, to choose a desired growth rate or future population level on the basis of community goals, rather than project trends. This approach asks how many people can our environment, infrastructure, and land area sustain without unacceptable harm to the environment and quality of life.

Section 2.2
What to Study

Three characteristics of population are especially relevant for land use planning purposes:

1. ***Size.*** Size is the basic yardstick for estimating space needs for various categories of land use as well as needs for ***infrastructure*** and community facilities like parks and schools. Population size determines future dimensions of urbanization.
2. ***Composition.*** By composition, we mean the sizes of specific age groups, household types, and socioeconomic levels of the population. Knowledge of composition assists the City in determining future requirements of particular types of housing.
3. ***Spatial distribution.*** Spatial distribution is important in planning the locations of various land uses and community facilities.

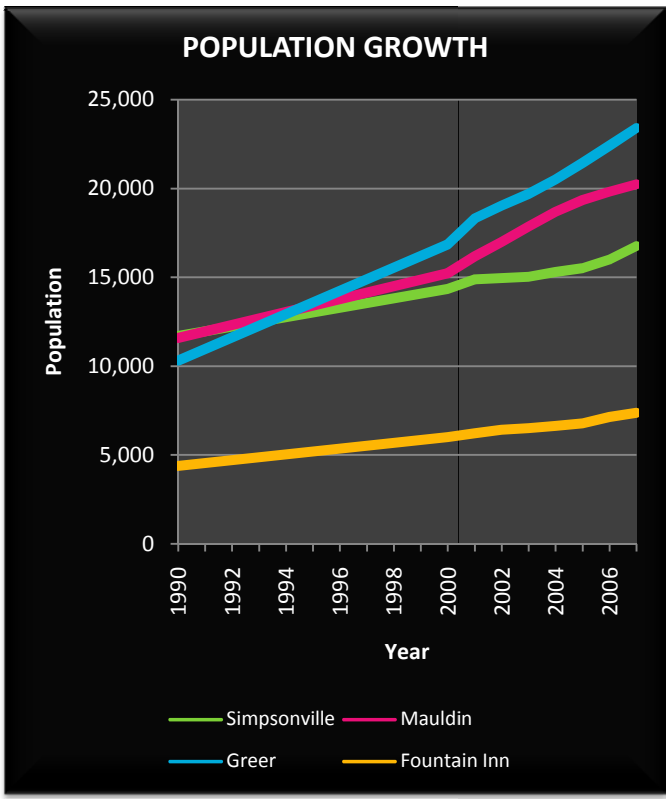
In addition to size, composition, and location dimensions, it is important to study past, present, and future conditions. A study of the past can determine trends and model the dynamics of population change. That information is necessary to understand where the community has been, where it is at present, where it seems to be headed, what alternative futures are possible, and what population targets might be reasonable.

Data on the present are necessary in order to be precise about current conditions, to establish trends (by comparing present to past conditions), and to establish fair shares of state and federal revenue-sharing and grant programs.

Finally, the City needs to project the future size, composition, and location of population to determine the amounts and locations for space, facilities, and services that must be provided in land use plans.

Section 2.3
The City's Population Growth

The following chart compares the population growth of Simpsonville since 1990 with that of some surrounding municipalities.



Some observations of these comparisons include:

- Simpsonville, Mauldin, Greer, and Fountain Inn have all experienced a steady rate of population growth since 1990.
- Between 1990 and 2000, the rate of population growth of Simpsonville was below that of Mauldin and Greer.
- Between 2000 and 2005, the rate of population growth of Simpsonville has been in line with that of Mauldin and Greer.

In the preceding chart, the population figures since 2000 are based on estimates from the U.S. Census Bureau. The next decennial census is scheduled to take place in 2010. The population figures derived from this upcoming census count may provide some more reliable figures for the purpose of comparing population growth since the year 2000.

In 2008, the City undertook a ***windshield survey*** of housing units within Simpsonville. The results of this survey confirmed that in 2008 there were 7,150 dwelling units throughout Simpsonville. Based on these figures, the City estimates that the 2008 population of Simpsonville was approximately 17,809 people. This is slightly higher than the U.S. Census Bureau's estimation of 17,144 for this same period.

Based on recent trends and future constraints, the City projects that its population by the year 2030 will be approximately 28,318 people.

Section 2.4
The City's Demographic Diversity

The central dimensions of population analysis that have been explored for the City of Simpsonville are:

2.4.1. Age

Age is the single-most important dimension of population because of its close relation to service needs: differences in the needs of children, parents, and elderly people are self-evident.

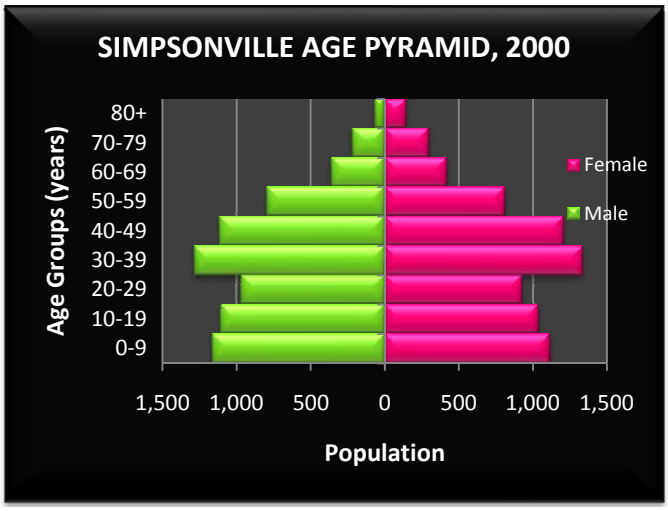
The charts that follow illustrate some of the trends of age composition within Simpsonville. These charts depict the following:

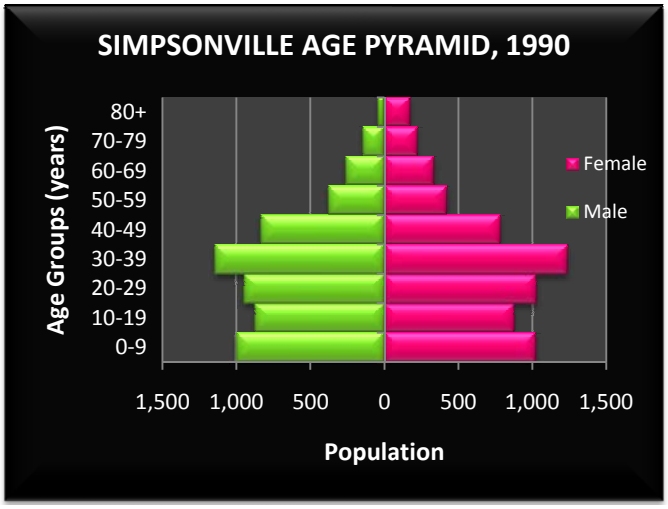
- The age composition of the City of Simpsonville according to the census taken in the year 2000.
- The age composition of the City of Simpsonville according to the census taken in the year 1990.
- The age composition of Greenville County according to the census taken in the year 2000.

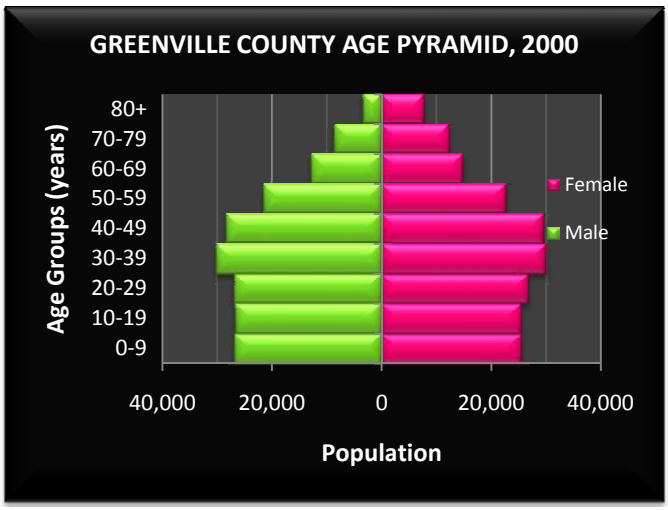
When comparing the age composition of Simpsonville between 1990 and 2000, some trends are evident:

- The City experienced an increase in population within all age groups except for those in their 20's and those over the age of 80 years. This could signal a lack of ***affordable housing*** options or a lack of preferred types of housing, or a combination of these factors. It could also signal a lack of services and/or facilities which attract those age groups. These could include higher educational opportunities, entry-level employment opportunities, retirement facilities, and/or medical care facilities.
- The greatest population growth occurred for persons in their 50's. The population of this age group doubled in size (increase of 100%) between 1990 and 2000.
- Population growth for persons in their 40's and 70's was also significant. The population of each of these age groups experienced an increase of approximately 40 percent between 1990 and 2000.

Relating the age composition of Simpsonville to that of Greenville County not only provides some context for these figures, but it also may emphasize some characteristics which are unique to Simpsonville.







Some observations include:

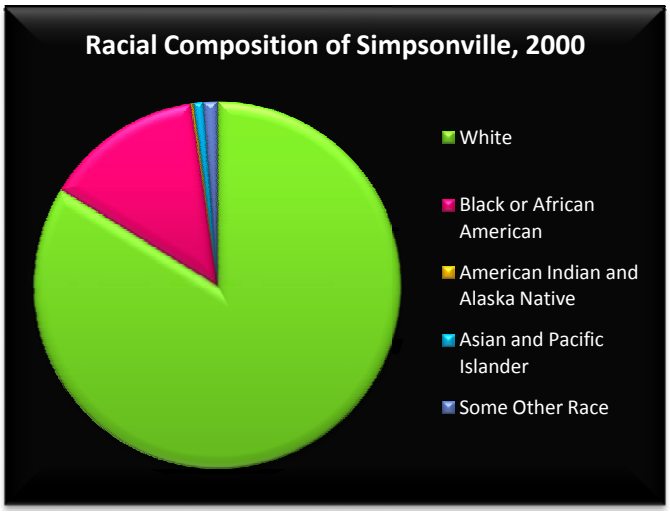
- The shape of Simpsonville's age "pyramid" is bulkier in the middle. This is because middle-age persons represent a greater percentage of the population in Simpsonville in comparison to Greenville County.
- The base of Simpsonville's age "pyramid" is wider at the bottom. In comparison to Greenville County, young children represent a greater percentage of the population of Simpsonville.
- The tip of Simpsonville's age "pyramid" is skinnier at the top. This is because elderly persons represent a smaller percentage of the population in Simpsonville when compared to Greenville County.

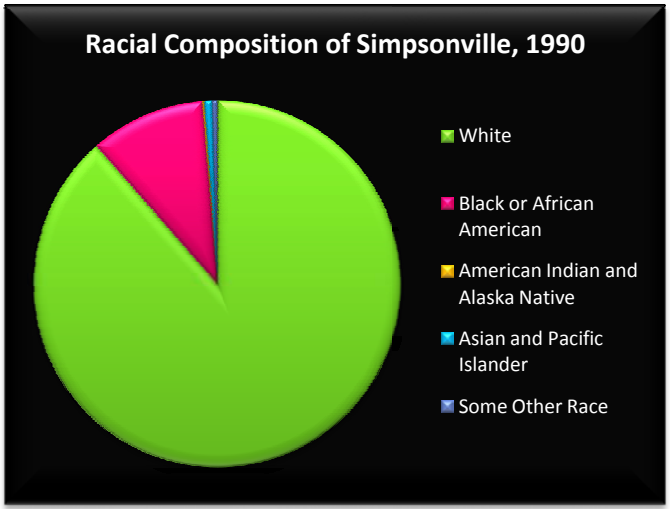
2.4.2. Race & Ethnic Composition

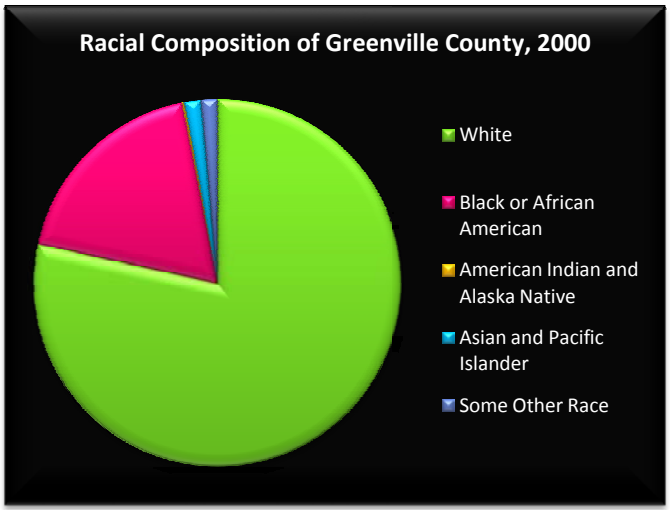
As more and more jurisdictions become multiethnic, an understanding of this change is crucial, particularly for cities struggling to remedy racial, ethnic, or economic segregation.

The charts that follow illustrate some of the trends of racial and ethnic composition within Simpsonville. These charts depict the following:

- The racial composition of the City of Simpsonville according to the census taken in the year 2000.
- The racial composition of the City of Simpsonville according to the census taken in the year 1990.
- The racial composition of Greenville County according to the census taken in the year 2000.







When comparing the racial composition of Simpsonville between 1990 and 2000, the following trends are evident:

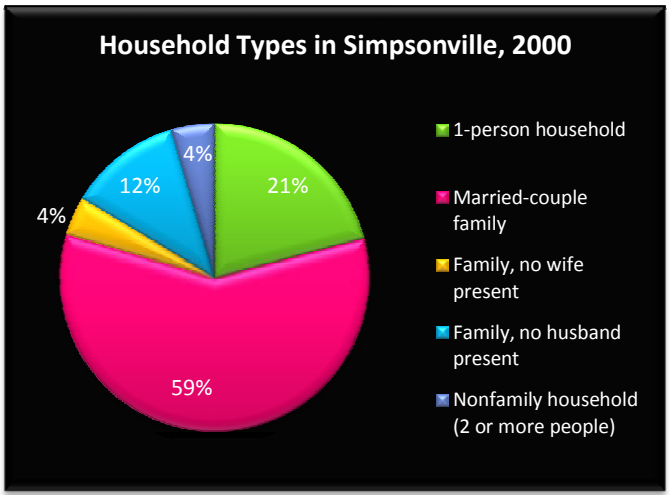
- "White" persons decreased as a percentage of the total population of Simpsonville. It appears that the population of Simpsonville was more racially diverse in 2000 when compared to 1990.
- The percentage of "Black or African American" persons increased from 10 percent of the total population in 1990 to 14 percent in 2000.

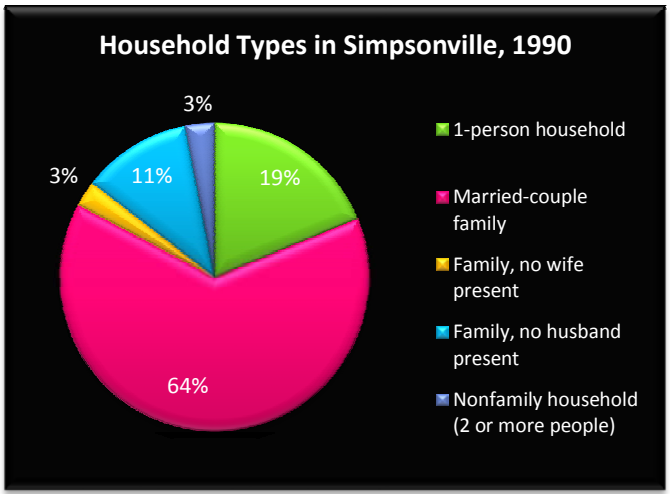
Relating the racial composition of Simpsonville to that of Greenville County provides some context for these figures. Some observations include:

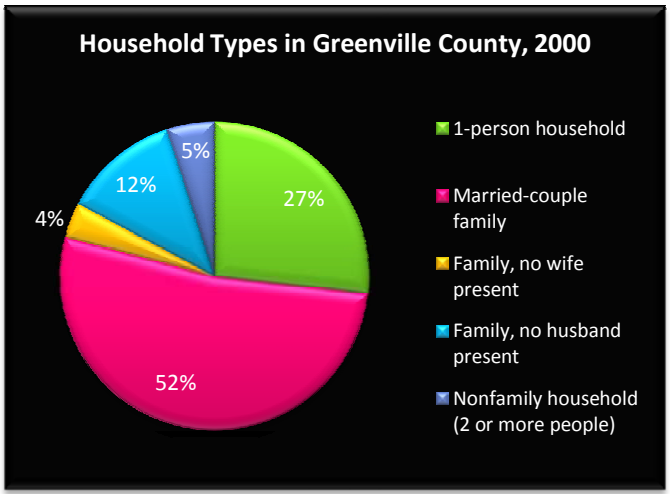
- "White" persons comprise a greater percentage of the total population in Simpsonville than in Greenville County. It appears that the population of Simpsonville is not as racially diverse as it is in Greenville County.
- "Black or African American" persons comprise a smaller percentage of the total population in Simpsonville than in Greenville County.
- "Asian and Pacific Islander" persons comprise a smaller percentage of the total population in Simpsonville than in Greenville County.

2.4.3. Household Type

Demographic analysis of household types enables the City to address shifts in demand for housing, schools, and other facilities. For example, the behaviors and needs of households with children are very different from those of households without; similarly, people living alone may need different facilities and services than those living with others.







The preceding charts illustrate some of the trends of household types within Simpsonville. These charts depict the following:

- The composition of household types in the City of Simpsonville according to the census taken in the year 2000.
- The composition of household types in the City of Simpsonville according to the census taken in the year 1990.
- The composition of household types in Greenville County according to the census taken in the year 2000.

When comparing the composition of household types in Simpsonville between 1990 and 2000, the following trends are evident:

- The percentage of households in Simpsonville made up of married-couple families decreased from 64 percent in 1990 to 59 percent in 2000.
- The increase of the remaining household types in Simpsonville between 1990 and 2000 was evenly spread between 1-person households, family households with no wife present, family households with no husband present, and nonfamily households.

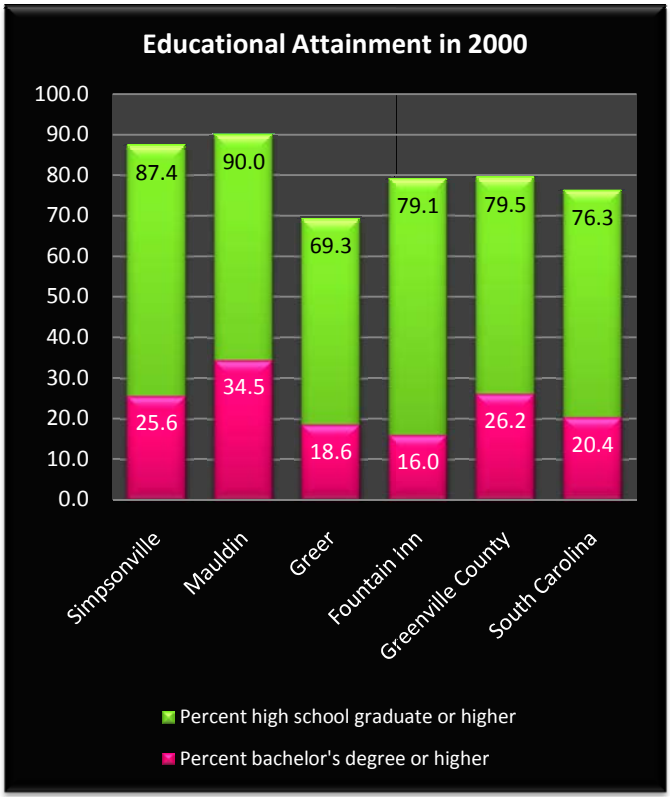
Relating the composition of household types in Simpsonville to that in Greenville County provides some context for these figures.

Some observations include:

- Married-couple families comprise a greater percentage of household types in Simpsonville than in Greenville County.
- One-person households comprise a much smaller percentage of household types in Simpsonville than in Greenville County. It is likely that the reason for this trend is similar to the reason that the City of Simpsonville has experienced a decline in the population of persons in their 20's and a decline in the population of persons over the age of 80 years.

2.4.4. Education Attainment

Educational attainment is of particular importance to economic development efforts. Level of education largely determines employment—which, in turn, largely determines income. Completion of four years of college may pave the way toward a professional or managerial occupation in the information-based economy; completion of high school, but not college, is a minimum-level education needed for many service jobs; and the absence of a high school degree may relegate workers to the most menial or unskilled jobs.



The preceding chart compares the level of educational attainment of adults in Simpsonville according to the census taken in the year 2000 with that of the State of South Carolina, Greenville County, and some surrounding municipalities.

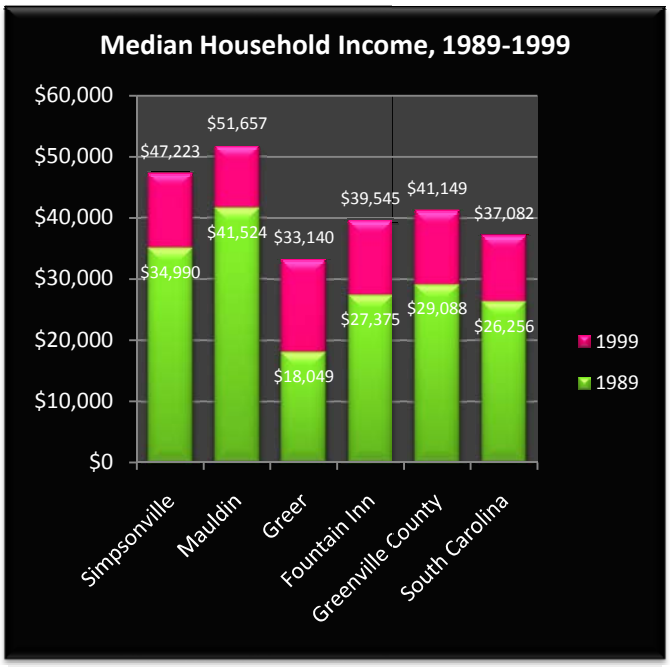
Some observations of these comparisons include:

- The percentage of adults in Simpsonville that are a high school graduate or higher (87.4%) is well above the average in comparison to Greenville County (79.5%) and the State of South Carolina (76.3%). Simpsonville also leads Greer (69.3%) and Fountain Inn (79.1%) in this category while falling just short of the mark set by the City of Mauldin (90.0%).
- The percentage of adults in Simpsonville that have earned a bachelor's degree or higher (25.6%) is well above the average in comparison to the State of South Carolina (20.4%) but is just short of the average in Greenville County (26.2%). Simpsonville also leads Greer (18.6%) and Fountain Inn (16.0%) in this category but is well short of the mark set by the City of Mauldin (34.5%).

2.4.5. Household Income

Overall income distribution is typically related to education levels. However, household income also varies with age, with the highest incomes at ages when workers are in their peak earning years and very low incomes in their retirement years.

The following chart compares the median household income in Simpsonville in the years 1989 and 1999 with that of the State of South Carolina, Greenville County, and some surrounding municipalities.



Some observations of these comparisons include:

- The median household income in Simpsonville was much higher than that of the State of South Carolina and Greenville County in both 1989 and 1999. The gap between Simpsonville and the State and the County was widened by 1999.
- The median household income in Simpsonville was much higher than that of Greer and Fountain Inn in both 1989 and 1999.
- The median household income in Simpsonville was much lower than that of the City of Mauldin in both 1989 and 1999. However, the median household income in Simpsonville was getting closer to that of Mauldin by 1999.

Section 2.5
Population Objectives

Outlined below are objectives associated with the population of Simpsonville.

- ***Objective P.1:*** *Ensure accurate population figures*.
- ***Objective P.2:*** *Prepare to meet the needs of an increasing population in target age groups*.
- ***Objective P.3:*** *Support the diversity of the population*.

2.5.1. Objective P.1

Ensure accurate population figures.

By establishing complete and accurate population data, the City can make informed decisions about delivering services such as roads, recreational facilities and public safety services. Accurate population data recorded by the U.S. Census Bureau also ensures that the City receives appropriate funding from other levels of government.

Outlined below are the strategies associated with Objective P.1: *Ensure accurate population figures*.

Strategy P.1.1

Participate in U.S. Census Bureau Programs such as the Local Update of Census Addresses (LUCA) process.

Discussion: Census data is used in the following ways:

- Apportionment of Congressional seats.
- Appropriation of Federal funds to state, tribal, and local governments.
- State funds distribution.
- Accurate local statistical data.

Therefore, it is important for the City to take part in the LUCA and other census programs for the count of Simpsonville to be as accurate as possible. LUCA is a decennial census partnership program that allows tribal, state, and local governments to review and update the Census Bureau's address list.

Action: The City's Planning Division shall be responsible for coordinating the City's efforts interacting with the U.S. Census Bureau. It shall also be the policy of City officials to support programs of the U.S. Census Bureau.

Time frame: This strategy will entail an ongoing process. There are no deadlines associated with this strategy other than any deadlines imposed by the U.S. Census Bureau.

Strategy P.1.2

Identify annual increases in the number of households and the type of households within the City.

Action: The City's Planning Division shall closely monitor the permit activity of new residential development.

Time frame: Increases in the number of households and the type of households within the City shall be noted on an annual basis.

Strategy P.1.3

Perform annual population estimations.

Action: The City's Planning Division shall use available data that are symptomatic of population size, such as number of households, to estimate the City's current population size.

Time frame: The City's current population size shall be estimated on an annual basis.

2.5.2. Objective P.2

Prepare to meet the needs of an increasing population in target age groups.

Outlined below are the strategies associated with Objective P.2: *Prepare to meet the needs of an increasing population in target age groups.*

Strategy P.2.1

Develop public facility strategies that employ adequate and qualified staff to maintain current levels of service.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

Strategy P.2.2

Inform the school district of observed and anticipated major population increases of school-aged children.

Action: The City's Planning Division shall actively share information regarding observed and anticipated major population increases of school-aged children with the school district.

Time frame: This strategy will entail an ongoing process. However, information regarding increases in the number of households shall be distributed to the school district on an annual basis.

Strategy P.2.3

Develop public facility strategies that ensure adequate recreational services and facilities for the younger population.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

Strategy P.2.4

Develop economic growth strategies that encourage development and industry recruitment for the purpose of job creation and job retention for young- and middle-aged adults.

Action: See the economic growth element of this Comprehensive Plan.

Time frame: See the economic growth element of this Comprehensive Plan.

Strategy P.2.5

Develop land use strategies that address the needs of the aging population.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

2.5.3. Objective P.3

Support the diversity of the population.

Outlined below are the strategies associated with Objective P.3: *Support the diversity of the population.*

Strategy P.3.1

Develop land use strategies that accommodate a range of housing and employment options.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy P.3.2

Recognize and support heritage appreciation days, holidays, festivals, and other events.

Action: It shall be the policy of City officials to support the implementation of this strategy. This may entail using City facilities to host events that promote the arts and cultural qualities of Simpsonville.

Time frame: This strategy will entail an ongoing process.

Section 2.6
Population Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE P.1: Ensure accurate population figures.				
Strategy P.1.1 Participate in U.S. Census Bureau Programs such as the LUCA process.	Staff coordinate with Bureau	Planning Division	Ongoing	Medium
Strategy P.1.2 Identify annual increases in the number of households and the type of households within the City.	Staff monitor permits	Planning Division	Ongoing (annually)	Medium
Strategy P.1.3 Perform annual population estimations.	Staff to estimate current population	Planning Division	Ongoing (annually)	Medium
OBJECTIVE P.2: Prepare to meet the needs of an increasing population in target age groups.				
Strategy P.2.1 Employ adequate and qualified staff to maintain current levels of service.	See public facility strategies	N/A	N/A	N/A
Strategy P.2.2 Inform the school district of observed and anticipated major population increases of school-aged children.	Staff to distribute information to school district	Planning Division	Ongoing (annually)	Medium
Strategy P.2.3 Ensure adequate recreational services and facilities for the younger population.	See public facility strategies	N/A	N/A	N/A
Strategy P.2.4 Encourage development and industry recruitment for the purpose of job creation and job retention for young- and middle-aged adults.	See economic growth strategies	N/A	N/A	N/A
Strategy P.2.5 Address the needs of the aging population.	See land use strategies	N/A	N/A	N/A
OBJECTIVE P.3: Support the diversity of the population.				
Strategy P.3.1 Accommodate a range of housing and employment options.	See land use strategies			
Strategy P.3.2 Recognize and support heritage appreciate days, holidays, festivals, and other events.	Policy of City officials	N/A	N/A	N/A

Chapter 3. Natural Resources

Organization:

3.1: Introduction
3.2: Existing Conditions and Issues
- **3.2.1: Water Resources**
- **3.2.2: Topography and Geology**
- **3.2.3: Air Quality**

3.3: Natural Resource Objectives
- **3.3.1: Objective NR.1**
- **3.3.2: Objective NR.2**
- **3.3.3: Objective NR.3**

3.4: Natural Resources Action Summary

Purpose:

- To promote protection and enhancement of natural resources in the City;
- To protect and enhance the unique natural characteristics of the City that contribute to the City's identity and quality of life of its residents;
- To sustain natural environments, habitats, and wildlife for the general health, safety and welfare of current and future generations; and
- To promote sustainable development practices in conjunction with the other elements of this Plan.

Objectives:

- *Promote sustainable development practices.*
- *Conserve the qualities of environmentally sensitive lands.*
- *Promote energy conservation and efficiency.*

Section 3.1 Introduction

Humans are integral components of the ***ecosystem*** and we play a crucial role in shaping our environments. Since we are part of nature and our actions affect the health and vitality of ecosystems, we are responsible for proper stewardship of natural areas.

Planning for environmental quality begins at the community level. Maintaining healthy natural systems is an investment in our future that supports our quality of life, helps to maintain property values, promotes economic development, and encourages growth in tourism. However, competing interests must be balanced with this desire to protect the environment. Approaches to large-scale planning and community development must consider limited public agency budgets, private property rights, market demand for certain types of development, and state statutes. Balancing these issues with conservation is an integral component.

This element creates a framework for the preservation of sensitive natural areas, working lands, and ecological systems in concert with future development. Preserving these features will help to sustain air and water resources and contribute to the health and quality of life of Simpsonville residents. Additionally, the concepts presented in this element will preserve the natural character that defines Simpsonville's identity.

Section 3.2 Existing Conditions and Issues

Simpsonville's natural resources provide beautiful scenery, clean air and water, recreational opportunities, and wildlife habitat. Numerous agencies are involved in the protection of natural resources including, but not limited to, the Environmental Protection Agency (EPA), the South Carolina Department of

Health and Environmental Control (SCDHEC), the Department of Natural Resources (DNR), the U.S. Army Corps of Engineers, and other non-profit agencies.

Simpsonville's regulatory power regarding natural resource protection is limited to issues related to the impacts of growth and development on the natural environment. For example, Simpsonville promotes the protection of wooded lands through its tree protection ordinance. The City also participates in a ***stormwater management*** program which regulates the impacts of non-point sources of pollution, or runoff, on water quality.

3.2.1. Water Resources

Simpsonville has a limited number of water resources within its City limits. These resources primarily consist of creeks, ***wetlands***, and ponds. The City straddles both the Enoree River Watershed within the Enoree River Basin and the Reedy River Watershed within the Saluda River Basin. The major creeks in Simpsonville include Rocky Creek, Durbin Creek, and Horsepen Creek. Rocky Creek is a waterway within the Reedy River Watershed while Durbin Creek and Horsepen Creek are waterways within the Enoree River Watershed.

In addition, ***floodplains*** are another important natural resource in Simpsonville. Flooding in the City is principally due to intense severe thunderstorm activity and remnants of tropical storms and hurricanes. The Federal Emergency Management Agency (FEMA) has determined areas subject to flooding in the City.

Map 3.1 depicts some of the water resources, including streams, ponds, flood plains, and wetlands, in and around the City of Simpsonville.

3.2.2. Topography and Geology

Simpsonville is part of an area of South Carolina known as the Piedmont, which is a hilly region at the foot of the Blue Ridge Mountains. The Piedmont consists of thin, stony clay soils and contains few areas suitable for farming. Other than some hilly areas that are natural to the Piedmont, Simpsonville is not dominated by any one topographical element.

3.2.3. Air Quality

Air quality is monitored and regulated by several agencies including the EPA and the SCDHEC Bureau of Air Quality. The City values the quality of the air in and around the community. At present, it has been determined that this community meets the standards of the Clean Air Act.

Section 3.3
Natural Resource Objectives

Outlined below are objectives associated with the natural resources of Simpsonville.

- ***Objective NR.1:*** *Promote* ***sustainable development*** *practices.*
- ***Objective NR.2:*** *Conserve the qualities of* ***environmentally sensitive lands****.*
- ***Objective NR.3:*** *Promote* ***energy conservation*** *and efficiency.*

3.3.1. Objective NR.1

Promote sustainable development practices.

A key component of the protection of natural resources is the promotion of sustainable development practices and patterns. Most definitions of sustainable development reflect a core value that links the current generation to the destiny of future generations. A sustainable community is one that will last and does not diminish the opportunity of future generations

to provide for their own needs. The term "sustainable development" has become very popular in recent years because it implies that the production and consumption of goods and services and the building of houses, offices, factories, and stores can be done without harming the natural environment.

Outlined below are the strategies associated with Objective NR.1: *Promote sustainable development practices*.

Strategy NR.1.1

Develop land use strategies that concentrate high intensity development in areas with existing public facilities such as transportation, sewer, and water services.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy NR.1.2

Develop land use strategies that promote compact development* patterns *and encourage infill.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy NR.1.3

Develop land use strategies—such as mixed use zoning—which reduce commuting times and encourage alternative modes of transportation, thereby improving local air quality.

Discussion: Land use patterns have a strong influence on transportation systems and energy use. ***Sprawled patterns*** require more energy and rely heavily on private motor vehicles. Compact development encourages walking, biking, and ***mass transit*** as options for driving.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

3.3.2. Objective NR.2

Conserve the qualities of environmentally sensitive lands.

Environmentally sensitive lands include areas with critical resources—floodplains, ***riparian zones***, rivers and streams, wetlands, springs and seeps, and ***steep slopes***. These areas provide habitat for plant and animal species; in addition, some are important for ***groundwater*** recharge. Environmentally sensitive lands require special consideration in the development-design process.

The main purpose of local regulations that affect environmentally lands is twofold: to protect the environmental benefits of these lands and to protect structures from the potential hazards associated with these lands.

Map 3.1 depicts some environmentally sensitive lands, including ***flood zones*** and wetlands, in and around the City of Simpsonville.

Outlined below are the strategies associated with Objective NR.2: *Conserve the qualities of environmentally sensitive lands*.

Strategy NR.2.1

Develop land use strategies that encourage conservation design practices—such as open space dedication, conservation subdivisions, and cluster development—to environmentally sensitive lands.

Discussion: Conservation design practices such as clustering homes on smaller lots, or

clustering commercial development in multi-story buildings, preserves open space without sacrificing housing units or leasable floor area. Zoning regulations can encourage such development by avoiding minimum lot area standards and promoting flexibility in design.

Figure 3.A: Conservation Design Practices.

The typical concept of conservation design practices is applied by permitting smaller, clustered lots, in return for the preservation of generous amounts of open space. For example, in a district zoned for a gross density of two units per acre, this would mean permitting the same number of dwellings on quarter acre rather than half acre lots. Such an arrangement would provide the same number of homes for sale while preserving roughly half of the site as permanent open space. This approach is highly advantageous both to the public and to private developers. It reduces the costs of public services and makes available generous open space with no public cost of acquisition. Conversely, advantages to developers include:

- It improves development profitability by lowering development costs for roads and utilities.
- It provides tax advantages from open space easements and dedications.
- It raises the sales value of residential lots abutting permanently protected scenic open space.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy NR.2.2

Strengthen stream corridor protection to protect water quality, reduce erosion, and protect wildlife habitat.

Discussion: Streams carry stormwater through the community and provide conduits for wildlife, as well as attractive ***aesthetic*** and recreational elements for citizens. Preserving land adjacent to streams provides opportunities for parks and ***greenways***, as well as stormwater controls and treatment measures. Since not all streams are located in a floodplain, additional measures are needed to protect these valuable natural assets.

Figure 3.B: Different Types of Streams.

Perennial streams are well-defined channels that, during normal conditions, receive inputs from both surface runoff and groundwater, and contain measurable discharge year round (except during periods of drought). These streams exhibit biological, hydrological, and physical characteristics that are indicative of the continuous conveyance of water.

Intermittent streams are channels that receive inputs from both surface runoff and groundwater during normal conditions, and contain measurable discharge during wet periods of the year. They typically lack flow during dry periods when they become disconnected from the water table, and water in the channel is often reduced to a series of isolated pools.

Ephemeral streams differ from intermittent streams in that they receive inputs only from surface runoff and contain measurable discharge only after rainfall events.

In order to maintain natural vegetation and ***topography***, prevent erosion and ***sedimentation***, and promote water quality, undisturbed buffers should be required within designated stream corridors. Buffer widths may depend upon the size of the area drained by the stream. The City should also consider the number and types (e.g. intermittent) of stream

corridors and other water bodies to designate for protection.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy NR.2.3

Protect the water quality of streams and other water bodies through the adoption of a stormwater management ordinance.

Discussion: Water quality strongly influences the ability of a community to sustain itself and the type and amount of development it can support. Good water quality is essential to human health, a variety of businesses, and recreational activities.

A stormwater management ordinance entails regulations that control the impact of development on runoff, groundwater recharge, and overall water quality. The stormwater management ordinance should include guidelines to assist developers in choosing appropriate techniques, including ***retention*** or ***detention basins***, porous pavements, constructed wetlands, ***seepage pits***, and ***swales***, among others.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy NR.2.4

Develop public facility strategies that facilitate the use of central sewer and water instead of on-site septic systems and wells, which create greater potential for contamination of groundwater.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

Strategy NR.2.5

Keep development away from potential natural hazards associated with steep slopes, floodplains, and wetlands.

Discussion: It is difficult to predict where natural disasters will happen, for how long, and at what intensity. Their impacts are often swift and brutal. While not all losses of property and life can be avoided, careful planning for the location, type, and durability of development in and near hazard-prone areas can reduce losses and speed recovery.

Most commercial, residential, industrial, and institutional land uses are not suited for some hazard-prone areas. Areas with steep slopes are an example of this. In areas prone to hazards, zoning should allow only very low

densities and should include siting standards with appropriate setbacks from floodplains, wetlands, and steep slopes.

Steep slopes. Experience in the construction of cities has shown that there are some uses of land that are particularly suitable for specific categories of slope. There are also some that are impractical because of the economic cost of construction. In many cases, where there is a strong social motivation, and an economic ability and a willingness to pay for added costs of construction, the limitations of land slope can usually be overcome. In doing so, however, consideration should be given to ecological impacts. Sloping terrain is difficult to develop without disrupting the natural setting, and has the potential for causing serious erosion problems; the steeper the slope, the greater the threat.

Floodplains. Floodplains seemingly attract urban development. It would appear to be far more logical to keep people and structures out of floodable areas, recognizing the need for waterways to expand during times of maximum runoff. It should be noted that as urbanization takes place in floodplains, the floodplains (i.e., the area subject to occasional flooding) expand. This is because the new development increases the amount of ***impervious surfaces***, which increases runoff, which increases the area needed to accommodate the runoff. Discouraging the development of structures and impervious surfaces in floodplains preserves flood storage capacity, controls the quality and quantity of stormwater, and preserves wildlife habitat.

Wetlands. The main purpose of local regulations that affect wetlands is to control land uses near wetlands to ensure that they do not discharge pollutants and sediment into the wetlands, to ensure that proposed buildings are set far enough from wetlands so that high water tables and hydric soils do not flood structures, and to minimize the dredging and filling of wetlands.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy NR.2.6

Develop public facility strategies which facilitate the creation of a community parks and open space plan.

Discussion: Open space areas are places to play, to relax, to enjoy the natural environment and to connect socially with others in the community. They can define a ***neighborhood***; provide a cultural or historical focal point; provide recreational opportunities or alternative transportation routes; and serve as buffers between urban and natural areas. Open spaces can to serve to protect environmentally sensitive lands from potentially harmful effects of urban development and enhance the overall quality of life. Open space can also provide habitat for a wide range of animals and plants.

Greenways and ***trails*** are an excellent way to provide access to special landscapes and create linkages within and between communities. Greenways and trails are linear open space areas through woods, fields, and along highways, rail or utility corridors, and waterways. While trails typically provide for public access, greenways may or may not.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

3.3.3. Objective NR.3

Promote energy conservation and efficiency.

Energy provides the power and mobility for modern lifestyles. Energy comes from a variety of sources and goes into a wide range of uses—from transportation to manufacturing to heating and lighting to running computers. Americans have largely taken for granted inexpensive and plentiful energy supplies, but the era of cheap energy may be waning.

Outlined below are the strategies associated with Objective NR.3: *Promote energy conservation and efficiency*.

Strategy NR.3.1

Develop transportation strategies which promote multi-modal transportation systems.

Discussion: A major energy choice for communities and regions is how to mix a variety of transportation systems—such as walking, biking, and driving— and maintain energy use and pollution levels within acceptable standards.

Action: See the transportation element of this Comprehensive Plan.

Time Frame: See the transportation element of this Comprehensive Plan.

Strategy NR.3.2

Develop public facility strategies which promote energy conservation in public buildings.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

Section 3.4
Natural Resources Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE NR.1: Promote sustainable development practices.				
Strategy NR.1.1 Concentrate high intensity development in areas with existing public facilities such as transportation, sewer, and water services.	See land use strategies	N/A	N/A	N/A
Strategy NR.1.2 Promote compact development patterns and encourage infill.	See land use strategies	N/A	N/A	N/A
Strategy NR.1.3 Reduce commuting times and encourage alternative modes of transportation, thereby improving local air quality.	See land use strategies	N/A	N/A	N/A
OBJECTIVE NR.2: Conserve the qualities of environmentally sensitive lands.				
Strategy NR.2.1 Encourage conservation design practices to environmentally sensitive lands.	See land use strategies	N/A	N/A	N/A
Strategy NR.2.2 Strengthen stream corridor protection to protect water quality, reduce erosion, and protect wildlife habitat.	Amend City's ordinances	Planning Division	6 months	High
Strategy NR.2.3 Protect water quality of streams and other water bodies through the adoption of a stormwater management ordinance.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months to one year	High
Strategy NR.2.4 Facilitate the use of central sewer and water instead of on-site septic systems and wells, which create greater potential for contamination of groundwater.	See public facility strategies	N/A	N/A	N/A
Strategy NR.2.5 Keep development away from potential natural hazards associated with steep slopes, floodplains, and wetlands.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy NR.2.6 Facilitate the creation of a community parks and open space plan.	See public facility strategies	N/A	N/A	N/A
OBJECTIVE NR.3: Promote energy conservation and efficiency.				
Strategy NR.3.1 Promote multi-modal transportation systems.	See transportation strategies	N/A	N/A	N/A
Strategy NR.3.2 Promote energy conservation in public buildings.	See public facility strategies	N/A	N/A	N/A

Chapter 4. Cultural Resources

Organization:

4.1: Introduction
4.2: Existing Conditions and Issues
4.3: Cultural Resource Objectives
- **4.3.1: Objective CR.1**
- **4.3.2: Objective CR.2**
- **4.3.3: Objective CR.3**
- **4.3.4: Objective CR.4**
- **4.3.5: Objective CR.5**

4.4: Cultural Resources Action Summary

Purpose:

- To protect and preserve the City's significant historic resources and cultural heritage;
- To recognize and increase public awareness of the historic character of Simpsonville, the efforts to preserve that heritage, and the associated economic benefits; and
- To promote mechanisms for public and private partnerships to preserve and protect historic and/or culturally significant heritage, properties, or landscapes.

Objectives:

- *Maintain records of the history of Simpsonville.*
- *Maintain and enhance cultural facilities.*
- *Protect the City's architectural heritage.*
- *Promote historical awareness among Simpsonville citizens and visitors.*
- *Support community events and festivals.*

Section 4.1 Introduction

Simpsonville encompasses an area richly endowed with a sense of history. The City is a product of its unique location in time and space. However, these resources are threatened by the changing character of the community.

While any city must evolve, its heritage and identifiable character should be preserved. Cultural activities and facilities build a sense of community and provide leisure opportunities for Simpsonville residents and visitors. Maintaining and building upon these resources as the community grows will help to create an enduring identity and sense of place in Simpsonville.

Section 4.2 Existing Conditions and Issues

Simpsonville has a rich history and a number of historically significant buildings such as the former Woodside Cotton Mill and the Burdette Building at the intersection of Main Street and Curtis Street. Citizens of Simpsonville have identified the following as some of the most distinguishing features of the City:

- The City's traditional community appearance
- The clock tower and downtown
- The former Woodside Cotton Mill
- Parks, particularly Heritage Park and City Park
- Shopping opportunities, particularly along Fairview Road and Main Street
- Hillcrest Memorial Hospital
- The railroad that runs along Main Street

In recent years, City officials have considered the adoption of a historic preservation ordinance as well as historic districts within Simpsonville. Yet, there has been little public support for these propositions. Subsequently,

the City has no historic preservation ordinance or any historic districts.

However, the City does host a handful of festivals such as Freedom Weekend Aloft and its own Labor Day Festival. These festivals and some of the City's arts venues combine to provide the City with a vibrant local culture and arts scene.

Section 4.3
Cultural Resource Objectives

Outlined below are objectives associated with the cultural resources of Simpsonville.

- ***Objective CR.1:*** *Maintain records of the history of Simpsonville.*
- ***Objective CR.2:*** *Maintain and enhance* ***cultural facilities****.*
- ***Objective CR.3:*** *Protect the City's* ***architectural heritage****.*
- ***Objective CR.4:*** *Promote historical awareness among Simpsonville citizens and visitors.*
- ***Objective CR.5:*** *Support community events and festivals.*

4.3.1. Objective CR.1

Maintain records of the history of Simpsonville.

Throughout the world, thousands of people have gone to great lengths to record history through newspapers, diaries, journals, saved letters, family Bibles, and oral traditions. The history of Simpsonville has value to our community. It provides answers as to how people in this community lived. This history also provides the roots of certain ideas concerning local laws, customs, political ideas, and development patterns.

Outlined below are the strategies associated with Objective CR.1: *Maintain records of the history of Simpsonville*.

Strategy CR.1.1

Coordinate the collection of oral and written history and local knowledge of Simpsonville; use the Internet to distribute this history of Simpsonville.

Action: The Simpsonville 2020 Committee has already initiated an effort to compile a published document containing a history of Simpsonville. The City's Planning Division shall be responsible for following up these efforts to compile a history of Simpsonville.

The City's Planning Division shall also devise a medium by which local knowledge of Simpsonville may be collected and shared.

Time frame: The length of time that will be required to complete those efforts begun by the Simpsonville 2020 Committee will be contingent upon the schedule of those persons enlisted by that committee to compile and publish that document. However, City staff shall follow-up with that committee on a regular basis until those efforts have been fulfilled.

It is estimated that process of devising a medium to collect and share local knowledge of Simpsonville should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy CR.1.2

Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.

Action: The City's Planning Division shall be responsible for establishing and maintaining a database of historically and culturally significant resources.

Time frame: It is estimated that the process of establishing and building a database of historically and culturally significant resources should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan. The maintenance of this database will entail and ongoing process.

4.3.2. Objective CR.2

Maintain and enhance cultural facilities.

Simpsonville's cultural identity will be fostered and expanded by recognizing and enhancing the community's cultural facilities. As its population continues to grow, additional meeting, exhibit, and performance space may be needed to accommodate cultural events. Therefore, Simpsonville should explore various funding sources to support the arts, to assist in satisfying future cultural needs, as well as to assess the need to improve existing facilities.

Outlined below are the strategies associated with Objective CR.2: *Maintain and enhance cultural facilities*.

Strategy CR.2.1

Evaluate existing publicly-owned historic and cultural facilities to determine possible improvements to these structures that will make these structures habitable and extend the life and capabilities of these facilities.

Action: The City's Public Works Department shall be responsible for evaluating City-owned historic and cultural facilities for recommended improvements. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

In coordination with other City departments, the City's Public Works Department shall also research funding opportunities for the maintenance and expansion of cultural facilities.

Figure 4.A: Publicly-owned historic and cultural facilities.

The following list entails some publicly-owned historic and cultural facilities within the City of Simpsonville:

- Old Simpsonville Elementary School (located adjacent to Fire Dept. Headquarters)
- Old Simpsonville Library (located adjacent to Old Simpsonville Elementary School)
- Old Potato House (located at City Park)
- Old Train Depot
- Woodside Park
- Simpsonville City Hall
- Simpsonville Activity and Senior Center
- Hendricks Branch Library
- Heritage Park Amphitheater

Time frame: The City's Public Works Department already has knowledge of some of the improvements needed at many of the City's facilities. Therefore, it is estimated that the process of evaluating City-owned historic and cultural facilities should take less than 6 months to complete. However, it is anticipated that the process of constructing these improvements may take several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy CR.2.2

Assess the need for additional cultural facilities that may be demanded by a growing population.

Action: In coordination with the City Administrator and the City's Recreation Department, the City's Planning Division shall

be responsible for assessing the need for additional cultural facilities.

Time frame: It is estimated that the process of assessing the City's need for additional cultural facilities should take approximately 6 months to complete. However, it is anticipated that the process of constructing these facilities may take several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

4.3.3. Objective CR.3

Protect the City's architectural heritage.

Outlined below are the strategies associated with Objective CR.3: *Protect the City's architectural heritage*.

Strategy CR.3.1

Protect family settlement areas or neighborhoods and other areas of cultural significance utilizing zoning techniques that protect the unique built character of these areas.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy CR.3.2

Consider possible incentives for adaptive reuse and rehabilitation of older buildings and properties that complement historic development patterns.

Discussion: Rehabilitating and modernizing a historic building can be challenging and expensive, although the end result is a structure that maintains the community's historic integrity while providing a functional benefit as well. Financial incentives and/or community recognition can help to encourage these difficult yet rewarding projects.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy CR.3.3

Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.

Figure 4.B: Historic Architecture Features.

The following design components represent possible features which may be used to distinguish historic areas:

- Specialized gateways.
- Street signage.
- Traffic signage.
- Street furniture such as benches.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities for enhancing the public realm consistent with this strategy should take approximately 6 months to complete. However, it is anticipated that the process of implementing these enhancements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

4.3.4. Objective CR.4

Promote historical awareness among Simpsonville citizens and visitors.

Historic resources contribute to community character by enhancing visual quality and sense of place and by building local pride and identity. In addition, they can contribute to economic development by attracting visitors interested in the City's heritage. Simpsonville has a rich history and offers existing attractions and resources of potential interest to visitors. Following the lead of many communities throughout the country, the City and other interested organizations at the local and regional levels should consider developing, linking, and promoting area historic attractions.

Outlined below are the strategies associated with Objective CR.4: *Promote historic awareness among Simpsonville citizens and visitors*.

Strategy CR.4.1

Erect monuments, interpretive signage, and other markers to clearly identify and honor Simpsonville's historic people, sites, and structures.

Action: In coordination with the compilation efforts of the history of Simpsonville, the City's Planning Division shall be responsible for identifying opportunities to erect monuments, interpretive signage, and other markers that achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for review. City Council shall be responsible for deciding whether to allocate funds for these recommendations.

Time frame: The process of identifying opportunities for erecting monuments, interpretive signage, and other markers should not be initiated until after the compilation of the history of Simpsonville has been completed. It is anticipated that the process of erecting the monuments and other markers may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy CR.4.2

Create brochures that describe each of Simpsonville's historic neighborhoods and historic buildings and place on display in the City's offices, website, and at community events.

Action: The City's Planning Division shall be responsible for creating and placing brochures that achieve this strategy.

Time frame: It is estimated that the process of creating brochures should take less than 6 months to complete. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy CR.4.3

Develop self-guided print and MP3 walking tours and associated maps for download at the City's website.

Action: In coordination with the City's Recreation Department and the Simpsonville Chamber of Commerce, the City's Planning Division shall be responsible for developing self-guided walking tours of the City.

Time frame: It is estimated that the process of developing self-guided tours should take approximately 6 months to complete. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy CR.4.4

Offer educational materials to local school districts that can be integrated with curricula at various grade levels.

Discussion: Educational exercises at primary schools build awareness among children and, indirectly, their parents.

Action: In coordination with the compilation efforts of the history of Simpsonville, the City's Planning Division shall be responsible for offering educational materials to local school districts.

Time frame: It is anticipated that the process of compiling educational materials for the local school district may take approximately 6 months to one year to complete. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

4.3.5. Objective CR.5

Support community events and festivals.

Community events and activities help foster a true sense of community, engaging residents, visitors, shop owners, and other merchants in unified activities. Events are also a valuable tool to attract visitors to the area.

Outlined below are the strategies associated with Objective CR.5: *Support community events and festivals*.

Strategy CR.5.1

Support and encourage arts events such as gallery walks and displays or performances of local artists in public spaces.

Discussion: Public support for the arts can be both a symbolic and practical measure toward building a vibrant arts presence. This can be accomplished by support of the programming of civic spaces such as parks with cultural events. City officials may also consider developing formal assembly spaces in City parks.

Action: It shall be the policy of City officials to support the implementation of this strategy.

Time frame: This strategy will be an ongoing process.

Strategy CR.5.2

Partner with the Chamber of Commerce for the maintenance of a community calendar.

Action: In coordination with the Simpsonville Chamber of Commerce and the City's Recreation Department, the City's Administration Department shall be responsible for establishing and maintaining a community calendar. This calendar shall be displayed on the City's website.

Time frame: It is estimated that the process of establishing and building a community calendar should take less than 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan. The maintenance of this calendar will entail and ongoing process.

Section 4.4
Cultural Resources Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE CR.1: Maintain records of the history of Simpsonville.				
Strategy CR.1.1 Coordinate the collection of oral and written history and local knowledge of Simpsonville.	Follow-up on earlier efforts by 2020 Committee.	Planning Division; 2020 Committee	Ongoing	High
Strategy CR.1.2 Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.	Staff shall maintain a database.	Planning Division	6 months; Ongoing	Low
OBJECTIVE CR.2: Maintain and enhance cultural facilities.				
Strategy CR.2.1 Evaluate existing publicly-owned historic and cultural facilities to determine possible improvements to these structures that will make these structures habitable and extend the life and capabilities of these facilities.	Staff evaluate facilities; Consider for CIP	Public Works Dept.	6 months; CIP—years	Medium
Strategy CR.2.2 Assess the need for cultural facilities that may be demanded by a growing population.	Staff assess need for additional facilities	Planning Division; City Administrator; Recreation Dept.	6 months	Medium
OBJECTIVE CR.3: Protect the City's architectural heritage.				
Strategy CR.3.1 Protect family settlement areas or neighborhoods and other areas of cultural significance utilizing zoning techniques that protect the unique built character of these areas.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy CR.3.2 Consider possible incentives for adaptive reuse and rehabilitation of older buildings and properties that complement historic development patterns.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy CR.3.3 Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.	Staff to identify opportunities; Consider for CIP	Planning Division; Public Works Dept.	6 months; CIP—years	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE CR.4: Promote historical awareness among Simpsonville citizens and visitors.				
Strategy CR.4.1 Erect monuments, interpretive signage, and other markers to clearly identify and honor Simpsonville's historic people, sites, and structures.	Staff to identify opportunities; Consider for CIP	Planning Division; 2020 Committee	CIP—years	Low
Strategy CR.4.2 Create brochures that describe each of Simpsonville's historic neighborhoods and historic buildings and place on display in the City's offices, website, and at community events.	Staff to create brochures	Planning Division	Less than 6 months	Low
Strategy CR.4.3 Develop self-guided print and MP3 walking tours and associated maps for download at the City's website.	Staff to develop self-guided tours	Planning Division; Recreation Dept.; Chamber of Commerce	6 months	Low
Strategy CR.4.4 Offer educational materials to local school districts that can be integrated with curricula at various grade levels.	Staff to provide materials	Planning Division; 2020 Committee	6 months to one year	Low
OBJECTIVE CR.5: Support community events and festivals.				
Strategy CR.5.1 Support and encourage arts events such as gallery walks and displays or performances of local artists in public spaces.	Policy of City officials	N/A	N/A	N/A
Strategy CR.5.2 Partner with the Chamber of Commerce for the maintenance of a community calendar.	Staff to establish and maintain calendar	Admin. Dept.; Recreation Dept.; Chamber of Commerce	Less than 6 months	Medium

Chapter 5. Housing

Organization:

5.1: Introduction
5.2: Existing Conditions and Issues
5.3: Housing Objectives
- **5.3.1: Objective H.1**
- **5.3.2: Objective H.2**
- **5.3.3: Objective H.3**
- **5.3.4: Objective H.4**

5.4: Housing Action Summary

Purpose:

- To preserve existing housing stock and encourage community revitalization while promoting a supply of safe and structurally sound homes;
- To promote a sufficient supply of a variety and type of housing with access to facilities and services;
- To encourage attractive land uses that promote community identity and support a wide range of housing needs;
- To promote housing alternatives for low- and moderate-income households; and
- To further enhance the quality of life of Simpsonville residents.

Objectives:

- *Promote neighborhoods.*
- *Conserve and enhance existing neighborhoods.*
- *Ensure a diverse housing supply.*
- *Encourage quality and affordable housing.*

Section 5.1 Introduction

Housing dominates all aspects of urban planning and policy. It is the biggest sector of the U.S. economy and the dominant land use in almost every American village, town, and city. Good-quality housing is the foundation of stable and good-quality communities.

Housing in the United States is foremost a private, economic good. Housing and housing-related expenditures typically account for more than a quarter of annual consumer spending. For most home owners, their house is their principal source of wealth. Residential property tax revenues comprise a large part of local government budgets, and preserving residential property values is an essential concern of local government. For less fortunate Americans, the availability of housing assistance can make the difference between having adequate shelter and being homeless or paying so much for housing that there is not enough left for food, clothing, and medicine.

Housing is much more than just an economic good, however. It also forms the basis of many types of social relations. Where people live, who their friends are, what quality of schooling their children receive, what job opportunities are available—these and many other factors that affect people's quality of life derive largely from their housing situation.

Housing is also a critical element of many other activities. How sites are allocated for new housing development and ***redevelopment*** determines the shape and form of metropolitan areas. People's travel behavior is significantly determined by where and at what densities they live. Housing and ***capital improvements planning*** also go together: what public service people require, how much those services cost, and who should pay for them all depend on where, how, and at what densities people live.

Section 5.2
Existing Conditions and Issues

The primary role of the City in the provision of affordable and safe housing is guided by South Carolina State Law which endows the City with certain regulatory powers over development activity. The City Government does not have a housing department dedicated to directly providing ***affordable housing*** opportunities; however, the Greenville County Redevelopment Authority (GCRA) works to fund affordable housing and community revitalization projects through Community Development Block Grants and other funding sources.

Research has shown that a family earning the 2000 median income of $47,223 could afford to spend approximately $142,000 on housing. The median home price in Simpsonville in the year 2000 was $104,700. However, since that time, it is estimated that the price of homes in Simpsonville has grown much faster than incomes in Simpsonville. Therefore, there is concern that homes in Simpsonville may be losing their "affordable" tag.

The vacancy rate in Simpsonville was just over four percent in the year 2000. In that same year, approximately 70 percent of the homes in Simpsonville were owner-occupied.

In 2008, City staff performed a county of all the dwelling units within the City and determined this figure to be 7,365 dwelling units. This represents an increase of 31 percent since 2000 when the U.S. Census Bureau counted 5,636 dwelling units in Simpsonville.

Citizens of Simpsonville have indicated that several existing ***neighborhoods*** are in need of some reinvestment and they lack typical ***infrastructure*** such as curbs and gutter along the street. Some neighborhoods also lack sufficient sidewalks. Citizens have also indicated that the development of new neighborhoods presents challenges such as increased traffic congestion, an over-supply of housing, and degradation of the natural environment. There is also concern that these new neighborhoods stretch City resources and put greater demands on the City's services and infrastructure.

Section 5.3
Housing Objectives

Outlined below are objectives associated with the housing of Simpsonville.

- ***Objective H.1:*** *Promote* neighborhoods.
- ***Objective H.2:*** *Conserve and enhance existing neighborhoods.*
- ***Objective H.3:*** *Ensure a diverse housing supply.*
- ***Objective H.4:*** *Encourage quality and affordable housing.*

5.3.1. Objective H.1

Promote neighborhoods.

Vibrant neighborhoods contain a variety of housing opportunities as well as neighborhood-oriented ***activity centers*** with the essential uses and services that meet the daily needs of local residents. These may consist of such diverse facilities as a small grocery store, drug store, elementary school, day car, church, and smaller office spaces. By focusing commercial activities at a single location, neighborhood residents can access many of their daily shopping and service needs in a single trip.

Outlined below are the strategies associated with Objective H.1: *Promote neighborhoods*.

Strategy H.1.1

Develop land use strategies that achieve a balanced mix of land uses and reinforce a sense of place for new neighborhoods.

Discussion: During the neighborhood planning process, the City should direct medium- to high-***density*** residential development, such as apartments, duplexes, and townhomes, to areas immediately surrounding more intense activity centers. A proximate residential base will help sustain neighborhood businesses and promote the ***walkability*** of the neighborhood.

Action: The land use strategies of this Plan shall promote ***mixed-use developments*** with diverse housing options in walking distances to services and retail through the future land use plan, zoning ordinance, and land development regulations. See the land use element of this Comprehensive Plan for further information.

Time frame: See the land use element of this Comprehensive Plan.

Strategy H.1.2

In consultation with the school district, devise small area plans to strengthen the neighborhood-school link.

Discussion: These plans shall entail methods designed to:

- Improve walkability;
- Enhance housing location and transportation choices for low-income and minority populations;
- Increase ***residential density*** in proximity to the school; and
- Create opportunities for the school to serve the neighborhood in multiple ways.

Action: In coordination with the City's Public Works Department and the Greenville County School District, the City's Planning Division shall be responsible for reviewing the City's current ordinances and capital improvements program. The City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing any necessary amendments to the City's ordinances and shall also prepare small area plans in consultation with the school district.

Time frame: It is estimated that the process of reviewing the City's current ordinances and capital improvements program and preparing small area plans may take approximately one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy H.1.3

Update development regulations to improve street, bicycle, and pedestrian connectivity between new and developed neighborhoods and their attendant commercial centers, public spaces, and parks.

Figure 5.A: Features of a Pedestrian-friendly Neighborhood.

People will walk for five or ten minutes, but you have to keep them interested if you want them to walk at all. So incorporating sidewalks into a residential district is not sufficient by itself; the design has to encourage people to walk. Some ways to do this include the following:

- Keep the garage doors off the street front so as to emphasize the more interesting features of a house.
- Use alleys or lanes to keep the garage away from the street.
- Keep the houses close to the street and close together through narrow setbacks which creates a more human scale.
- Provide a network of open spaces.
- Find a way to have a neighborhood store.

Discussion: Neighborhoods should have a strong pedestrian orientation. A lattice of sidewalks, walking and bicycle ***trails***, attractive public venues, and potential transit stops should accommodate the shopping, employment, school, and recreational needs of residents. A pedestrian focus also serves the important socio-interactive purpose of bringing people to street level where neighborhood bonds are created and a sense of safety and security develops.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

5.3.2. Objective H.2

Conserve and enhance existing neighborhoods.

Housing disinvestment and neighborhood decline were once only associated with inner cities. No more. Many suburban communities now face stagnant or declining property values, rapid residential turnover, uneven or declining building maintenance, and, in some cases, even abandonment.

Neighborhood change is inevitable, but neighborhood decline is not. Neighborhoods decline when they can no longer compete: that is, when residents are able to find better or less expensive housing and public services elsewhere.

Outlined below are the strategies associated with Objective H.2: *Conserve and enhance existing neighborhoods*.

Strategy H.2.1

Review building codes and ordinances to determine the extent to which maintenance issues are largely unaddressed by existing regulations.

Discussion: A single deteriorated property can have significant negative impacts on a neighborhood block's property values and perceptions of neighborhood vitality and safety. Property maintenance standards and enforcement provisions not only protects the safety of building occupants but helps to encourage continued investment and boost confidence in neighborhoods.

Action: In coordination with the City's building inspectors, the City's Planning Division shall be responsible for reviewing the City's current standards and ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current standards and ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy H.2.2

Review enforcement policies and procedures to identify ways in which to improve regulatory enforcement of existing laws.

Discussion: Code enforcement is typically reactive and complaint-driven on a citywide basis. Proactive code enforcement, however,

can be accomplished on a limited basis, particularly in targeted areas.

Action: In coordination with the City Administrator, the City's Planning Division shall be responsible for reviewing the City's code enforcement policies and procedures. If necessary, the City Administrator and the City's Planning Division shall be responsible for incorporating any changes to the City's code enforcement policies and procedures.

Time frame: It is estimated that the process of reviewing the City's code enforcement policies and procedures and incorporating any changes thereto should take less than 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy H.2.3

Rehabilitate recoverable housing and increase the aesthetic* appearance *of the community.

Discussion: A variety of approaches, ranging from regulation and enforcement to financial assistance, can be used to help maintain existing housing stock in good condition.

Action: The City's building inspectors and the City's code enforcement personnel shall be responsible for identifying structures that are in need of repair or demolition and ensuring that the appropriate action is taken so that the safety of the residents and the community is upheld.

Time frame: This strategy will be an ongoing process.

Strategy H.2.4

Identify infill development sites and compatible redevelopment opportunities that would strengthen existing neighborhoods.

Discussion: Compatible infill development helps to reinvigorate older neighborhoods with new housing products, amenities or services while minimizing negative impacts. Infill development can add diversity and strengthen the vitality of a neighborhood. Map 5.1 depicts some opportunities for infill development within neighborhoods throughout the City of Simpsonville.

Nevertheless, it is important that revitalization objectives be balanced with the need for neighborhood conservation. Infill development is not inherently "good" simply because it is infill and may, in fact, adversely affect the fabric of a neighborhood if the project is not compatible with its context. Compatibility is achieved through selection of appropriate land uses and/or decision strategies that smooth the transition between potentially conflicting land uses. Design strategies should address architectural compatibility and scale as well as landscape buffering.

Develop design guidelines for infill development which focus on architectural compatibility and scale. Landscape buffering standards should be included for scenarios in which architectural transitions are inadequate. Special attention should be given to properties within or adjacent to historic areas.

Action: The City's Planning Division shall be responsible for identifying infill development opportunities and reviewing the City's current ordinances for their ability to stimulate compatible development in these areas. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of identifying infill development opportunities, reviewing the City's current ordinances, and

preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy H.2.5

Encourage neighborhood identity initiatives (e.g., neighborhood identification signage, community events, etc.).

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for considering and proposing various means to further this strategy.

Time frame: This strategy will be an ongoing process.

Strategy H.2.6

Identify and prioritize infrastructure and public facility improvements.

Discussion: Upgrading neighborhood facilities and public spaces—streetlights, parks, neighborhood centers—can have a powerful effect on property values and can improve neighborhood morale. Even just ongoing maintenance of street pavement, curbs, and sidewalks helps to maintain a fresh appearance and residents' confidence in a neighborhood. Local investment in public services, including crime prevention, education, and recreation, can have even bigger payoffs by boosting the desirability of older neighborhoods.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities for prioritizing infrastructure and public facility improvements consistent with this strategy should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy H.2.7

Create an idea book with strategies for modernizing and enhancing common older housing types found in Simpsonville in ways that are compatible with existing neighborhood character.

Discussion: Changing ***demographics*** and market forces lead to changing expectations for housing size and amenities. Neighborhoods with older housing that no longer meets these expectations may be vulnerable to decline unless homes are expanded, remodeled, or redeveloped.

Action: The City's Planning Division shall be responsible for compiling an idea book that achieves this strategy. Examples of ideas to modernize and enhance common older housing types may include aesthetic improvements such as front porches, shutters and dormers, or functional improvements such as room additions.

Time frame: It is estimated that the process of compiling an idea book may take between 6 months and one year to complete. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

5.3.3. Objective H.3

Ensure a diverse housing supply.

As we pass through various ages—from infancy to childhood to adolescence to early adulthood to middle age to old age—we have different housing needs. No one type of housing suits all. Table 5.1 identifies what may be the most desired forms of housing for each of the major phases of aging. This table is presented to emphasize the need for a wide variety of housing forms. The single-family, detached suburban home, priced for the traditional middle-income family, appears to be far from a complete answer to America's housing needs.

Changes in housing needs, as well as the corresponding changes in the demographic and socioeconomic makeup of Simpsonville's population, highlight the importance of encouraging diversity in the production of new housing. Ensuring a mix of housing formats and price points will benefit the City in many ways, including:

- Encourage economic development by ensuring availability of a diverse workforce.
- Potentially reduce commute times because the incomes of residents match available local jobs.
- Help Simpsonville neighborhoods sustain their value as market preferences change.
- Encourage residents to remain in the community as their incomes or lifestyles change.

Outlined below are the strategies associated with Objective H.3: *Ensure a diverse housing supply*.

Table 5.1. Preferences for Dwelling Types by People in Various Stages of the Family Life Cycle.

Stage	Need	Possible Housing Types
Young single person	Bachelor housing, at a modest cost, close to adult activity centers.	Apartment building, or an apartment in a converted house
Young married couple	A small dwelling, at a modest cost	Apartment or townhouse
Young couple with young children	A ground-oriented building, close to children's facilities; probably at a modest cost	Garden apartment, townhouse, or single-family dwelling
Middle-aged couple with teen-aged children	A large dwelling, with good access to facilities used by teenagers	Single-family dwelling or townhouse
Middle-aged couple with grown children	A smaller dwelling closer to adult facilities	Apartment, townhouse, or single-family dwelling
Elderly couple	A small dwelling unit designed for senior citizens that is close to health care and community facilities	Apartment, townhouse, or special housing for seniors
Elderly single person	A small dwelling unit; characteristics depend on the health and mobility of the person, and on care available from nearby friends and relatives	Apartment or special housing for seniors

Strategy H.3.1

Develop land use strategies that promote a variety and diversity of housing types.

Discussion: A mix of housing types within a neighborhood provides residential opportunities for a wide variety of people, including singles, young families, elderly persons, large families, childless couples, owners, and renters. Healthy vibrant neighborhoods include housing for individuals and families throughout the various stages of life. Rather than moving to a different neighborhood as household needs change, residents should be afforded the opportunity to choose from a variety of housing types within a neighborhood. The stability of a neighborhood is enhanced when a single area can meet the needs of diverse and changing households—rather than households moving to find better schools or different housing types.

Action: Land use strategies may entail incentives such as **density bonuses** and mixed-use development provisions. Or land use strategies may entail the consolidation and simplification of zoning districts to allow for a wider range of housing types. See the land use element of this Comprehensive Plan for further information.

Time frame: See the land use element of this Comprehensive Plan.

Strategy H.3.2

Develop land use strategies that encourage variation in lot sizes within new developments.

Discussion: As each residential zone has a minimum lot size requirement, all the houses in a residential zone are usually built on roughly the same-sized lot. The proliferation of different residential zones based on lot size was an attempt to avoid nonconforming lots when older neighborhoods were first given zoning classifications. There is no planning theory that says that single-family houses on 40-foot lots should be in a different zone from houses on 50-foot lots, or 100-foot lots, and that individual houses and small apartment buildings can't be compatible. However, once different zoning designations were on the books, communities had to choose one when they mapped a new residential district.

Figure 5.B: Neighborhood Zones.

It is possible to make residential zoning into a positive template for a neighborhood rather than solely a way of protecting homeowners from negative influences. A new concept called a Neighborhood Zone can create this template and achieve the flexibility otherwise unavailable except under planned developments.

Designating residential districts by lot size often makes neighborhood planning difficult or impossible. Once the separation of lot sizes by zoning is understood as a mindless practice rather than a theory about how to improve living conditions, it is easy to suggest some alternatives. Andres Duany and Elizabeth Plater-Zyberk came up with the idea of associating different types of houses with different lot sizes, and then making each house-type compatible with the others by subjecting them to similar rules, such as having them all built to the same front setback line. Then they came up with the even more interesting idea of making all the lot sizes in a neighborhood multiples of each other. If you want to build an attached rowhouse you buy one 25-foot lot. If you wish to build a sideyard, "Charleston-style" house, you buy two 25-foot lots. You need three lots for a small detached house and four for a larger one.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

5.3.4. Objective H.4

Encourage quality and affordable housing.

Increased housing costs, coupled with relatively low wages, make home buying difficult for lower income families, young couples, and single persons. These households are often concerned with saving money for down payments and closing costs, as well as other monthly incidentals for such items as taxes, insurance and maintenance. For some previous homeowners, life cycle changes may also bring about decisions to rent rather than own. Therefore, to fulfill the housing needs of all residents, Simpsonville will need an adequate supply of housing for all incomes and lifestyles.

Outlined below are the strategies associated with Objective H.4: *Encourage quality and affordable housing*.

Strategy H.4.1

Promote affordable housing through removal of regulatory barriers.

Discussion: To achieve the objective of compact, cost-efficient housing developments at locations appropriate to accommodate diverse groups, some conventional zoning barriers remain to be removed. Large parts of Simpsonville are currently zoned at relatively low density. Furthermore, other nonessential regulatory requirements may include requirements like minimum lot size and setbacks.

Action: The City's Planning Division shall be responsible for identifying obstacles to the creation of affordable housing in the zoning ordinance and land development regulations, development approval processes, and fee structures. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to remove any needless obstacles therein.

Figure 5.C: Public Opposition.

Rezoning large tracts to higher density often generates public opposition. Communities across the country have addressed this problem through options such as modified zoning and development standards that provide density incentives and/or flexible land use mixes.

Time frame: It is estimated that the process of identifying obstacles to affordable housing and preparing any amendments to the City's ordinances should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy H.4.2

Develop land use strategies that promote affordable housing.

Discussion: A distinction can be drawn between "conventional" and other more affordable methods of building housing such as "factory-built." Conventional construction, often referred to as "stick building," involves transporting many individual bits of building materials to a site and assembling them there. Factory building, on the other hand, assembles the building materials within a factory to form entire buildings or large modules of buildings. The buildings, or the modules, are then transported to the housing site, where the building (or assembled building components) is set on a foundation and connected to standard utilities.

The advantages of factory building are that it can take place in any kind of weather, the quality control is usually better than is found in

field construction and, when large volumes are involved, it is more economical.

Factory-built housing, such as modular housing and panelized housing, is typically regulated by local jurisdictions in the same way as is conventionally built housing. It is also financed and taxed in the same manner as conventional housing. And the resulting structure is usually similar in appearance to conventionally built structures.

Figure 5.D: Modular Housing and Panelized Housing

Modular housing is governed by the Uniform Building Code (UBC) code. This type of housing is assembled within a factory, transported to the housing site, and then permanently fastened to a substantial foundation.

Panelized housing is also governed by the UBC code. This type of housing consists of housing constructed from building components such as factory-built wall panels, roof trusses, and floor trusses. These building components are trucked to the building site where they are assembled and the building is completed.

Action: Land use strategies may entail incentives such as density bonuses for the provision of affordable housing. This may also entail allowing for:

- Modular housing;
- Panelized housing; and
- Accessory and integral additional housing units that are associated with single-family detached units.

See the land use element of this Comprehensive Plan for further information.

Time frame: See the land use element of this Comprehensive Plan.

Strategy H.4.3

Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units.

Action: It shall be the policy of City officials to support the implementation of this strategy. City officials may consider strategies to acquire property to be made available to local groups to construct affordable housing units.

Time frame: This strategy will be an ongoing process.

Section 5.4
Housing Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE H.1: Promote neighborhoods.				
Strategy H.1.1 Achieve a balanced mix of land uses and reinforce a sense of place for new neighborhoods.	See land use strategies	N/A	N/A	N/A
Strategy H.1.2 In consultation with the school district, devise small area plans to strengthen the neighborhood-school link.	Amend City's ordinances; Develop small area plans	Planning Division; School District; Public Works Dept.	One year	Low
Strategy H.1.3 Update development regulations to improve street, bicycle, and pedestrian connectivity between new and developed neighborhoods and their attendant commercial centers, public spaces, and parks.	Amend City's ordinances	Planning Division	6 months	Medium
OBJECTIVE H.2: Conserve and enhance existing neighborhoods.				
Strategy H.2.1 Review building codes and ordinances to determine the extent to which maintenance issues are largely unaddressed by existing regulations.	Amend City's ordinances	Planning Division; City Inspectors; City Code Enforcement	6 months to one year	Low
Strategy H.2.2 Review enforcement policies and procedures to identify ways in which to improve regulatory enforcement of existing laws.	Staff to review policies and procedures	Planning Division; City Administrator; City Code Enforcement	Less than 6 months	Low
Strategy H.2.3 Rehabilitate recoverable housing and increase the aesthetic appearance of the community.	Staff to identify structures in need of repair	City Inspectors; City Code Enforcement	Ongoing	Low
Strategy H.2.4 Identify infill development sites and compatible redevelopment opportunities that would strengthen existing neighborhoods.	Staff to identify infill sites; Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy H.2.5 Encourage neighborhood identity initiatives.	Policy of City officials	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
Strategy H.2.6 Identify and prioritize infrastructure and public facility improvements.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy H.2.7 Create an idea book with strategies for modernizing and enhancing common older housing types found in Simpsonville in ways that are compatible with existing neighborhood character.	Staff to compile an idea book	Planning Division	6 months to one year	Low
OBJECTIVE H.3: Ensure a diverse housing supply.				
Strategy H.3.1 Promote a variety and diversity of housing types.	See land use strategies	N/A	N/A	N/A
Strategy H.3.2 Encourage variation in lot sizes within new developments.	See land use strategies	N/A	N/A	N/A
OBJECTIVE H.4: Encourage quality and affordable housing.				
Strategy H.4.1 Promote affordable housing through removal of regulatory barriers.	Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy H.4.2 Promote affordable housing	See land use strategies	N/A	N/A	N/A
Strategy H.4.3 Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units.	Policy of City officials	N/A	N/A	N/A

Chapter 6. Economic Growth

Organization:

6.1: Introduction
6.2: Existing Conditions and Issues
6.3: Economic Growth Objectives
- **6.3.1: Objective EG.1**
- **6.3.2: Objective EG.2**
- **6.3.3: Objective EG.3**
- **6.3.4: Objective EG.4**

6.4: Economic Growth Action Summary

Purpose:

- To foster a stable and competitive business climate;
- To support and strengthen the economic viability of existing businesses and industries;
- To draw business to the City; and
- To encourage new business start-ups.

Objectives:

- *Promote the retention and expansion of existing businesses.*
- *Facilitate economic opportunities.*
- *Energize the downtown area.*
- *Support tourism.*

Section 6.1 Introduction

Balancing the amount and pace of economic growth against rising expectations for environmental quality and public service delivery is a difficult but important planning challenge. Communities want to encourage enough growth to maintain a healthy economy, but excessive growth can overwhelm ***infrastructure*** and public services, damage the environment, and erode quality of life. Therefore, economic growth requires careful planning to improve the quality of local development and help avert such problems as congestion, inadequate infrastructure, and property abandonment. Moreover, even though the growth increases the demand for public services, growth that is well managed will generate enough increases in the tax base revenues to finance urban improvements.

Locally based economic development objectives emphasize "endogenous development" strategies that employ local human, institutional, and physical resources. Effective local economic development planning stimulates the formation of industries that are the natural outgrowth of local resources, improves local firms' ability to produce better products, identifies new markets for local products, transfers knowledge to the least advantaged local workers, and nurtures new firms and enterprises within the region.

Section 6.2 Existing Conditions and Issues

As Simpsonville and its population have grown, its labor force has changed. In 2000, the City's labor force totaled 7,896 people. Data from 2002 indicates that the largest employment sectors in Simpsonville include manufacturing, health care, and retail trade.

The greatest concentration of commercial and retail establishments in the City are along Main

Street and along Fairview Road. Meanwhile, most of the industrial and manufacturing businesses in this area are located on the outskirts of the City.

Citizens of Simpsonville have expressed their affinity for the range of shopping opportunities that exist throughout the City. Citizens also appreciate the pedestrian opportunities and the small-town ambience of Main Street and the downtown area. However, citizens are largely concerned about increasing levels of traffic and are very concerned about protecting the quality and vitality of downtown Simpsonville.

Section 6.3
Economic Growth Objectives

Outlined below are objectives associated with the economic growth of Simpsonville:

- ***Objective EG.1:*** *Promote the retention and expansion of existing businesses.*
- ***Objective EG.2:*** *Facilitate economic opportunities.*
- ***Objective EG.3:*** *Energize the downtown area.*
- ***Objective EG.4:*** *Support tourism.*

6.3.1. Objective EG.1

Promote the retention and expansion of existing businesses.

Simpsonville strives to be a community that connects its citizens with business and employment opportunities. A need exists for citizens, local government, and business leaders to achieve a level of ingenuity, guided by ethics, foresight, and planning, to retain a strong economic base. With such practices in place, business retention will be an easier goal to achieve.

Outlined below are the strategies associated with Objective EG.1: *Promote the retention and expansion of existing businesses*.

Strategy EG.1.1

Develop public facility strategies which support the enhancement of existing businesses through infrastructure improvement initiatives, code enforcement and beautification programs.

Action: See the public facilities element of this Comprehensive Plan.

Time frame: See the public facilities element of this Comprehensive Plan.

Strategy EG.1.2

Develop land use strategies that provide incentives for the redevelopment and re-use of underutilized commercial centers.

Discussion: Encouraging re-use and redevelopment of previously developed properties and buildings that are no longer economically viable for their intended uses is an important Comprehensive Plan strategy. One key action is to remove unintended impediments to re-use and redevelopment of these properties caused by regulatory and other policies. The City may also consider allowing for the mixture of residential and non-residential uses in these centers.

In addition, many of these properties (referred to as ***brownfields***) have the added complication of the presence or potential presence of a hazardous substance or contaminants generated by previous uses. Programs at the federal and state levels are available to expedite development of these properties by providing funds for site assessment and cleanup and limiting liability for landowners and developers not responsible for the original contamination. The City should encourage the

use of such programs to stimulate redevelopment of brownfields.

Action: The land use strategies of this Plan shall promote re-use and redevelopment by allowing for the mixture of residential and non-residential uses in these centers. See the land use element of this Comprehensive Plan for further information.

Time frame: See the land use element of this Comprehensive Plan.

6.3.2. Objective EG.2

Facilitate economic opportunities.

Outlined below are the strategies associated with Objective EG.2: *Facilitate economic opportunities*.

Strategy EG.2.1

Provide incentives to support priority economic development projects.

Discussion: Incentives are one of the most powerful economic development tools available to the City. Some incentives that the City may consider in support of priority economic development projects include:

- Extensions of City infrastructure;
- Flexible code requirements for desirable infill projects, such as parking and building setbacks that match the surrounding context;
- Expedited development review and approval processes; and
- Loans, tax abatements, and fee waivers that are consistent with S.C. law.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for considering and proposing various means to further this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in support of this strategy.

Time frame: This strategy will be an ongoing process.

Strategy EG.2.2

Develop land use strategies which delineate areas for future improvements in order to promote new businesses and industrial growth in areas best suited for new growth.

Discussion: Redevelopment of underutilized resources in areas where utilities and other infrastructure exists should take priority over new development that requires extension of or construction of new infrastructure.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy EG.2.3

Develop land use strategies which encourage mixed-use developments in proximity to residential neighborhoods to provide for business growth and to provide retail and personal services near local residents.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy EG.2.4

Develop land use strategies which designate land with regional access for business uses that support growth of new and existing sectors of employment.

Action: See the land use element of this Comprehensive Plan.

Time frame: See the land use element of this Comprehensive Plan.

Strategy EG.2.5

Encourage "home-grown" and community-based businesses and entrepreneurs.

Discussion: The City should consider enacting changes to make it easier to start and operate small businesses (e.g., ***live-work units***, review current home ordinance, etc.). One way to facilitate entrepreneurial activity is to establish regulations that allow persons to operate small businesses out of their homes. Live-work units (which combine living accommodations with space for business activities) are one technique that has been successfully used in urban settings; mixed-use zoning districts should accommodate this kind of activity.

In addition, the City's existing ***home occupation*** regulations should be reviewed for opportunities for persons to operate small businesses out of their homes. Changes to the home occupation regulations should include standards to protect public health and safety, neighborhood character, and adjacent properties where necessary.

Action: The City's Planning Division shall be responsible for identifying potential regulatory changes that could make it easier to start and operate small businesses. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of identifying regulatory changes and preparing any amendments to the City's ordinances should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy EG.2.6

Through the Planning Division, provide assistance to individuals and businesses that approach the City on economic development matters.

Action: The City's Planning Division shall be responsible for compiling materials and providing assistance pertaining to economic development matters. The Planning Division's efforts may entail:

- Compiling information and resources on economic development issues (e.g., available incentive programs);
- Assistance in navigating city permitting and approval processes;
- Referrals to agencies that can provide more in-depth assistance and resources on particular issues (e.g., starting a small business);
- Creation of market packages providing relevant development and ***demographic*** data and maps; and
- Develop and maintain an inventory of available economic development sites, ranging from ***infill*** opportunities to sites suitable for corporate/research park development.

Time frame: It is estimated that the initial compilation of materials should take less than 6 months to complete. However, these materials should be reviewed and updated annually. The provision of assistance by the Planning Division shall be an ongoing process.

6.3.3. Objective EG.3

Energize the downtown area.

City centers were once the only possible place for the important offices and the best retailing, but today a traditional downtown is just one among many competing business locations.

The salvation of downtown is no longer in being the dominant office market or in imitating malls or suburban shopping centers. Competing office and retail centers in suburban locations will only become more important. Building on downtown's unique advantages is its best chance for future prosperity: their central location, their compactness, their inventory of historic buildings, their variety and incident.

People are attracted to main streets and downtowns because they are real. They are the products of hundreds of decisions made over long periods of time, which create an ambiance almost impossible to duplicate even by the most imaginative themed developments. Downtowns are already real places, and most of their competitors still have a long way to go.

Outlined below are the strategies associated with Objective EG.3: *Energize the downtown area*.

Strategy EG.3.1

Develop a Downtown Master Plan that provides detailed recommendations on how to maintain and build upon the successes of downtown.

Discussion: The Downtown Master Plan should identify and prioritize site-specific opportunities for mixed-use development. This plan should also develop designs and cost estimates for improvements to the ***public realm*** such as ***streetscaping*** and ***wayfinding***.

Action: The City's Planning Division shall be responsible for leading the process of preparing a Downtown Master Plan. This process should entail extensive public input, particularly from downtown merchants and property owners.

Time frame: It is estimated that the process of preparing a Downtown Master Plan may take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy EG.3.2

Develop land use strategies which increase downtown housing and office density in order to support retail uses and create a 24-hour environment.

Discussion: As housing preferences steadily diversify, demand for housing in and near downtown continues to increase. Many people who work downtown indicate that they would also like to live downtown—or near downtown—if suitable housing were available. Many suburbanites whose children are grown or away at college, proverbially tire of maintaining large houses and long for the freedom of urban apartment or townhouse living. Many young people just starting out want to live in a place where there is always something going on. All of these groups create a market for downtown housing, or housing in neighborhoods close to downtown.

Until recently the real-estate industry has been busy satisfying the market for suburban houses and apartments, and has not paid much attention to opportunities in urban areas. Now, however, the size of the potential urban market is understood, and there is much more developer interest. This market trend interacts with policy determinations by many cities that center-city housing should be a priority because it supports retail and restaurants, and helps attract office tenants.

Action: See the land use element of this Comprehensive Plan. In addition to the formulation of land use strategies to accomplish this strategy, the Downtown Master Plan may help identify specific sites for housing and office development.

Time frame: See the land use element of this Comprehensive Plan.

6.3.4. Objective EG.4

Support tourism.

Simpsonville should offer "something for everyone" in the realm of leisure time. These types of opportunities will enhance the sense of community and enjoyment felt by local residents, as well as encourage visitors to come and partake in the City's numerous diversions. By extending the potential market of tourists who know about Simpsonville, the City could see more visitors from not only the region, but also from other parts of the State of South Carolina, and the rest of the country.

Tourism in Simpsonville remains an untapped resource. Given the right exposure and marketing, this portion of the local economy could expand greatly, resulting in further diversification.

Outlined below are the strategies associated with Objective EG.4: *Support tourism*.

Strategy EG.4.1

Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan. Support by City officials will be an ongoing process.

Strategy EG.4.2

Market the downtown as a tourist destination.

Action: In coordination with the Simpsonville Chamber of Commerce, the City's Planning Division shall responsible for strategizing various methods by which the downtown can be marketed as a tourist destination. These efforts should be coordinated with similar efforts to implement some of the related Cultural Resource strategies of this Plan.

Time frame: This strategy will be an ongoing process.

Strategy EG.4.3

Develop new methods to educate and entertain visitors through a variety of tours, interpretive signage, and other creative means.

Action: In coordination with the City's Recreation Department and the Simpsonville Chamber of Commerce, the City's Planning Division shall be responsible for developing methods to educate and entertain visitors. These recommendations shall be forwarded to Simpsonville City Council for review. City Council shall be responsible for deciding whether to allocate funds for these recommendations. These efforts and decisions should be coordinated with similar efforts to

implement some of the related Cultural Resource strategies of this Plan.

Time frame: It is estimated that the process of identifying and planning methods to educate and entertain visitors should take approximately 6 months to complete. The process of implementing these methods may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy EG.4.4

Devise and implement guidelines for signage, urban art, and other visual media that will reinforce Simpsonville's cultural and historic image, the sights and sounds of downtown, and other tourism attractions.

Action: In coordination with the Simpsonville Chamber of Commerce, the City's Planning Division shall be responsible for devising guidelines for signage, urban art, and other appropriate visual media. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in support of this strategy.

Time frame: It is estimated that the process of devising guidelines and preparing any necessary amendments to the City's ordinances should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Section 6.4
Economic Growth Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE EG.1: Promote the retention and expansion of existing businesses.				
Strategy EG.1.1 Support the enhancement of existing businesses through infrastructure improvement initiatives, code enforcement and beautification programs.	See public facility strategies	N/A	N/A	N/A
Strategy EG.1.2 Provide incentives for the redevelopment and re-use of underutilized commercial centers.	See land use strategies	N/A	N/A	N/A
OBJECTIVE EG.2: Facilitate economic opportunities.				
Strategy EG.2.1 Provide incentives to support priority economic development projects.	Policy of City officials	N/A	N/A	N/A
Strategy EG.2.2 Delineate areas for future improvements in order to promote new businesses and industrial growth in areas best suited for new growth.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.3 Encourage mixed-use developments in proximity to residential neighborhoods to provide for business growth and to provide retail and personal services near local residents.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.4 Designate land with regional access for business uses that support growth of new and existing sectors of employment.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.5 Encourage "home-grown" and community-based businesses and entrepreneurs.	Amend City's ordinances	Planning Division	6 months	High
Strategy EG.2.6 Provide assistance to individuals and businesses that approach the City on economic development matters.	Staff to compile materials	Planning Division	Less than 6 months	High
OBJECTIVE EG.3: Energize the downtown area.				
Strategy EG.3.1 Develop a Downtown Master Plan that provides detailed recommendations on how to maintain and build upon the successes of downtown.	Staff to lead the planning process.	Planning Division	6 months to one year	Medium
Strategy EG.3.2 Increase downtown housing and office density in order to support retail uses and create a 24-hour environment.	See land use strategies.	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE EG.4: Support tourism.				
Strategy EG.4.1 Continue to protect valuable historic, natural, and cultural resources through adequate land development regulations.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy EG.4.2 Market the downtown as a tourist destination.	Staff to consider various methods	Planning Division; Chamber of Commerce	Ongoing	Low
Strategy EG.4.3 Develop new methods to educate and entertain visitors through a variety of tours, interpretive signage, and other creative means.	Staff to develop various methods; Consider for CIP	Planning Division; Recreation Dept.; Chamber of Commerce	6 months; CIP—years	Low
Strategy EG.4.4 Devise and implement guidelines for signage, urban art, and other visual media that will reinforce Simpsonville's cultural and historic image, the sights and sounds of downtown, and other tourism attractions.	Amend City's ordinances	Planning Division; Chamber of Commerce	6 months to one year	Low

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Chapter 7. Public Facilities

Organization:

7.1: Introduction
7.2: Existing Conditions and Issues
7.3: Public Facility Objectives
- **7.3.1: Objective PF.1**
- **7.3.2: Objective PF.2**
- **7.3.3: Objective PF.3**
- **7.3.4: Objective PF.4**

7.4: Public Facilities Action Summary

Purpose:

- To ensure that essential facilities and services necessary for growth, development, or redevelopment of the City are provided; and
- To ensure coordination with the various providers of public facilities and services.

Objectives:

- *Provide effective staff and efficient public services.*
- *Establish community facilities as neighborhood centers.*
- *Prioritize improvements and expansions of public facilities and infrastructure.*
- *Coordinate with local utility companies and school districts.*

Section 7.1 Introduction

Public facilities, also commonly referred to as community facilities, are diverse. These facilities include public and semi-public uses such as government services (administration, police, fire, recreation, and public works), religious institutions, public schools, libraries, community centers, public parks, or other uses that are open to the public use for little or no profit. They also include public utilities such as water collection, treatment and distribution, and wastewater collection and treatment.

Planning for community facilities is important because such facilities often form a major identity for a community or ***neighborhood*** as well as provide essential services for the community's businesses, employees, visitors and residents. Community facilities and services also affect the quality of life in Simpsonville. ***Infrastructure***, parks and recreation, schools, police and fire, and libraries, along with other services and facilities, work together to maintain a healthy and stable living environment for all members of the community.

Section 7.2 Existing Conditions and Issues

Numerous agencies are involved in the provision of public facilities and services. Many of these agencies are outside the purview of the City of Simpsonville. Map 7.1 depicts the location and type of a number of public facilities within the City.

Government operations. General operations of the City of Simpsonville government are based in a small number of City-owned facilities located throughout the City. City Departments include:

- Administration
- Public Works

- Recreation
- Police
- Fire

Parks and recreation. The City of Simpsonville does have a department which provides recreation services and manages parks within the City. The mission of this department is to enhance the quality of life for all citizens through the development of recreation facilities, services and programs that promote a lifestyle of wellness, physical activities and cultural experiences for all ages. Map 7.2 depicts some of the facilities that they operate. In addition, this map depicts the general service areas for those and other recreational facilities.

Fire protection. The City of Simpsonville Fire Department provides fire protection services to the residents and businesses of Simpsonville. The Fire Department also serves a larger fire district that also entails some unincorporated areas. The Fire Department currently operates out of four stations strategically located throughout their fire district which allows an average response of three minutes to anywhere within the district.

Law enforcement. The City of Simpsonville Police Department provides law enforcement services for all incorporated areas of the City.

Solid waste management. The City of Simpsonville Public Works Department provides solid waste collection services to all residents of Simpsonville. The Public Works Department strives to provide citizens with a clean and healthy environment in which to live.

Wastewater. The City of Simpsonville does provide wastewater disposal services. In addition, Metropolitan Sewer Sub-District (MSSD) and Western Carolina Regional Sewer Authority (WCRSA) also provide services within the City. MSSD is a special purpose district created in 1968 to operate and maintain sanitary sewer facilities within a growing Greenville County. The City of Simpsonville and MSSD each independently operate a collection system that transports wastewater from area homes and businesses to WCRSA's trunk lines and wastewater treatment plants. Map 7.3 depicts the various sanitary sewer lines in and around the City of Simpsonville.

Water supply. The City of Simpsonville is not a water service provider. Water service is provided by Greenville Water System. Greenville Water System has reservoirs located at Table Rock, Poinsett, and Lake Keowee.

Public education. Public educational facilities within Simpsonville fall under the purview of the South Carolina Department of Education and the Greenville County School District. At present, there are two elementary schools, two middle schools, and one high school located within the City limits of Simpsonville. However, there are also a number of other schools whose enrollment boundaries enter into the City limits of Simpsonville. The community also has charter and private schools.

Library system. The Hendricks Branch Library is a branch of the Greenville County Library System that is located within the City of Simpsonville. The library offers free internet access, books, DVDs, music, online resources, research assistance, genealogy help, and programs for all ages.

Section 7.3
Public Facility Objectives

Outlined below are objectives associated with the public facilities and services of Simpsonville:

- ***Objective PF.1:*** *Provide effective staff and efficient public services.*
- ***Objective PF.2:*** *Establish community facilities as neighborhood centers.*

- ***Objective PF.3:*** *Prioritize improvements and expansions of public facilities and infrastructure.*
- ***Objective PF.4:*** *Partner with local utility companies, school districts, and library systems.*

7.3.1. Objective PF.1

Provide effective staff and efficient public services.

The City should be dedicated to the provision of a welcoming and dynamic environment where citizens can find the information and services necessary to provide them with a satisfying customer experience. City staff should be committed to serving the public in a customer-centered and pro-active manner.

Outlined below are the strategies associated with Objective PF.1: *Provide effective staff and efficient public services*.

Strategy PF.1.1

Develop a long-range plan to address staffing levels of existing and potential new departments also considering the facility needs of City staff for the next ten to twenty years.

Discussion: In addition to budgeting for future staffing needs, the City's ***Capital Improvement Plan*** should include funding for future building renovations and/or new construction. The City should prioritize which facilities will be renovated and/or replaced. Ensue that police, public works, and other service delivery departments are provided with adequate new resources to serve newly annexed areas rather than being required to serve these areas with existing resources, which dilutes levels of service throughout the City.

Action: In coordination with the heads of each of the City departments, the City's Administration Department shall be responsible for developing a long-range plan to address staffing levels for the next ten to twenty levels. The Simpsonville City Council shall be responsible for reviewing and adopting this plan. Once adopted, this long-range plan shall be annually reviewed by the City's Administration Department and City Council.

The City's Administration Department shall be responsible for identifying needs for improvements to existing facilities and the construction of new facilities in conjunction with staffing levels. These recommendations shall be forwarded to City Council for review. City Council shall be responsible for deciding whether to allocate funds for these recommendations.

Time frame: It is estimated that the process of preparing this long-range plan may take approximately 6 months to complete. This plan, including facility needs, shall be reviewed on an annual basis.

Strategy PF.1.2

Continue to support and provide quality public safety services to all businesses, residents, and visitors of Simpsonville.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Administration Department shall be responsible for considering and proposing various means to further this strategy. For example, the City's Administration Department may consult with the heads of each of the City departments to identify objective level of service standards to measure performance.

Requests for ***annexation*** should be submitted to each of the City's departments in order to assess the annexation's impact upon performance and the strain that the annexation may place upon existing personnel, facilities and services.

Time frame: This strategy will be an ongoing process.

Strategy PF.1.3

Provide for adequate collection, processing, disposal of wastewater, solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents.

Discussion: Maintaining these services and their associated facilities in good condition is critical to the health and welfare of Simpsonville citizens. For example, old sewers with cracks and joints can be prone to the infiltration of unwanted water that leaks into the sewer systems.

The City may also consider limiting or even prohibiting the use of ***lift stations***. There are problems with lift stations that cause the majority of municipal engineers to eschew it whenever possible. The problems are present because pumps are involved. The specific problems are:

- Pumps must be operable at all times, even when there is a failure of electric power. This usually requires the installation and maintenance of a reliable, standby internal combustion engine.
- More than one pump must be installed, so that one pump can be in use while another one is being repaired.
- Raw sewage contains a great deal of grit that quickly wears out pumps, and it may include many miscellaneous objects (such as hubcaps, dead animals, or disposable diapers) that readily clog pumps; each pump station must have an effective screening apparatus, which requires cleaning and maintenance on a regular basis.

In addition, the City should facilitate the use of central sewer and water instead of septic systems and wells. ***Septic tank systems*** can be ecologically very desirable when they work right; however, they are a threat to public health, and offensive to the nose, when they don't. These systems "fail" if the sewage solids are not pumped from the septic tank on a regular basis, and pass into the leaching field where they clog the pores of the sand and gravel be, and the adjacent soil. When this happens, the undigested effluent will often be forced to the surface of the earth and make its presence known with its own distinctive odor.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Public Works Department shall be responsible for considering and proposing various means to further this strategy. For example, the City's Public Works Department may identify objective level of service standards to measure performance.

Furthermore, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to facilitate the use of central sewer and water instead of septic systems and wells. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: This strategy will be an ongoing process. However, it is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

7.3.2. Objective PF.2

Establish community facilities as neighborhood centers.

In addition to meeting specific community needs for delivery of programs and services, community facilities can function as hubs of neighborhood and community activity. In this capacity, such facilities can help further other Comprehensive Plan objectives, such as those related to neighborhood revitalization or to supporting the establishment of mixed-use centers.

Outlined below are the strategies associated with Objective PF.2: *Establish community facilities as neighborhood centers*.

Strategy PF.2.1

Where feasible, integrate community facilities and civic uses such as schools and houses of worship into residential neighborhoods, thus contributing to quality of life and neighborhood vitality.

Discussion: The opportunity to meet people is certainly greater in places where facilities such as schools, churches, and parks exist. However, we should not expect that just providing meeting places will automatically convert residents into sociable, communicative neighbors. Many people may still choose to leave the neighborhood in which they live to meet with friends who live elsewhere, go to church elsewhere, or participate in school activities that take place outside the neighborhood.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: This strategy will be an ongoing process. However, it is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy PF.2.2

City-owned facilities will add to the community's sense of place through high-quality architectural design and site orientation.

Discussion: The visual character of the ***public realm*** (buildings, landscapes, and infrastructure) helps to define the image and identity of a community. From this perspective, quality design should be an integral part of public development projects by the City. Clear, simple design principles and standards should be defined and followed in such projects to help ensure that they reinforce the objective of development quality and set a positive example for private developments.

Action: It shall be the policy of City officials to support the implementation of this strategy. Any expansion of community facilities should be closely monitored so that facilities do not negatively impact (with excessive parking, traffic, and noise) the character of a neighborhood. New facilities should reflect, whenever possible, the character of the existing neighborhood.

Time frame: This strategy will be an ongoing process.

Strategy PF.2.3

Locate and retain community facilities within the downtown area where appropriate and possible.

Discussion: Facilities such as schools, libraries and other civic buildings can act as anchors of mixed-use community centers such as downtown. These facilities provide support for retail, office, and residential uses.

Action: It shall be the policy of City officials to support the implementation of this strategy.

Time frame: This strategy will be an ongoing process.

7.3.3. Objective PF.3

Prioritize improvements and expansions of public facilities and infrastructure.

The City has a responsibility to prioritize its planning and spending on improvements to roads, sewer, and other facilities and infrastructure. Preventive maintenance, sustainable replacement schedules, and continuous investment are critical in mitigating the deterioration of public facilities and infrastructure. When city infrastructure is ignored, the deterioration of these facilities can lead to failure and unaffordable financial burdens.

Outlined below are the strategies associated with Objective PF.3: *Prioritize improvements and expansions of public facilities and infrastructure*.

Strategy PF.3.1

Complete a community parks and open space plan.

Discussion: A Community Parks and Open Space Plan should ensure that parks, open space, and recreation facilities are equitably distributed through the community to meet the needs of current and future residents. Map 7.2 depicts some of the existing parks and recreational facilities within and near the City and their associated service areas.

Action: In coordination with the City's Recreation Department, the City's Planning Division shall be responsible for leading the process of preparing a Community Parks and Open Space Plan. This process should entail extensive public input.

Time frame: It is estimated that the process of preparing a Community Parks and Open Space Plan may take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy PF.3.2

Support the enhancement of existing businesses through infrastructure improvement initiatives.

Discussion: Map 7.3 depicts the various sanitary sewer lines in and around the City. In addition, this map also identifies some of the "mini-sewer basins" that the City's Public Works Department has identified as being the highest priority for reinvestment.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. ***Redevelopment*** of underutilized resources in areas where utilities and other infrastructure already exist should take priority over new development that requires extension of or construction of new infrastructure.

These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying appropriate infrastructure improvement opportunities consistent with this strategy should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy PF.3.3

Delineate areas for future infrastructure improvements which promote new businesses and industrial growth in areas best suited for new growth.

Action: It shall be the policy of City officials to support the implementation of this strategy. Furthermore, in coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. Investments in infrastructure should be based upon the community's projected demand for commercial and industrial space.

These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of delineating areas for future infrastructure improvements consistent with this strategy should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy PF.3.4

Require that adequate public facilities and infrastructure be in place prior to, or concurrent with, additional development.

Discussion: The intent of this strategy is to permit new construction only when water, sewer, schools, and transportation are in place and available to provide adequate service. This has the effect of avoiding the problem of "wildcat" ***subdivisions*** where developers create and sell lots without adequate services, and it avoids premature extensions of services that often cause ***sprawl***. As a result, new developments are more likely to be compact and adjacent to existing settlements, schools are less likely to become overcrowded, and public sewer and water systems are likely to serve a higher proportion of the population. Adequate public facilities help ensure that the pace of development in a community will be manageable for taxpayers and the environment.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy PF.3.5

Establish Simpsonville as a burgeoning "Wireless Community" by providing hotspots in appropriate places throughout the City.

Action: In coordination with the City's Administration Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities for wireless hotspots consistent with this strategy should take approximately 6 months to complete. However, it is anticipated that the process of implementing these hotspots may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy PF.3.6

Promote energy conservation designs in new public buildings; consider improvements to existing buildings and facilities that enhance the ability to conserve energy.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Public Works Department shall be responsible for identifying improvements to existing buildings and facilities that would enhance energy conservations in those buildings. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of identifying energy conservation improvements to existing buildings and facilities should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

7.3.4. Objective PF.4

Coordinate with local utility companies and school districts.

Outlined below are the strategies associated with Objective PF.4: *Coordinate with local utility companies and school districts*.

Strategy PF.4.1

Share demographic information, estimates, projections, and permitted densities with local utility companies; transfer City boundary information to utility providers after annexation approvals.

Action: The City's Planning Division shall actively share demographic information, estimates, projections, and permitted densities with local utility companies. In addition, the City's Planning Division shall actively provide local utility companies with annexation notices.

Time frame: This strategy will entail an ongoing process. However, demographic updates shall be distributed to the local utility companies on an annual basis.

Strategy PF.4.2

Provide the school district with updated demographic information, estimates, and projections.

Discussion: The City should explore opportunities to coordinate with the school

district during the planning and site-location of future school facilities within and near the City limits. Like public facilities and services provided by the City, it is important that public schools be systematically planned to ensure that future needs are met and that schools are located consistent with development trends and growth management policies of the Comprehensive Plan. Coordination between the City and the school district will facilitate the sharing of critical information that affect school location (traffic conditions, population ***density***, site size, etc.).

Action: The City's Planning Division shall actively share demographic information, estimates, and projections with the Greenville County School District.

Time frame: This strategy will entail an ongoing process. However, demographic updates shall be distributed to the school district on an annual basis.

Section 7.4
Public Facilities Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE PF.1: Provide effective staff and efficient public services.				
Strategy PF.1.1 Develop a long-range plan to address staffing levels of existing and potential new departments also considering the facility needs of City staff for the next ten to twenty years.	Staff to develop long-range plan; Consider for CIP	Admin. Dept.; Department Heads	6 months	Low
Strategy PF.1.2 Continue to support and provide quality public safety services to all businesses, residents, and visitors of Simpsonville.	Policy of City officials; Staff to consider various methods	Admin. Dept.; Department Heads	Ongoing	Medium
Strategy PF.1.3 Provide for adequate collection, processing, disposal of wastewater, solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents.	Policy of City officials; Staff to consider various methods	Public Works Dept.	Ongoing	Medium
OBJECTIVE PF.2: Establish community facilities as neighborhood centers.				
Strategy PF.2.1 Where feasible, integrate community facilities and civic uses such as schools and houses of worship into residential neighborhoods, thus contributing to quality of life and neighborhood vitality.	Policy of City officials; Amend City's ordinances	Planning Division	6 months	Low
Strategy PF.2.2 City-owned facilities will add to the community's sense of place through high-quality architectural design and site orientation.	Policy of City officials	N/A	N/A	N/A
Strategy PF.2.3 Locate and retain community facilities within the downtown area where appropriate and possible.	Policy of City officials	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE PF.3: Prioritize improvements and expansions of public facilities and infrastructure.				
Strategy PF.3.1 Complete a community parks and open space plan.	Staff to lead the planning process	Planning Division; Recreation Dept.	6 months to one year	Medium
Strategy PF.3.2 Support the enhancement of existing businesses through infrastructure improvement initiatives.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy PF.3.3 Delineate areas for future infrastructure improvements which promote new businesses and industrial growth in areas best suited for new growth.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy PF.3.4 Require that adequate public facilities and infrastructure be in place prior to, or concurrent with, additional development.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months to one year	Low
Strategy PF.3.5 Establish Simpsonville as a burgeoning "Wireless Community" by providing hotspots in appropriate places throughout the City.	Staff to identify projects; Consider for CIP	Admin. Dept; Planning Division	6 months; CIP—years	Low
Strategy PF.3.6 Promote energy conservation designs in new public buildings	Policy of City officials; Staff to identify projects; Consider for CIP	Public Works Dept.	6 months to 1 year; CIP—years	Low
OBJECTIVE PF.4: Coordinate with local utility companies and school districts.				
Strategy PF.4.1 Share demographic information, estimates, projections, and permitted densities with local utility companies.	Staff to distribute information to utility companies	Planning Division	Ongoing (annually)	Medium
Strategy PF.4.2 Provide the school district with updated demographic information, estimates, and projections.	Staff to distribute information to school district	Planning Division	Ongoing (annually)	Medium

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Chapter 8. Transportation

Organization:

8.1: Introduction
8.2: Existing Conditions and Issues
8.3: Transportation Objectives
- **8.3.1: Objective T.1**
- **8.3.2: Objective T.2**
- **8.3.3: Objective T.3**
- **8.3.4: Objective T.4**
- **8.3.5: Objective T.5**

8.4: Transportation Action Summary

Purpose:

- To improve efficiency of the existing and planned transportation system by managing its supply and demand;
- To encourage the provision of safe and convenient transportation systems; and
- To promote intermodal transportation systems such as park and ride, pedestrian and bike ways and mass transit.

Objectives:

- *Provide a safe and efficient roadway system that meets adequate level of service requirements.*
- *Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.*
- *Develop a multi-modal transportation system that promotes an integrated mass transit system that addresses local and regional needs.*
- *Develop a comprehensive parking strategy.*
- *Enhance key gateways to the community in order to present a positive impression and increase civic pride.*

Section 8.1 Introduction

Typical of cities of similar size throughout the nation, Simpsonville's present transportation system is dominated by the automobile. Current development trends indicate increasing automobile dependency in the future.

Recent low-***density*** development patterns spread the city over a greater area, causing the need to construct more miles of roads. This pattern of ***sprawling*** development results in an expensive transportation network that is increasingly difficult to sustain. While the City recognizes that auto access will continue to be a key element in accommodating new growth, the development of pedestrian-oriented centers, well-connected streets, and off-street pedestrian and bicycle ***trails*** can facilitate a greater range of mobility choices and temper the long term costs of maintaining a street system. A transportation system that offers a complete network of transportation choices, including, but not limited to, pedestrian and bicycle facilities as well as ***public transportation*** and ***mass transit*** options is key to developing a sustainable community.

The transportation element classifies and analyzes performance of existing roadways, bicycle routes, and other modes of transportation, while providing direction for future improvements in all modes of travel. Analysis and recommendations reflect coordination with the land use element, ensuring that transportation and land use decisions are not made in isolation.

Section 8.2 Existing Conditions and Issues

The City's primary function in relationship to transportation is through transportation improvements. In the City, transportation planning is combined effort of the City of Simpsonville, Greenville County, adjacent

municipalities, the South Carolina Department of Transportation (SCDOT), and the Greenville-Pickens Area Transportation Study (GPATS) which is the Metropolitan Planning Organization (MPO) for the region as designated by the Federal Highway Administration (FHWA). Together, these agencies analyze the short- and long-range transportation needs of the region and offer a public forum for transportation decision-making. GPATS prepares a five-year plan which is included in the SCDOT Statewide Transportation Improvement Program (STIP).

Citizens of Simpsonville have identified several challenges within the City related to transportation. Several areas of the City either have deteriorated sidewalks (such as around N.E. Main Street) or lack sidewalks altogether (such as around Highway 14). Some streets within Simpsonville, such as Highway 14 and Fairview Road are experiencing increasing traffic levels that may approach failing levels of service. Furthermore, there are intersections such as Jonesville Road and Stokes Road that need major realignment issues while there are other roadways such as West Georgia Road that are in need of widening.

Map 8.1 depicts the roadways in Simpsonville and some potential improvements that were identified by citizens in the comprehensive planning process. Map 8.2 depicts the existing sidewalks in Simpsonville as well as proposed locations for sidewalk improvements.

Section 8.3
Transportation Objectives

Outlined below are objectives associated with the transportation system of Simpsonville.

- ***Objective T.1:*** *Provide a safe and efficient roadway system that meets adequate* ***level of service*** *requirements.*
- ***Objective T.2:*** *Develop a* ***multi-modal transportation system*** *that encourages pedestrian and bicycle usage.*
- ***Objective T.3:*** *Develop a multi-modal transportation system that promotes an integrated mass transit system that addresses local and regional needs.*
- ***Objective T.4:*** *Develop a comprehensive parking strategy.*
- ***Objective T.5:*** *Enhance key* gateways *to the community in order to present a positive impression and increase civic pride.*

8.3.1. Objective T.1

Provide a safe and efficient roadway system that meets adequate level of service requirements.

The roadway network is the cornerstone of the City's transportation system. Because the private automobile will remain the primary mode of transportation for residents into the future, it is important that the roadway network continue to meet the demands of Simpsonville residents and businesses in a safe and efficient manner, while accommodating other modes of transportation, such as buses and bicycles.

Figure 8.A: Functions of Streets.

There are two major functions of streets. The first is to provide a route for vehicles to move on a trip from an origin to a destination; in other words, streets are facilities for *through* traffic. A second function is to provide access to abutting properties. This access point may be an origin such as a residence, or it may be a destination such as a place of employment.

Outlined below are the strategies associated with Objective T.1: *Provide a safe and efficient roadway system that meets adequate level of service requirements*.

Strategy T.1.1

Create and adopt a Thoroughfare and Collector Street Plan that reflects current and future needs for the roadway network.

Discussion: A Thoroughfare and Collector Street Plan should identify planned ***right-of-way*** to be set aside for future roadways, sidewalks, and bicycle paths. Furthermore, there are many different types of streets; each has its own characteristics, and each is best suited for use in specific conditions. The Thoroughfare and Collector Street Plan will define a system of roadways needed to support future land use and population in the City. This system will be based on classifications based on the projected conditions of each street in Simpsonville. These classifications should include, but may not be limited to, the following:

1. ***Freeways.*** Freeways are highways which are devoted entirely to high-speed movement of traffic between major segments of metropolitan areas or between regions of the country. Direct access from the roadway to adjacent properties is prohibited. Freeways are built as divided highways (i.e., directional flows of traffic are on separate roadways). Access to freeways is provided only at ***grade***-separated structures; there are no stop signs or traffic signals on freeways.
2. ***Arterial streets.*** Arterial streets are primarily intended to carry through traffic within sections of urban areas. They also provide connections between communities and major traffic generators, and serve as connectors to freeways. While they may provide access to some major traffic generators, they are *not* intended to provide access to numerous small traffic generators such as roadside ***commercial strip*** uses or single-family homes.
3. ***Collector streets.*** Collector streets are the principal arteries within residential or commercial areas. Their primary function is to provide a convenient link between arterial streets, subcollector streets, and local access streets. Access to many adjacent nonresidential properties is usually permitted. Since collector streets carry substantial through traffic, low-density residential uses such as single-family homes should not have direct access to collector streets.
4. ***Subcollector streets.*** Subcollector streets provide a linkage between collector streets and local access streets. They also may provide access to adjacent properties.
5. ***Local access streets.*** The primary and perhaps sole function of a local access street is to provide access to adjacent residential properties; it is not intended to carry any through traffic.

Figure 8.B: Planning for Collector Streets.

Intermediate in function between thoroughfares and local streets, collectors distribute trips from and channel trips to thoroughfares and provide access and circulation within and between neighborhoods. A well-developed collector street system provides connectivity and choices for drivers, thus alleviating congestion on larger thoroughfares.

New collector streets may be "retrofitted" in areas of existing development (e.g., by connecting stub streets between subdivisions) or incorporated into development plans as vacant properties are developed. The need for collector streets may be reduced by the application of interconnected/grid street patterns in new developments in lieu of extensive cul-de-sacs.

Action: In coordination with the City's Public Works Department and other appropriate regional entities such as the Greenville-Pickens Area Transportation Study (GPATS), the City's Planning Division shall be responsible for leading the process of preparing a Thoroughfare Plan. This process should entail extensive public input.

Time frame: It is estimated that the process of preparing a Thoroughfare Plan may take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.1.2

Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets.

Discussion: Today real estate investors and planners, especially transportation planners, are coming to believe that the strip-zoning pattern has been a mistake, because it creates two incompatible functions. The highway's original purpose is to connect one place with another. However, more and more the highway is being used for access to individual stores and other businesses. The more people make left turns into businesses along the strip, the more congested traffic becomes. At the same time, even short trips between different destinations along the strip usually have to take place on the highway. Eventually the highway ceases to function well as a traffic route while access to each business becomes more and more difficult. Much of the worst suburban gridlock takes place along commercially zoned arterials.

Action: In coordination with the City's Public Works Department and the City's Fire Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.1.3

Require stub streets and connections to existing stubs in new subdivisions.

Discussion: Suburban communities like Simpsonville need an interconnected street system. This particularly applies to ***neighborhoods***, as over reliance on dead-end streets makes houses hard to find and discourages pedestrians. However, a connected street system does not have to mean high-speed traffic cutting through neighborhoods: street patterns can be artfully designed so that motorists have to slow down.

Figure 8.C: Traffic Calming in Neighborhoods.

Within a residential neighborhood, the streets should be designed to limit speed, so that through-traffic does not take shortcuts through the neighborhood. Sometimes called ***traffic calming***, such designs limit lane widths, and reduce the radius of curvature at corners to 15 or 20 feet from 25 or 30 feet, to slow down cars making turns. Such plans also create deflections around parks and traffic circles to prevent drivers from speeding up on straight stretches.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote

the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.1.4

Ensure adequate access into the downtown area for vehicles, pedestrians, and bicycles to support public activities and private business uses.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy and incorporating these opportunities into the Thoroughfare Plan.

These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities that support this strategy and incorporating these opportunities into the Thoroughfare Plan should take approximately 6 months to complete. However, it is anticipated that the process of implementing these recommendations may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.1.5

Review and prioritize the City's inventory of streets for paving and maintenance.

Action: It shall be the policy of City officials to support the implementation of this strategy. Furthermore, the City's Public Works Department shall be responsible for prioritizing the City's inventory of streets for paving and maintenance. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of identifying paving and maintenance projects should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. The list of paving and maintenance projects maintained by the Public Works Department should be reviewed and updated annually. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.1.6

Invest in road improvements (widening and new roads) when necessary and appropriate to address safety or capacity deficiencies (both existing and future).

Discussion: Map 8.1 depicts some potential road improvements that were identified by citizens and ***stakeholders*** throughout the comprehensive planning process.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for identifying improvements that

may be incorporated into the Thoroughfare Plan.

These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities that support this strategy and incorporating these opportunities into the Thoroughfare Plan should take approximately 6 months to complete. However, it is anticipated that the process of implementing these recommendations may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.1.7

Create better road networks in under-served and under-connected areas of the City, giving priority to connections that will stimulate economic development.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy and incorporating these opportunities into the Thoroughfare Plan.

These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities that support this strategy and incorporating these opportunities into the Thoroughfare Plan should take approximately 6 months to complete. However, it is anticipated that the process of implementing these recommendations may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.1.8

Consider more flexible, context-sensitive geometric design standards for roadways, where appropriate.

Figure 8.D: Debate on Street Design.

A 60-foot right-of-way, reserved for traditional prudential reasons, does not automatically have to produce a 36-foot wide roadway, an absurd amount of paving for a local neighborhood street. The paved part of the street can be as narrow as 20 feet, which permits one slow-speed lane in each direction.

What about parking cars on the street? Two 8-foot parking lanes, one on each side, bring the paved area up to 36 feet. But, in a low-density neighborhood, is continuous parking for cars needed on both sides of the street? What about a parking lane on one side, as each individual house has its own off-street parking? Or what about just permitting parking on one side of a 20-foot paved roadway, and letting traffic work its way around the occasional parked car.

The right answer obviously depends on the density of development along the street and how the street fits into a larger traffic pattern. The point is that the minimum paving widths and other street design standards—such as the minimum radius of curvature of street at the corners—enshrined in many local subdivision ordinances are much too wide. These speed-inducing standards are not desirable in low-density neighborhoods with small children, and not desirable for adult pedestrians either.

Discussion: There was a time when highway planners believed that every low-density residential street would one day be redeveloped as a higher density urban neighborhood, and every local shopping street would one day be a downtown. It seemed prudent to design streets, not for their current use, but for their eventual future use. This prudence persists in many local regulations, even when changing development patterns render it unnecessary.

Action: In coordination with the City's Public Works Department and the City's Fire Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.1.9

Ensure intersections and major access points are well lit.

Discussion: Lighting is an important element in providing safe and visible pedestrian and vehicular access to and within a development. Attractive lighting fixtures and layout patterns can also contribute to a more positive architectural image or character for developed areas.

Action: It shall be the policy of City officials to support the implementation of this strategy. Furthermore, in coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of identifying improvements consistent with this strategy should take less than 6 months to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from a few months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

8.3.2. Objective T.2

Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.

Sidewalks serve a variety of functions in the community. By separating pedestrians from vehicular traffic, sidewalks improve traffic flow efficiency for automobiles and provide safety for pedestrians. Sidewalks allow for convenient circulation within residential areas and provide safe pedestrian access to schools, recreational areas, commercial areas, the downtown, and other cultural and community facilities.

Meanwhile, robust bicycle ***infrastructure*** provides a viable transportation alternative for short to moderate distances as well as a popular recreational amenity that can attract visitors and residents.

Outlined below are the strategies associated with Objective T.2: *Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.*

Strategy T.2.1

Identify and prioritize needed pedestrian connections within the community.

Discussion: Map 8.2 depicts some potential sidewalks improvements that were identified during the comprehensive planning process.

Action: Several areas of the City have developed without sidewalks. In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for prioritizing improvements needed to the City's sidewalk system. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying needed sidewalk improvements should take approximately 6 months to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. The list of improvements to the sidewalk system maintained by the Planning Division should be reviewed and updated annually. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.2.2

Require all new developments to accommodate pedestrians within their site.

Discussion: This strategy should require sidewalks between buildings and through parking lots. Wherever walkways cross internal drives and curb cuts, highly-visible, handicap-accessible crosswalks should be provided. Furthermore, barriers to pedestrian accessibility such as walls, fences, or berms should be prohibited. If necessary, these barriers should include breaks which provide ***cross-access*** for pedestrians.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.2.3

Consider the incorporation of pedestrian sidewalks and bicycle lanes into future roadway improvements where appropriate.

Discussion: Accommodating pedestrian and bicycle movement in transportation improvement projects through the incorporation of features such as sidewalks and bike lanes is key to developing a comprehensive network. Opportunities for bicycle and pedestrian treatments should be evaluated early in the planning and design of all roadway projects.

Action: It shall be the policy of City officials to support the implementation of this strategy.

Time frame: This strategy will be an ongoing process.

Strategy T.2.4

Encourage bicycle parking facilities at key destinations.

Discussion: Providing secure parking facilities for bicycles is an important component in creating a convenient bicycling infrastructure and promoting bicycle usage.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Furthermore, in coordination with the City's Recreation Department and the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to provide bicycle parking facilities at City-owned parks and buildings. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. Furthermore, it is estimated that the process of identifying opportunities for bicycle parking at City-owned facilities should take less than 6 months to complete. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.2.5

Promote bicycling as a form of transportation and recreation.

Action: In coordination with the City's Recreation Department, the City's Planning Division shall be responsible for considering and proposing various means to further this strategy. For example, the City's Planning Division may develop brochures that communicate the benefits of bicycling and include maps of local and regional bicycle routes.

Time frame: This strategy will be an ongoing process.

Strategy T.2.6

Require bicycle and pedestrian connectivity to adjacent roadways, between adjacent developments and neighborhoods, and between dead end streets.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to promote the implementation of this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.2.7

Ensure that bicycle and pedestrian facilities are designed to connect schools, community services, and destinations.

Action: It shall be the policy of City officials to support the implementation of this strategy. Furthermore, in coordination with the City's Public Works Department, the City's Planning

Division shall be responsible for identifying opportunities to connect schools, community services, and destinations via bicycle and pedestrian facilities. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying opportunities for bicycle and pedestrian improvements consistent with this strategy should take approximately 6 months to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy T.2.8

Use signage, striping, and/or special paving to facilitate convenient and safe bicycle and pedestrian crossings at street intersections.

Action: It shall be the policy of City officials to support the implementation of this strategy. Furthermore, in coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying intersections at which these improvements are needed. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying intersections at which these improvements are needed should take less than 6 months to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

8.3.3. Objective T.3

Develop a multi-modal transportation system that promotes an integrated mass transit system that addresses local and regional needs.

Public mass transit in the United States plays two major roles. First, it provides a means of transportation to those people who do not have ready and convenient access to a private car, or for some reason (such as age or physical impairment) cannot operate one. Without public mass transit, many of these people would be somewhat stranded; they would have to rely on friends, neighbors, relatives, car pools, or taxicabs for rides, or else they would have to walk, bicycle, or stay at home.

Secondly, transit carries many people between their homes and places of work, thereby reducing the number of people who drive their own cars on the public streets during morning and evening peak hours. Inducing these people to leave their cars at home does much to keep our traffic congestion problems from growing worse.

Yet, public mass transit is in direct competition with private cars. Cars provide door-to-door, no-transfer, comfortable, demand responsive, flexible route transportation at any hour of the day or night, and their cost is often compatible (when two or more ride in the car) with fares charged by public transit.

Nevertheless, the use of a private car is not a completely satisfactory solution for personal transportation. It loses its attractiveness as traffic congestion intensifies and clogs our streets; when downtown parking is hard to find or expensive; and when the cost of buying, insuring, and operating a private car goes up and up.

Outlined below are the strategies associated with Objective T.3: *Develop a multi-modal transportation system that promotes an integrated mass transit system that addresses local and regional needs*.

Strategy T.3.1

Ensure that any public mass transit services provided within the City of Simpsonville are at an acceptable economic cost to the City.

Discussion: The cost of building transit systems consists of three major categories:

1. The cost of land for rights-of-way, when separate guideways are required;
2. The cost of constructing guideways (such as rail lines, tunnels, and bridges); and
3. The cost of rolling stock (such as buses and trains).

The planning and engineering costs for designing the overall system are not included in the items above; these can be substantial.

Action: It shall be the policy of City officials to support the implementation of this strategy.

Time frame: This strategy will be an ongoing process.

Strategy T.3.2

Promote transit use by encouraging appropriate densities at potential transit locations.

Discussion: It is usually not practical to provide transit services to areas which have very low trip-end densities, regardless of the size of the total population to be served. Rather, it is often practical to provide public mass transit services when:

1. The total population to be served is large enough to generate enough trips to warrant reasonably frequent transit vehicle trips (i.e., short headways between vehicles); *and*
2. The location of transit patrons is relatively concentrated at both the places of origin and destination, so transit vehicles—such as buses—do not spend a long time travelling great distances to collect or offload passengers.

When there is a good number of potential transit patrons with trip origins that are clustered fairly close together, and these people can be transported to trip destinations that are also clustered fairly close together, this usually makes it possible to provide a satisfactory transit service at an acceptable economic cost.

On the other hand, when the trip origins of potential transit patrons are scattered far and wide in many locations, and their trip destinations are also widely dispersed, this results in long travel times for the transit riders, and it also results in high operating costs for the transit provider.

Action: Land use strategies should entail the promotion of transit-supportive (higher density, ***mixed-use***) development at major ***activity centers***. See the land use element of this Comprehensive Plan for further information.

Time frame: See the land use element of this Comprehensive Plan.

8.3.4. Objective T.4

Develop a comprehensive parking strategy.

Vehicles must be stored somewhere when they are not in use; we call this storage "parking." It is not widely discussed but most vehicles require not one, but *two*, parking spaces. One of these spaces is at the point of origin of a trip;

the second is the trip destination. In many cases the trip origin is a residence, and the trip destination may be a place of employment, a shopping center, a recreation site, or some other attractive location.

Outlined below are the strategies associated with Objective T.4: *Develop a comprehensive parking strategy*.

Strategy T.4.1

Conduct a full review of current parking standards.

Discussion: The parking standards contained in the City's zoning regulations influence land use patterns and the transportation choices made by Simpsonville residents. For example, generous parking standards for suburban commercial development reinforce automobile usage, increase ***impervious surface*** areas, and result in lower land-use densities. The same standards applied in more urban contexts, on the other hand, can discourage desired infill/redevelopment or disrupt established, pedestrian-oriented development patterns.

While parking standards typically specify minimum requirements with no limit on the number of spaces that can be built above the minimum, there is a growing movement towards applying maximum standards as well for certain uses to address the impacts of large, underutilized parking lots.

Nevertheless, most jurisdictions are interested in enacting fair and reasonable parking requirements; while they want to make sure that present and foreseeable future parking needs will be met, they do not wish to require private builders to invest in parking facilities that will not be needed. Determining how much off-street parking is reasonable to require for each type of land use takes good judgment, and should be based on careful studies of current local needs and trends in automobile ownership and usage.

The City should undertake a comprehensive review of the current parking standards to ensure that they are consistent with currently accepted practice and specify the minimum amounts necessary to support different land uses.

Figure 8.E: Shopping Center Parking.

Modern shopping centers rely almost entirely on private automobiles to bring their customers and employees. Naturally, the cars of the employees and customers must be parked somewhere. Calculating how much parking to provide, and determining where to locate it in relation to the activities of the shopping center, take skill and judgment. Proprietors of shopping centers want to be sure that they have enough parking for their busiest days but don't want to have an excess amount that is expensive to build and maintain, and that, on slow days, may give the observers the impression that the shopping center is not well patronized.

Action: The City's Planning Division shall be responsible for reviewing the City's current parking standards. In this review, the Planning Division shall consider reducing or eliminating minimum parking requirements in some cases, or even establishing maximum parking standards in appropriate circumstances. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a

schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.4.2

Ensure that parking standards are not an impediment to infill development.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.4.3

Where possible, join adjacent parking lots and record cross-access easements to provide vehicular links to abutting properties; facilitate shared parking where appropriate.

Discussion: At-grade parking is not an efficient use of land. Forty percent of the car spaces in shopping centers are not only used on peak days, which generally occur between Thanksgiving and Christmas. (But 40 percent of sales also take place during this period.) Peak utilization of retail spaces rarely takes place during office hours; much office parking is vacant on evenings and weekends.

The Urban Land Institute has looked at the potential for shared parking among different land uses, and published modified parking ratios for such situations. For example, hotels in office centers only need half as many dedicated car spaces as hotels in isolated locations. These efficiencies depend upon effective city design. Any land released from at-grade parking because of spaces shared among consolidated developments becomes available for other uses. This land is, for practical purposes, free.

Shared parking arrangements should be encouraged to minimize the amount of land required for parking.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. In addition, the Planning Division shall consider revisions to these ordinances that would accommodate shared parking between adjacent or mixed uses whose peak demand is off-set from each other. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.4.4

To the maximum extent practical, locate parking lots behind buildings, in the interior of a block, or create buffers to ensure that parking lots do not dominate the street frontage.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.4.5

Encourage landscaping islands in the design of parking lots.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy T.4.6

Acquire land for downtown parking.

Discussion: Consider a number of small downtown parking areas instead of one large lot or parking garage.

Action: In coordination with the Downtown Master Plan, the City's Planning Division shall be responsible for identifying opportunities for downtown parking facilities. Particular consideration shall be granted to planning for a number of small downtown parking areas as opposed to one large lot or parking garage. These recommendations shall be forwarded to Simpsonville City Council for review. City Council shall be responsible for deciding whether to allocate funds for these recommendations.

Time frame: The process of identifying opportunities for downtown parking facilities should take approximately 6 months to one year to complete. However, the actual acquisition of property and construction of parking facilities may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

8.3.5. Objective T.5

Enhance key gateways to the community in order to present a positive impression and increase civic pride.

The appearance of a community's roadways affects the perception of that community by visitors as well as citizens. Enhanced entrances and roadways help to make the community more attractive to visitors and prospective residents and businesses, while increasing pride in the community among existing citizens.

Outlined below are the strategies associated with Objective T.5: *Enhance key gateways to the community in order to present a positive impression and increase civic pride*.

Strategy T.5.1

Identify and enhance key entrances within the City.

Action: The City's Planning Division shall be responsible for identifying key entrances within the City. In addition, the City's Planning Division shall be responsible for considering and proposing various means to further this strategy.

Time frame: This strategy will be an ongoing process.

Strategy T.5.2

Incorporate aesthetic improvements such as landscaped medians and street trees along roadways at key gateways.

Discussion: Attractive gateways will visually reinforce Simpsonville's identity and image.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities for aesthetic improvements at key gateways. These recommendations shall be forwarded to Simpsonville City Council for review. City Council shall be responsible for deciding whether to allocate funds for these recommendations.

Time frame: The process of identifying opportunities for aesthetic improvements at key gateways should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Section 8.4
Transportation Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE T.1: Provide a safe and efficient roadway system that meets adequate level of service requirements.				
Strategy T.1.1 Create and adopt a Thoroughfare and Collector Street Plan that reflects current and future needs for the roadway network.	Staff to lead planning process	Planning Division; GPATS; Public Works Dept.	6 months to one year	High
Strategy T.1.2 Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets.	Amend City's ordinances	Planning Division; Fire Dept.; Public Works Dept.	6 months	Medium
Strategy T.1.3 Require stub streets and connections to existing stubs in new subdivisions.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.1.4 Ensure adequate access into the downtown area for vehicles, pedestrians, and bicycles to support public activities and private business uses.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium
Strategy T.1.5 Review and prioritize the City's inventory of streets for paving and maintenance.	Policy of City officials; Staff to prioritize streets; Consider for CIP	Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy T.1.6 Invest in road improvements (widening and new roads) when necessary and appropriate to address safety or capacity deficiencies (both existing and future).	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium
Strategy T.1.7 Create better road networks in under-served and under-connected areas of the City, giving priority to connections that will stimulate economic development.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium
Strategy T.1.8 Consider more flexible, context-sensitive geometric design standards for roadways, where appropriate.	Amend City's ordinances	Planning Division; Fire Dept.; Public Works Dept.	6 months to one year	Medium
Strategy T.1.9 Ensure intersections and major access points are well lit.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	Less than 6 months	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE T.2: Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.				
Strategy T.2.1 Identify and prioritize needed pedestrian connections within the community.	Staff to prioritize sidewalk projects; Consider for CIP	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.2.2 Require all new developments to accommodate pedestrians within their site.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy T.2.3 Consider the incorporation of pedestrian sidewalks and bicycle lanes into future roadway improvements where appropriate.	Policy of City officials	N/A	N/A	N/A
Strategy T.2.4 Encourage bicycle parking facilities at key destinations.	Amend City's ordinances; Staff to identify opportunities; Consider for CIP	Planning Division; Recreation Dept.; Public Works Dept.	6 months	Low
Strategy T.2.5 Promote bicycling as a form of transportation and recreation.	Staff to consider various methods	Planning Division; Recreation Dept.	Ongoing	Low
Strategy T.2.6 Require bicycle and pedestrian connectivity to adjacent roadways, between adjacent developments and neighborhoods, and between dead end streets.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.2.7 Ensure that bicycle and pedestrian facilities are designed to connect schools, community services, and destinations.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months; CIP—years	Medium
Strategy T.2.8 Use signage, striping, and/or special paving to facilitate convenient and safe bicycle and pedestrian crossings at street intersections.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months	Low
OBJECTIVE T.3: Develop a multi-modal transportation system that promotes an integrated mass transit system.				
Strategy T.3.1 Ensure that any public mass transit services provided within the City of Simpsonville are at an acceptable economic cost to the City.	Policy of City officials	N/A	N/A	N/A
Strategy T.3.2 Promote transit use by encouraging appropriate densities at potential transit locations.	See land use strategies	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE T.4: Develop a comprehensive parking strategy.				
Strategy T.4.1 Conduct a full review of current parking standards.	Amend City's ordinances	Planning Division	6 months	High
Strategy T.4.2 Ensure that parking standards are not an impediment to infill development.	Amend City's ordinances	Planning Division	6 months	High
Strategy T.4.3 Where possible, join adjacent parking lots and record cross-access easements to provide vehicular links to abutting properties; facilitate share parking.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy T.4.4 To the maximum extent practical, locate parking lots behind buildings, in the interior of a block, or create buffers to ensure that parking lots do not dominate the street frontage.	Amend City's ordinances	Planning Division	6 months	Low
Strategy T.4.5 Encourage landscaping islands in the design of parking lots.	Amend City's ordinances	Planning Division	6 months	Low
Strategy T.4.6 Acquire land for downtown parking.	Staff to identify opportunities; Consider for CIP	Planning Division	6 months to 1 year; CIP—years	Low
OBJECTIVE T.5: Enhance key gateways to the community.				
Strategy T.5.1 Identify and enhance key entrances within the City.	Staff to identify key entrances	Planning Division	Less than 6 months	Low
Strategy T.5.2 Incorporate aesthetic improvements such as landscaped medians and street trees along roadways at key gateways.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Low

Chapter 9. Land Use

Organization:

9.1: Introduction
9.2: Existing Conditions and Issues
9.3: Land Use Objectives
- **9.3.1: Objective LU.1**
- **9.3.2: Objective LU.2**
- **9.3.3: Objective LU.3**
- **9.3.4: Objective LU.4**
- **9.3.5: Objective LU.5**

9.4: Future Land Use Map
- **9.4.1: Land Use Principles**
- **9.4.2: Future Land Use Categories**

9.5: Land Use Action Summary

Purpose:

- To provide guidance for the location and intensity of land uses to support the City in its review and update of the Zoning Ordinance and Land Development Regulations;
- To direct the character of preserved and developed areas in the City; and
- To establish a flexible yet predictable method for determining the appropriateness of proposed development to shape the future of the City.

Objectives:

- *Enhance the small town character.*
- *Prioritize infill locations and redevelopment opportunities for future development.*
- *Foster strong neighborhood qualities.*
- *Promote mixed-use development.*
- *Administer efficient and orderly land use development services.*

Section 9.1 Introduction

For decades, Simpsonville's pattern of land use has evolved based on a myriad of zoning, development, and ***annexation*** actions. These actions have often been triggered by individual private development initiatives, which in turn are often triggered by new roads and highways and other factors that influence development marketability and property values. Typically, actions on annexations and extensions of water and sewer service have been in reaction to individual private development requests. This response has led to the present pattern of highly fragmented, dispersed, low-***density*** development. This pattern of development is fiscally and environmentally unsustainable and compromises the economic viability of the City's long-term growth.

It is vital to the City's future that this reactive posture be reversed. Thus a major initiative in this land use element is for the City of Simpsonville to become more proactive in purposefully guiding growth patterns, through its regulatory powers and through its decisions on ***infrastructure*** investments and annexations, so as to ensure sustainable, long-term growth opportunities.

The land use element analyzes existing development patterns and recommends land uses and development standards for future growth and ***redevelopment*** in all areas of the City. This element also recommends areas for future expansion of the City. The framework for land use policies and decision-making in this element reflects the vision statements, principles and strategies of all elements of this Comprehensive Plan.

Section 9.2 Existing Conditions and Issues

The City completed a comprehensive inventory of the existing land uses in the City limits of

Simpsonville in 2008 as part of this comprehensive planning process. Existing land uses were identified on a very detailed level by ***windshield survey***. Map 9.1 depicts the results of these efforts.

Section 9.3
Land Use Objectives

Outlined below are objectives associated with the land use and development of Simpsonville.

- ***Objective LU.1:*** *Enhance the small town character.*
- ***Objective LU.2:*** *Prioritize infill locations and redevelopment opportunities for future development.*
- ***Objective LU.3:*** *Foster strong neighborhood qualities.*
- ***Objective LU.4:*** *Promote mixed-use development.*
- ***Objective LU.5:*** *Administer efficient and orderly land use development services.*

9.3.1. Objective LU.1

Enhance the small town character.

Many residents of the City of Simpsonville are very satisfied with the present community and the ensuing lifestyle. Some residents, however, find themselves dissatisfied, not liking the traffic levels, the dependence on the automobile, the appearance of buildings, and the lack of community identity. These people yearn for the small-town character of yesteryear, where neighbors could meet in central place like Main Street while walking to the local store.

The strategies outlined below have been carefully crafted to reintroduce some of the characteristics of yesteryear back into new developments of the day.

Outlined below are the strategies associated with Objective LU.1: *Enhance the small town character*.

Strategy LU.1.1

Create regulations that yield commercial and office structures that reflect the local vernacular.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.1.2

Create regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.1.3

Create regulations that allow for and encourage compatible scale among neighboring developments.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

9.3.2. Objective LU.2

Prioritize infill locations and redevelopment opportunities.

The concepts of infill and redevelopment are critical elements of the Comprehensive Plan. The term "infill" refers to the development of vacant land generally within the interior regions of the City, while "redevelopment" refers to the reuse of existing development. Rather than promoting growth that spreads out across the landscape and consumes vast amounts of land, infill and redevelopment focuses on keeping the City's overall development pattern more compact.

Infill and redevelopment projects that are compatible with and enhance surrounding development provide significant benefits to the community. The stabilize and revitalize existing ***neighborhoods***, make efficient use of existing infrastructure, minimize long-term costs of system maintenance, and support quality, mixed-use ***activity center***s. By creating a more dynamic central city, infill and redevelopment can also act as a magnet to attract more residents and businesses into the interior of the city. This revitalization will support neighborhood businesses, schools, and public facilities.

Map 9.2 depicts various infill and redevelopment opportunities within the City of Simpsonville.

Outlined below are the strategies associated with Objective LU.2: *Prioritize infill locations and redevelopment opportunities*.

Strategy LU.2.1

Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects.

Discussion: Many of the City's zoning standards and land development regulations were developed and applied well after much of older portions of Simpsonville were originally developed. Due to constrained site and building conditions, many potential infill sites cannot, without great expense, meet current regulatory requirements (e.g., parking, setbacks, etc.).

This strategy aims to minimize all present disincentives for investment in infill and other forms of development throughout Simpsonville's older urban areas. This necessitates first identifying specific types of infill development that are compatible and desired. Once accomplished, City zoning regulations and codes must then be revised to remove unnecessary or inadvertent impediments, or to waive such requirements in designated urban areas.

Action: In coordination with other appropriate City departments, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve

this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.2.2

Elevate the priority of needed maintenance projects such as street and sidewalk repaving and sewer line replacements, as well as minor enhancements such as new sidewalks and street trees, in areas surrounding infill development opportunities.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of identifying and prioritizing maintenance projects consistent with this strategy should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy LU.2.3

Identify structures and sites for redevelopment, intensification or reuse and prepare a marketing program for targeted structures and/or sites for infill, redevelopment and land intensification.

Action: In coordination with the Simpsonville Chamber of Commerce, the City's Planning Division shall be responsible for identifying structures and sites for redevelopment and devising a program to market these redevelopment/reuse opportunities.

Time frame: It is estimated that the initial identification of structures and site and the formulation of a marketing program should take approximately 6 months to complete. However, this program and the list of structures and sites should be reviewed and updated annually. The implementation of this strategy will be an ongoing process. For a schedule of when this process may begin, see the implementation chapter of this Plan.

9.3.3. Objective LU.3

Foster strong neighborhood qualities.

Contrary to the current practice of developing single-family residential ***subdivisions***, the concept of the neighborhood implies that residential developments do not need to follow a standardized composition of housing type and lot sizes. In addition to residential areas that are composed primarily of single-family homes, neighborhoods may consist of residential areas that have a mix of other housing types such as townhomes and apartments. Neighborhoods may also integrate neighborhood commercial services and institutitions.

Outlined below are the strategies associated with Objective LU.3: *Foster strong neighborhood qualities*.

Strategy LU.3.1

Permit small-scale neighborhood commercial services as part of residential planned developments.

Discussion: Nonresidential uses within a neighborhood should generally be intended for the use and convenience of the neighborhood residents. It is important that they not generate significant traffic that will flow into the neighborhood from outside areas.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.3.2

Adopt regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate.

Action: In coordination with the City's Public Works Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.3.3

Adopt regulations that allow for or require a mix of housing types within new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.3.4

Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths.

Action: In coordination with the City's Public Works Department and the City's Recreation Department, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Furthermore, in coordination with the City's Public Works Department and the City's Recreation Department, the City's Planning

Division shall be responsible for identifying opportunities to achieve this strategy. These recommendations shall be forwarded to Simpsonville City Council for their review. City Council shall be responsible for deciding whether to integrate these recommendations into the City's capital improvement program.

Time frame: It is estimated that the process of reviewing the City's current ordinances, preparing any amendments thereto, and identifying opportunities to achieve this strategy should take approximately 6 months to one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years. For a schedule of when this strategy will be implemented, see the implementation chapter of this Plan.

Strategy LU.3.5

Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

9.3.4. Objective LU.4

Promote mixed-use development.

In Simpsonville and throughout the nation, an unfortunate legacy of the zoning practice in the post-war period has been to promote a segregation of land uses into discrete and uniform residential, commercial, and industrial categories. The initial intent, to protect public health and welfare by removing noxious influences from residential areas, was valid. However, the result has been to segregate uses in suburban areas to such an extent as to create a total reliance on automobile travel for activities which formerly were located within convenient walking distance in older, more mixed-use urban settings.

Outlined below are the strategies associated with Objective LU.4: *Promote mixed-use development*.

Strategy LU.4.1

Create zoning and land development regulations that allow for mixed-use developments.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.4.2

Create design standards that orient commercial buildings in a way that helps to define the streetscape.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.4.3

Provide density and intensity bonuses to planned developments that further the strategies of the Comprehensive Plan.

Action: The City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: It is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year to complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

9.3.5. Objective LU.5

Administer efficient and orderly land use development services.

Outlined below are the strategies associated with Objective LU.5: *Administer efficient and orderly land used development services*.

Strategy LU.5.1

Improve the clarity and efficiency of the development review process and streamline the development review process for projects that incorporate high-quality environmental and neighborhood standards.

Action: The City's Planning Division shall be responsible for considering and proposing various administrative means to further this strategy. In addition, the City's Planning Division shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in order to reconcile any deficiencies therein.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of reviewing the City's current ordinances and preparing any amendments thereto should take approximately 6 months to one year complete. For a schedule of when this process may begin, see the implementation chapter of this Plan.

Strategy LU.5.2

Promote fiscal responsibility for the City with the expansion of infrastructure and services.

Discussion: The costs of providing services and facilities to serve growth associated with continued annexation of land and additional population clearly underscores the need for a proactive long-term planning approach. To calculate additional staff and facility needs to

serve newly annexed areas, objective level of service (LOS) standards should be established. For police service, for example, the LOS can be based on a desired "maximum utilization" or workload capacity rate, on a maximum response time, or police office per population of 1,000. Regardless of the standard chosen for each type of community facility or service, all LOS's should be periodically evaluated and adjusted, if necessary, to respond to changing conditions.

Action: It shall be the policy of City officials to support the implementation of this strategy. City officials should consider requiring adequate public facilities for new development projects. They may also consider requiring developers to offset increased public costs when existing public infrastructure is inadequate.

The City's Planning Division shall be responsible for considering and proposing various means to further this strategy. If necessary, the City's Planning Division and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances in support of this strategy.

Time frame: This strategy will be an ongoing process.

Strategy LU.5.3

Promote orderly annexation.

Action: It shall be the policy of City officials to support the implementation of this strategy. City officials should consider annexing developed and developing areas in a contiguous manner that promotes fiscal responsibility for the City.

Time frame: This strategy will be an ongoing process.

Strategy LU.5.4

Maintain and update an existing land use inventory.

Action: The City's Planning Division shall be responsible for maintaining and updating an existing land use inventory. This should entail periodically performing windshield surveys of the City to verify existing land uses.

Time frame: This strategy will be an ongoing process. However, windshield surveys of the existing land use of properties should be performed every two years.

Section 9.4
Future Land Use Map

A ***Future Land Use Map*** is a geographical depiction of long-term policies that will guide the City's land use decision-making. It is not a zoning map and therefore has no regulatory power. Decisions regarding future zoning map and text amendments will rely on the Future Land Use Map—in addition to other applicable Comprehensive Plan objectives and strategies—for policy guidance.

9.4.1. Land Use Principles

This section outlines a set of land use principles, which are statements of intent that describe the direction of future development, redevelopment, and land intensification in the community. The following principles will help guide the City on how to use its limited land resources efficiently and effectively to continue to foster a high quality community with a strong economy and distinct sense of place.

These principles reflect a variety of land use topics and themes. They focus on the quality, pattern, character and organization of development. These principles should be used as a guide to help the City in evaluating future

growth, policy decisions, capital improvements, and development applications should consider the land use principles, and support their intent.

Principle #1

Minimize negative impacts from growth and land use changes on existing land uses.

Discussion: Some zoning map changes and other development applications may create short-term incompatibilities with existing neighborhoods, even if they are consistent with the Future Land Use Map. It is critical that City officials consider the full range of impacts of all development applications, in addition to conformance with the Future Land Use Map.

Principle #2

Encourage a compact development pattern.

Discussion: At present, new development is increasingly being built in distant locations, adding to commute times and fuel costs. The City must contend with the rising costs required to effectively and safely service its ***sprawling*** community.

Principle #3

Facilitate the creation of residential areas with strong neighborhood qualities.

Discussion: The trend of residential growth has been to create subdivisions with a single use and building type. Typically these subdivisions are not human-scaled or walkable and are often defined by wide streets in a pattern that does not connect residential areas to each other, or the greater community.

Principle #4

Provide locations that facilitate economic development opportunities.

Discussion: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development (sites for small business start-ups/incubators, existing businesses needing to expand, larger businesses seeking to locate in Simpsonville, SC).

Principle #5

Concentrate a mix of activities and land uses in designated activity centers to create more mutually-supportive uses.

Discussion: Like many communities, the use of traditional zoning concepts throughout Simpsonville has created a pattern of single-purpose land uses that are generally isolated and disconnected. This separation of land uses works counter to the creation of an interesting and dynamic urban environment. Communities that still employ old zoning practices are realizing that a land use pattern with such sharp distinctions ultimately detracts from the quality of life they seek to protect and are looking, therefore, toward new approaches to development. An alternative to the traditional pattern is one that integrates multiple uses, which creates interesting destinations with a variety of activities.

Principle #6

Employ higher density housing as a supporting residential use for activity centers.

Discussion: Residents are the fundamental building block of the City. Residents provide the essential synergy to support and benefit non-residential uses such as shopping centers, schools, and other businesses.

Principle #7

Protect the natural environment.

Discussion: Simpsonville's natural environment has a variety of ecological systems and ***open spaces***. Residents have a strong environmental ethic and support the protection of critical environmental areas and desire open spaces for recreation and peace of mind.

9.4.2. Future Land Use Categories

Map 9.3 depicts a conceptual plan for future land use. The map served as the foundation for the creation of the Future Land Use Map. This exercise of conceptualizing future land use was also extended to extraterritorial lands outside but near the City's boundaries. This conceptual plan for future land use outside the City's boundaries is depicted in Map 9.4. This conceptual plan for extraterritorial land use will serve as a guide when making decisions regarding annexation proposals. The intent is that land outside the City's boundaries will not be assigned a specific future land use category until that time when that land is annexed into the City.

Map 9.5 depicts the Future Land Use Map for the City of Simpsonville. The Future Land Use Map and the future land use categories or map designations used therein are described herein. This map should be used as a guide when considering future growth and development. These future land use map designations are intended to be general guidelines, which may change over time as growth occurs.

In addition to a goal statement, each future land use map designation entails a listing of primary and secondary land uses recommended therein and general development guidelines including maximum height, maximum density, and maximum ***impervious surface coverage***. However, developments which further the strategies of this Comprehensive Plan are eligible for an increase in the maximum density and maximum impervious surface coverage. The intent herein is that density will primarily be used to regulate residential uses while impervious surface coverage will primary be used to regulate nonresidential uses.

Figure 9.A: Usefulness of Density.

The concept of residential density can be used to estimate the "yield" of a specific piece of property; that is the number of houses or apartment units that can be built on it. Planning for residential density will give an indication of the future character of a given area. Calculations of residential density will produce the number of dwelling units that may be built in the area; this can then be used for calculations such as the probable number of vehicle trips the area will generate, the number of schoolchildren who will live in the area, and the amount of wastewater that can be expected to flow from the area.

The following describes each designation of the Future Land Use Map:

Natural Area

Goal: Create an interconnected network of ***green infrastructure*** that preserves environmentally sensitive areas, protects water resources through ***low-impact development*** principles, and provides community open space and recreational opportunities.

Description: This designation applies to existing large scale parks and protected open spaces of citywide significance which are expected to remain as open space in perpetuity. Potential future large-scale park acquisitions, as well as small neighborhood parks and recreational uses may also be included in this designation.

Primary Land Uses	Secondary Land Uses
• Open space • Recreation • Stormwater management • Utilities	• Detached single-family

Max. Height	Max. Density	Max. Impervious Coverage
N/A	N/A	40 percent

Low-Intensity Neighborhood

Goal: Protect suburban-density neighborhoods and provide large-lot, low-density housing options.

Description: This designation includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

Primary Land Uses	Secondary Land Uses
• Detached single-family • Open space • Recreation	• Attached single-family • Public/institutions

Max. Height	Max. Density	Max. Impervious Coverage
35 feet/ 3 stories	2.9 (3.6 bonus)	80 percent

Medium-Intensity Neighborhood

Goal: Preserve and enhance existing neighborhoods while promoting a wider range of housing formats and a walkable neighborhood design.

Description: This designation accommodates housing types ranging from small-lot, single-family detached dwellings to attached single-family dwellings such as townhomes.

Primary Land Uses	Secondary Land Uses
• Detached single-family • Attached single-family • Open space • Recreation	• Multi-family • Public/institutions • Offices • Retail/services

Max. Height	Max. Density	Max. Impervious Coverage
35 feet/ 3 stories	4.4 (5.8 bonus)	80 percent

High-Intensity Neighborhood

Goal: Concentrate high-density residential and offices at mixed-use nodes in order to promote a sense of community and a walkable neighborhood design.

Description: This designation provides for high-density apartment dwellings, condominiums, life care, and similar housing types. Creating opportunities for this type of housing will become increasingly important to respond to ***demographic*** shifts and demand for ***affordable housing***, and it is ideally suited near major activity and employment center. Within this district, office buildings may also be accommodated.

Primary Land Uses	Secondary Land Uses
• Detached single-family • Attached single-family • Multi-family • Public/institutions • Offices • Open space • Recreation	• Retail/services

Max. Height	Max. Density	Max. Impervious Coverage
35 feet/ 3 stories	12.0 (16.0 bonus)	80 percent (85% bonus)

Village Activity Center

Goal: Meet the retail and service needs of residents while encouraging a walkable, mixed-use design.

Description: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but

where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by ***commercial "strip"*** uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New commercial "strip" development is discouraged.

Primary Land Uses	Secondary Land Uses
• Retail/services • Offices • Multi-family • Public/institutions	• Arts/ entertainment • Structured parking • Attached single-family

Max. Height	Max. Density	Max. Impervious Coverage
50 feet/ 4 stories	19.9 (26.0 bonus)	85 percent (90% bonus)

Regional Activity Center

Goal: Meet the large-scale commercial and services uses at mixed-use nodes which will function as destinations or hubs of activity for the surrounding area.

Description: Regional activity centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. These centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns, and pedestrian and transit linkages.

Primary Land Uses	Secondary Land Uses
• Retail/services • Arts/ entertainment • Offices • Multi-family • Structured parking	• Public/institutions • Attached single-family

Max. Height	Max. Density	Max. Impervious Coverage
70 feet/ 6 stories	36.0	90 percent (95% bonus)

Town Center Mixed Use

Goal: Maintain, enhance, and stimulate the downtown as a vibrant, mixed-use gathering place and cultural center with an emphasis on retail, arts, and entertainment uses.

Description: This designation applies only in and around Downtown Simpsonville. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the town center. This designation is intended to permit a true mix of all uses, except industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown. It is particularly important to move the Downtown towards becoming a center of activity not only in the day, but also at night and during weekends, by promoting a mix of commercial, entertainment, residential, and other uses. To help achieve this goal, creative forms of housing, such as lofts and residential units in second-stories above ground-level retail, should be encouraged.

Primary Land Uses	Secondary Land Uses
• Retail/services • Arts/ entertainment • Offices • Multi-family • Structured parking • Public/institutions	• Attached single-family

Max. Height	Max. Density	Max. Impervious Coverage
60 feet/ 5 stories	36.0	90 percent (100% bonus)

Business Growth Area

Goal: Create employment hubs that support the growth of Simpsonville as a business destination.

Description: This designation is intended for large tracts of undeveloped land near the City's fringe that are appropriate for well-planned, larger scale business/employment parks with supporting uses such as retail and hotels. Primary uses such as office, technology research and development, manufacturing, distribution, and assembly are strongly encouraged to be developed prior to or in conjunction with any supportive uses. The primary uses should be developed in a campus-like or "corporate park" setting with linked open space to maximize value and to promote visual quality and compatibility with the surrounding area.

Primary Land Uses	Secondary Land Uses
• Research facility • Manufacturing • Offices • Structured parking	• Retail/services

Max. Height	Max. Density	Max. Impervious Coverage
90 feet/ 8 stories	N/A	90 percent

Section 9.5
Land Use Action Summary

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE LU.1: Enhance the small town character.				
Strategy LU.1.1 Create regulations that yield commercial and office structures that reflect the local vernacular.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.1.2 Create regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.1.3 Create regulations that allow for and encourage compatible scale among residential developments.	Amend City's ordinances	Planning Division	6 months	Low
OBJECTIVE LU.2: Prioritize infill locations and redevelopment opportunities.				
Strategy LU.2.1 Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy LU.2.2 Elevate the priority of needed maintenance projects such as street and sidewalk repaving and sewer line replacements, as well as minor enhancements such as new sidewalks and street trees, in areas surrounding infill development opportunities.	Staff to identify opportunities; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy LU.2.3 Identify structures and sites for redevelopment, intensification or reuse and prepare a marketing program for targeted structures and/or sites for infill, redevelopment and land intensification.	Staff to identify sites and structures	Planning Division; Chamber of Commerce	6 months to 1 year	High
OBJECTIVE LU.3: Foster strong neighborhood qualities.				
Strategy LU.3.1 Permit small-scale neighborhood commercial services as part of residential planned developments.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy LU.3.2 Adopt regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium

Strategy	Action	Responsibility	Time frame	Priority
Strategy LU.3.3 Adopt regulations that allow for or require a mix of housing types within new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.	Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy LU.3.4 Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths.	Amend City's ordinances; Staff to identify projects; Consider for CIP	Planning Division; Recreation Dept.; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy LU.3.5 Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods.	Amend City's ordinances	Planning Division	6 months	Low
OBJECTIVE LU.4: Promote mixed-use development.				
Strategy LU.4.1 Create zoning and land development regulations that allow for mixed-use developments.	Amend City's ordinances	Planning Division	One year	High
Strategy LU.4.2 Create design standards that orient commercial buildings in a way that helps to define the streetscape.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.4.3 Provide density and intensity bonuses to planned developments that further the strategies of the Comprehensive Plan.	Amend City's ordinances	Planning Division	6 months to one year	High
OBJECTIVE LU.5: Administer efficient and orderly land use development services.				
Strategy LU.5.1 Improve the clarity and efficiency of the development review process and streamline the development review process for projects that incorporate high-quality environmental and neighborhood standards.	Amend City's ordinances	Planning Division	6 months to one year	High
Strategy LU.5.2 Promote fiscal responsibility for the City with the expansion of infrastructure and services.	Policy of City officials; Staff to consider various methods	Planning Division	Ongoing	Medium
Strategy LU.5.3 Promote orderly annexation.	Policy of City officials	N/A	N/A	N/A
Strategy LU.5.4 Maintain and update an existing land use inventory.	Staff to maintain existing land use inventory	Planning Division	Ongoing	Medium

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Chapter 10. Priority Investment

Organization:

10.1: Introduction
10.2: Existing Conditions and Issues
10.3: Priority Investment Objectives
10.3.1: Objective PI.1
10.3.2: Objective PI.2
10.3.3: Objective PI.3
10:3.4: Objective PI.4

Purpose:

- To evaluate the need for public infrastructure;
- To estimate the cost of improvements for which the City has fiscal responsibility;
- To analyze the fiscal capability of the City to finance improvements;
- To adopt policies to guide the funding of improvements; and
- To schedule the funding and construction of improvements.

Objectives:

- *Identify and assess federal, state, and local funding sources available for improvements to public infrastructure and facilities.*
- *Identify and plan for public infrastructure and facility improvements needed to serve the changing population of the City.*
- *Designate areas for the promotion of private development to strengthen Simpsonville's economy and housing program.*
- *Establish a coordinated approach to public infrastructure and facility planning.*

Section 10.1 Introduction

The South Carolina Priority Investment Act passed in 2007 requires the preparation of a "priority investment element," which requires local governments to analyze available public funding for public ***infrastructure*** and facilities over the next ten years and to recommend projects for expenditures of those funds for needed public infrastructure. This element will require more prioritized planning for public infrastructure and facilities such as sewer and roads. Additionally, the priority investment element requires a basic level of coordination with adjacent and relevant jurisdictions and agencies.

Section 10.2 Existing Conditions and Issues

The elements of this Comprehensive Plan identify where and how growth in Simpsonville should take place over the next ten to twenty years. The strategies contained in those elements are carried forward through the priority investment element and the implementation chapter of this Plan.

There are federal, state and local funds available for public infrastructure and facilities. These sources, as well as other potential sources, are examined further in this chapter.

Section 10.3 Priority Investment Objectives

Outlined below are objectives associated with the priority investments of Simpsonville.

- ***Objective PI.1:*** *Identify and assess federal, state, and local funding sources available for improvements to public infrastructure and facilities.*
- ***Objective PI.2:*** *Identify and plan for public infrastructure and facility*

improvements needed to serve the changing population of the City.

- ***Objective PI.3:*** *Designate areas for the promotion of private development to strengthen Simpsonville's economy and housing program.*
- ***Objective PI.4:*** *Establish a coordinated approach to public infrastructure and facility planning.*

10.3.1. Objective PI.1

Identify and assess federal, state, and local funding sources available for improvements to public infrastructure and facilities.

Likely federal, state, and local funds available for public infrastructure and facilities during the next ten years include, but may not be limited to, the following.

City General Fund

Description: The City's "general fund" represents the City's funds which finance all of the City's general programs and day-to-day operations. General fund revenues and expenditures are authorized through the City's annual budget process.

Types of projects funded: This fund can be used to finance any improvements and operations as authorized by City Council.

City Special Revenue Fund

Description: By ordinance, the City of Simpsonville has enacted the levy of a local hospitality and accommodations tax that contributes to a "special revenue fund." The proceeds are to be used for tourism-related improvements and facilities.

Types of projects funded: This fund can be used to finance improvements that promote and drive tourism in the City.

City Enterprise Fund

Description: When a citizen of Simpsonville pays their sewer utility bill, that money goes into the City's sewer "enterprise fund." As an "enterprise" fund, by law it is self-sustaining, meaning that all expenditures must be directly related to the operation, maintenance, repair, and management of the City's sewer system. Revenues to the enterprise fund are kept separate from other municipal funds and uses, and cannot be co-mingled with funds for any other activities.

Types of projects funded: This fund can be used to finance sewer improvements and repairs.

Community Development Block Grant

Description: The Community Development Block Grant Program in South Carolina provides grants to local governments for a wide variety of projects including revitalizing ***neighborhoods***, improving community infrastructure, providing public facilities and creating or retaining jobs. This program is funded by the U.S. Department of Housing and Urban Development and is administered by the S.C. Department of Commerce.

Type of projects funded: Funds from this grant can be used to finance improvements within blighted or disadvantaged neighborhoods.

Transportation Enhancement Grant

Description: The Transportation Enhancement Grant Program facilitates local governments to pursue a broad range of non-traditional transportation-related activities such as bicycle and pedestrian facilities, ***streetscape*** projects, scenic and landscaping programs, and historic preservation. This program is funded under the current Federal Transportation Legislation SAFETEA-LU and is allocated by the S.C. Department of Transportation (SCDOT).

Types of projects funded: Funds from this grant can be used to finance non-traditional

transportation-related improvements such as bicycle and pedestrian facilities.

"C" Funds

Description: The "C" Funds Program in South Carolina provides funds to local governments for improvements to and the construction of secondary roads. These funds are administered by the County Transportation Committee.

Types of projects funded: These funds can be used to finance secondary road improvements.

Funds Administered by GPATS

Description: The Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization for the Greenville Urbanized Area. This organization is responsible for planning and prioritizing all federally funded transportation improvements within the urbanized area. GPATS develops a Transportation Improvement Program (TIP)—which is a list of all of the transportation improvement projects to be funded with Federal Highway Administration and Federal Transit Administration funds in the upcoming three years—and the Long Range Transportation Plan—which is a 25-year plan that establishes transportation priorities for the region.

Types of projects funded: These funds can be used to finance road improvements.

Other Financing Opportunities

Description: In addition to the likely funding sources indicated above, other opportunities for financing public infrastructure and facilities include, but may not be limited to, the following:

- ***General obligation bond.*** A general obligation (G.O.) bond is a municipal bond backed by the credit and "taxing power" of the issuing jurisdiction rather than the revenue from a given project. G.O. bonds are issued with the belief that a municipality will be able to repay its debt obligation through the City's full resources including general taxation and the ability to raise more funds through credit. These funds are often used to finance improvements to publicly-owned facilities.
- ***Revenue bond.*** A revenue bond is a municipal bond secured by the revenue from a specific project rather than the full faith and credit of the municipality that issues them. Revenue bonds are issued to finance income-producing projects. An example of an income-producing project in Simpsonville might be improvements to the Heritage Park Amphitheater.
- ***Certificate of participation bond.*** A certificate of participation bond is a type of financing where an investor purchases a share of the lease revenues of a program rather than the bond being secured by those revenues. Improvements to the Heritage Park Amphitheater might qualify for this type of financing.
- ***Tax increment financing.*** Tax increment financing (TIF) allows municipalities to promote economic development in blighted and underdeveloped areas by earmarking property tax revenue from increases in assessed values within a designated TIF district.
- ***Municipal improvement district.*** A municipal improvement district is a public-private partnership in which businesses in a defined area pay an additional tax or fee in order to fund improvements within the district's boundaries.
- ***Dedicated franchise fees.*** Dedicated franchise fees are a way of defraying the costs associated with burying electrical utility lines along rights-of-

way. To pay for the costs associated with burying overhead utility lines, a municipality may establish a franchise fee that sets a fixed amount to each electrical meter within the municipality.

- ***Other state and federal grants.*** These may include the Recreation Land Trust Fund Grant, the National Endowment for the Arts Facilities Grant, the Rails-to-Trails Grant, etc.

10:3.2. Objective PI.2

Identify and plan for public infrastructure and facility improvements needed to serve the changing population of the City.

This objective will be accomplished through the following actions:

- Plan, secure funds and complete major roadway, pathway, drainage, park, land acquisition and facility projects.
- Prepare and update a five to ten year ***capital improvement plan*** (CIP) that includes funding options and coordinates with applicable elements of the Comprehensive Plan.

Based on the recommendations of other elements of this Plan, recommended improvements include, but may not be limited to, the following. These improvements are described in more detail below:

- Improve publicly-owned facilities
- Erect historic monuments and markers
- Acquire property for ***affordable housing***
- Downtown improvements
- Underground utilities
- Sewer improvements
- Install wireless "hotspots"
- Sidewalk improvements
- Bicycle lane and parking improvements
- Road improvements
- ***Mass transit*** components
- Gateway enhancements
- Multi-use paths and ***trails***

Improve Publicly-owned Facilities

Description: The following publicly-owned facilities have been identified by the Simpsonville Public Works Department as facilities in need of improvements:

- Old Simpsonville Elementary School
- Old Simpsonville Library
- Old Potato House
- Simpsonville City Hall
- Simpsonville Public Works Facility
- Simpsonville City Park

Associated strategy: Strategy CR.2.1

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- General fund
- General obligation bonds
- National endowment for the arts grant

Erect Historic Monuments and Markers

Description: In order to clearly identify and honor Simpsonville's historic people, sites, and structures, the City shall consider erecting monuments, ***interpretive signage***, and other markers.

Associated strategy: Strategy CR.4.1

Potential funding sources: Direct fundraising is the most likely source of financing for these improvements.

Acquire Property for Affordable Housing

Description: Simpsonville City officials shall consider various means to acquire property to be made available to local groups for the construction of affordable housing units.

Associated strategy: Strategy H.4.3

Potential funding sources: The community development block grant is the most likely source of financing for this action.

Downtown Improvements

Description: Simpsonville City officials shall consider improvements to the ***public realm*** within downtown Simpsonville. These improvements may include the following:

- Streetscape (landscaping, benches, etc.)
- ***Wayfinding*** signage
- Parking facilities

Associated strategy: Strategy EG.3.1

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- Enhancement grant
- General fund
- Special revenue fund
- Tax increment financing
- Municipal improvement district
- Other federal grants

Underground Utilities

Description: Utilities such as electric power can be transmitted by underground cables instead of overhead power lines. In addition to supporting local beautification programs, underground utilities are also less vulnerable to damage from air-borne elements like wind and ice.

Associated strategy: Strategy EG.1.1

Potential funding sources: Dedicated franchise fees are the most likely source of financing for these improvements.

Sewer Improvements

Description: Simpsonville City officials shall consider improvements to the City's sewer system in order to meet the needs of present and future residents and businesses.

Associated strategy: Strategy PF.1.3

Potential funding sources: The enterprise fund and revenue bonds are the most likely sources of financing for these improvements.

Install Wireless "Hotspots"

Description: In order to establish Simpsonville as a burgeoning "wireless community," City officials shall consider the provision of "***hotspots***" at appropriate places throughout the City. Appropriate places may include:

- Downtown Simpsonville
- Simpsonville City Park
- Heritage Park
- Hendricks Library

Associated strategy: Strategy PF.3.4

Potential funding sources: The general fund and special promotions are the most likely sources of financing for these improvements.

Sidewalk Improvements

Description: Simpsonville City officials shall consider improvements to the City's pedestrian transportation network. Priority areas for sidewalk improvements include, but may not be limited to, the following:

- Near schools
- Downtown Simpsonville
- Near parks
- Targeted ***infill development*** opportunities
- Targeted ***redevelopment*** opportunities

Associated strategy: Strategy T.2.1

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- General fund
- Enhancement grant
- Other federal grants

Bicycle Lane and Parking Improvements

Description: Simpsonville City officials shall consider improvements to the City's bicycle transportation network. Priority areas for bicycle lane and parking improvements include, but may not be limited to, the following:

- Near schools
- Downtown Simpsonville
- Near parks

Associated strategy: Strategy T.2.5

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- Enhancement grant
- General fund
- Other federal grants

Road Improvements

Description: Simpsonville City officials shall consider improvements to the City's road network. Improvements may include widening, new road construction, and re-paving.

Associated strategies: Strategy T.1.6 and T.1.7

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- "C" funds
- Funds administered by GPATS
- General fund

Mass Transit Components

Description: Simpsonville City officials shall consider the provision of public transit services when these services are at an acceptable economic cost to the City.

Associated strategy: Strategy T.3.1

Potential funding sources: Funds administered by GPATS are the most likely source of financing for these improvements.

Gateway Enhancements

Description: Simpsonville City officials shall consider ***aesthetic*** improvements at key gateways within the City.

Associated strategy: Strategy T.5.2

Potential funding sources: The enhancement grant and the general fund are the most likely sources of financing for these improvements.

Multi-use Paths and Trails

Description: Simpsonville City officials shall consider the provision of a multi-use pedestrian trail network.

Associated strategies: Strategy PF.3.1 and T.2.1

Potential funding sources: The enhancement grant and other federal grants such as the Rails-to-Trails Grant are the most likely sources of financing for these improvements.

10:3.4. Objective PI.3

Designate areas for the promotion of private development to strengthen Simpsonville's economy and housing program.

Through the South Carolina Priority Investment Act, Simpsonville is able to adopt priority investment zones in which the governing authority may adopt market-based incentives or relax or eliminate certain regulatory requirements with the intent of encouraging

private development within the priority investment zone.

Simpsonville may also provide that traditional neighborhood design and affordable must be permitted within the priority investment zone. Traditional neighborhood design entails development designs that are intended to enhance the appearance and functionality of a development.

Map 9.2 will serve as the foundation for these priority investment zones in the City of Simpsonville.

10:3.3. Objective PI.4

Establish a coordinated approach to public infrastructure and facility planning.

Communication between local governments and public service providers should be initiated by the Simpsonville City officials and staff. City staff should provide written notification to relevant jurisdictions, public service providers and governing authorities regarding development and ***subdivision*** proposals as it relates to the municipality or public service districts.

This objective will be accomplished through the following actions:

Coordinate with surrounding jurisdictions

Description: Simpsonville City officials and staff shall communicate with Greenville County and municipalities within the County to achieve consensus on regional issues in an effort to ensure long-term consistency and compatibility between County and municipal plans.

Coordinate with SCDOT and GPATS

Description: Simpsonville City officials and staff shall communicate with the S.C. Department of Transportation (SCDOT) and the Greenville-Pickens Area Transportation Study (GPATS) to enhance transportation planning in Simpsonville, focused upon the following:

- Identification of roadway improvements in future updates of the GPATS Plan and the Transportation Improvement Plan (TIP) that support the development directed by the Simpsonville Comprehensive Plan.
- Long-term planning for and the design of state highways that supports the objectives of the Simpsonville Comprehensive Plan.

Coordinate with the School District

Description: Simpsonville City officials and staff shall communicate land use planning with the Greenville County School District.

Organize a Technical Review Committee

Description: Simpsonville City officials and staff should consider facilitating a monthly technical review committee for large scale development and subdivision proposals with representatives from water and sewer authorities, utility providers, the school district, the fire department, SCDOT, DHEC, and stormwater authorities. This review would be in lieu of the planning commission review that is currently administered to many developments within the City. The convergence of these authority and agency representatives will provide an opportunity for applicants of large development and subdivision proposals to obtain feedback and comment regarding their application. This meeting will also reduce administrative overlap and ultimately increase efficiency throughout all levels of the municipal approval process.

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Chapter 11. Implementation

Organization:

1.1: Introduction
1.2: Guiding Principles
1.3: Action Plan

Purpose:

To provide guidance for maintaining accountability, monitoring activities, creating appropriate development regulations and procedures, and involving the community in the implementation of this Comprehensive Plan.

Section 11.1 Introduction

Comprehensive Plans are turned into reality by concerted, consistent attention to implementation. This requires that the City administration, departments and present and future City Councils use the Comprehensive Plan as a key reference for all decisions and actions, consistent with the strategic initiatives and policies contained herein. If the City is to exert the necessary leadership in addressing problems and seizing opportunities, it must create the necessary internal organization, secure the necessary resources, and commit to "staying the course" in making such adjustments called for by the objectives, strategies, and actions incorporated in this document.

The individual elements of the Comprehensive Plan call for specific strategies and actions to brings about the positive change reflected in the various objectives throughout. The strategies and actions range from revised development standards and regulations to major capital investments to promote re-investment and desired forms and patterns of development.

While the Plan calls upon the City to pursue revenue enhancement and increased attention to the fiscal implications of development decisions, it is only prudent to establish a highly focused and realistic staged implementation program. The program sets priorities regarding the sequence in which the strategies and actions contained in the Plan are to be carried out. It is carefully designed to acknowledge the fiscal and staff limitations and to pair incentives and cost reduction policies with those having increased cost implications. The program also incorporates a process and protocol for ensuring the compliance of City actions and policies to the Comprehensive Plan, as well as for monitoring the implementation progress and incorporating plan revisions and updates.

Section 11.2
Guiding Principles

The following guiding principles summarize the ways the Comprehensive Plan will be used and implemented on a daily and on-going basis.

1. ***Zoning and related development standards and ordinances shall be revised to maintain consistency with the Comprehensive Plan.*** The various Comprehensive Plan elements identify both specific revisions to standards and ordinances (such as for stream buffers and parking regulations), as well as broader provisions to raise standards of quality and increase flexibility to adjust land use mixes and intensities. This principle **does not** suggest that, upon plan adoption, the zoning map, ordinance and its various zoning districts must undergo a wholesale revision. The ***Future Land Use Map*** is not intended to become or replace the zoning map. Rather, the Future Land Use Map conceptually depicts relatively broad categories of land use, as well as development policies.
2. ***Development applications shall be reviewed for consistency with the Comprehensive Plan.*** In many cases, particularly those involving rezoning, the Comprehensive Plan review process will add considerable additional flexibility in the development review process. This will be true particularly in areas designated for ***redevelopment***, ***infill***, or mixed use, where underlying zoning is more rigid or limited than that provided for in the Comprehensive Plan.
3. ***The Action Plan tables shall be used when preparing budgets, capital improvement plans, and strategic plans.*** Persistence and vigilance are required to ensure progress in the implementation of the Plan. City Council will set the course for administrative actions and priority funding over the next five to ten years using the Action Plan tables as guidance.
4. ***The City's Planning Division shall oversee the implementation of the Comprehensive Plan.*** Continuous monitoring and advocacy will be critical to the success of implementing the Comprehensive Plan. The City's Planning Division should issue a regular report, at least annually, summarizing the status of each strategy relative to noted implementation actions and timelines.

Section 11.3
Action Plan

The Action Plan on the following pages summarizes every action recommended in the Comprehensive Plan in table form. The Action Plan tables are intended to be used by City Council, Planning Commission and staff to prioritize future actions and to review progress. Timeframes, priorities and responsible parties are identified for each Action and are described in more detail as follows:

Objectives/strategies. Individual objectives and strategies as found in the preceding chapters are listed in numeric order in the Action Plan. The objectives and strategies are provided merely for reference and to demonstrate each Action's connection with the broader Comprehensive Plan.

Actions. The Action statements are the primary focal points of the Action Plan, as they relate directly to the responsibility, resource, timeframe and priority columns.

Responsibility. The responsible party designated to lead the implementation effort is listed in the "Responsibility" section of the Action Table. This does not infer that the designated entity will do all the work; it does infer that the designated entity will serve as the "Action" champion. Partnerships are noted when two or more entities are listed in the "Responsibility" column.

Time frame. "Time frames" provide the approximate length of time that may be necessary to implement the related Action. Again, these time frames are approximate; they should be viewed as guidelines to give City Council, staff and partners an idea of how long projects will take to complete.

Priority. One of three levels of priority is given under each entry under the "Priority" column. The City will vigorously pursue "high" priority tasks within one year from Plan adoption. "Medium" priority tasks will be pursued within two to three years from Plan adoption. "Low" priority activities will be pursued after the higher priority tasks are fully implemented and as resources become available.

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE P.1: Ensure accurate population figures.				
Strategy P.1.1 Participate in U.S. Census Bureau Programs such as the LUCA process.	Staff coordinate with Bureau	Planning Division	Ongoing	Medium
Strategy P.1.2 Identify annual increases in the number of households and the type of households within the City.	Staff monitor permits	Planning Division	Ongoing (annually)	Medium
Strategy P.1.3 Perform annual population estimations.	Staff to estimate current population	Planning Division	Ongoing (annually)	Medium
OBJECTIVE P.2: Prepare to meet the needs of an increasing population in target age groups.				
Strategy P.2.1 Employ adequate and qualified staff to maintain current levels of service.	See public facility strategies	N/A	N/A	N/A
Strategy P.2.2 Inform the school district of observed and anticipated major population increases of school-aged children.	Staff to distribute information to school district	Planning Division	Ongoing (annually)	Medium
Strategy P.2.3 Ensure adequate recreational services and facilities for the younger population.	See public facility strategies	N/A	N/A	N/A
Strategy P.2.4 Encourage development and industry recruitment for the purpose of job creation and job retention for young- and middle-aged adults.	See economic growth strategies	N/A	N/A	N/A
Strategy P.2.5 Address the needs of the aging population.	See land use strategies	N/A	N/A	N/A
OBJECTIVE P.3: Support the diversity of the population.				
Strategy P.3.1 Accommodate a range of housing and employment options.	See land use strategies			
Strategy P.3.2 Recognize and support heritage appreciate days, holidays, festivals, and other events.	Policy of City officials	N/A	N/A	N/A
OBJECTIVE NR.1: Promote sustainable development practices.				
Strategy NR.1.1 Concentrate high intensity development in areas with existing public facilities such as transportation, sewer, and water services.	See land use strategies	N/A	N/A	N/A
Strategy NR.1.2 Promote compact development patterns and encourage infill.	See land use strategies	N/A	N/A	N/A
Strategy NR.1.3 Reduce commuting times and encourage alternative modes of transportation, thereby improving local air quality.	See land use strategies	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE NR.2: Conserve the qualities of environmentally sensitive lands.				
Strategy NR.2.1 Encourage conservation design practices to environmentally sensitive lands.	See land use strategies	N/A	N/A	N/A
Strategy NR.2.2 Strengthen stream corridor protection to protect water quality, reduce erosion, and protect wildlife habitat.	Amend City's ordinances	Planning Division	6 months	High
Strategy NR.2.3 Protect water quality of streams and other water bodies through the adoption of a stormwater management ordinance.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months to one year	High
Strategy NR.2.4 Facilitate the use of central sewer and water instead of on-site septic systems and wells, which create greater potential for contamination of groundwater.	See public facility strategies	N/A	N/A	N/A
Strategy NR.2.5 Keep development away from potential natural hazards associated with steep slopes, floodplains, and wetlands.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy NR.2.6 Facilitate the creation of a community parks and open space plan.	See public facility strategies	N/A	N/A	N/A
OBJECTIVE NR.3: Promote energy conservation and efficiency.				
Strategy NR.3.1 Promote multi-modal transportation systems.	See transportation strategies	N/A	N/A	N/A
Strategy NR.3.2 Promote energy conservation in public buildings.	See public facility strategies	N/A	N/A	N/A
OBJECTIVE CR.1: Maintain records of the history of Simpsonville.				
Strategy CR.1.1 Coordinate the collection of oral and written history and local knowledge of Simpsonville.	Follow-up on earlier efforts by 2020 Committee.	Planning Division; 2020 Committee	Ongoing	High
Strategy CR.1.2 Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.	Staff shall maintain a database.	Planning Division	6 months; Ongoing	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE CR.2: Maintain and enhance cultural facilities.				
Strategy CR.2.1 Evaluate existing publicly-owned historic and cultural facilities to determine possible improvements to these structures that will make these structures habitable and extend the life and capabilities of these facilities.	Staff evaluate facilities; Consider for CIP	Public Works Dept.	6 months; CIP—years	Medium
Strategy CR.2.2 Assess the need for cultural facilities that may be demanded by a growing population.	Staff assess need for additional facilities	Planning Division; City Administrator; Recreation Dept.	6 months	Medium
OBJECTIVE CR.3: Protect the City's architectural heritage.				
Strategy CR.3.1 Protect family settlement areas or neighborhoods and other areas of cultural significance utilizing zoning techniques that protect the unique built character of these areas.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy CR.3.2 Consider possible incentives for adaptive reuse and rehabilitation of older buildings and properties that complement historic development patterns.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy CR.3.3 Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.	Staff to identify opportunities; Consider for CIP	Planning Division; Public Works Dept.	6 months; CIP—years	Low
OBJECTIVE CR.4: Promote historical awareness among Simpsonville citizens and visitors.				
Strategy CR.4.1 Erect monuments, interpretive signage, and other markers to clearly identify and honor Simpsonville's historic people, sites, and structures.	Staff to identify opportunities; Consider for CIP	Planning Division; 2020 Committee	CIP—years	Low
Strategy CR.4.2 Create brochures that describe each of Simpsonville's historic neighborhoods and historic buildings and place on display in the City's offices, website, and at community events.	Staff to create brochures	Planning Division	Less than 6 months	Low
Strategy CR.4.3 Develop self-guided print and MP3 walking tours and associated maps for download at the City's website.	Staff to develop self-guided tours	Planning Division; Recreation Dept.; Chamber of Commerce	6 months	Low
Strategy CR.4.4 Offer educational materials to local school districts that can be integrated with curricula at various grade levels.	Staff to provide materials	Planning Division; 2020 Committee	6 months to one year	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE CR.5: Support community events and festivals.				
Strategy CR.5.1 Support and encourage arts events such as gallery walks and displays or performances of local artists in public spaces.	Policy of City officials	N/A	N/A	N/A
Strategy CR.5.2 Partner with the Chamber of Commerce for the maintenance of a community calendar.	Staff to establish and maintain calendar	Admin. Dept.; Recreation Dept.; Chamber of Commerce	Less than 6 months	Medium
OBJECTIVE H.1: Promote neighborhoods.				
Strategy H.1.1 Achieve a balanced mix of land uses and reinforce a sense of place for new neighborhoods.	See land use strategies	N/A	N/A	N/A
Strategy H.1.2 In consultation with the school district, devise small area plans to strengthen the neighborhood-school link.	Amend City's ordinances; Develop small area plans	Planning Division; School District; Public Works Dept.	One year	Low
Strategy H.1.3 Update development regulations to improve street, bicycle, and pedestrian connectivity between new and developed neighborhoods and their attendant commercial centers, public spaces, and parks.	Amend City's ordinances	Planning Division	6 months	Medium
OBJECTIVE H.2: Conserve and enhance existing neighborhoods.				
Strategy H.2.1 Review building codes and ordinances to determine the extent to which maintenance issues are largely unaddressed by existing regulations.	Amend City's ordinances	Planning Division; City Inspectors; City Code Enforcement	6 months to one year	Low
Strategy H.2.2 Review enforcement policies and procedures to identify ways in which to improve regulatory enforcement of existing laws.	Staff to review policies and procedures	Planning Division; City Administrator; City Code Enforcement	Less than 6 months	Low
Strategy H.2.3 Rehabilitate recoverable housing and increase the aesthetic appearance of the community.	Staff to identify structures in need of repair	City Inspectors; City Code Enforcement	Ongoing	Low
Strategy H.2.4 Identify infill development sites and compatible redevelopment opportunities that would strengthen existing neighborhoods.	Staff to identify infill sites; Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy H.2.5 Encourage neighborhood identity initiatives.	Policy of City officials	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
Strategy H.2.6 Identify and prioritize infrastructure and public facility improvements.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy H.2.7 Create an idea book with strategies for modernizing and enhancing common older housing types found in Simpsonville in ways that are compatible with existing neighborhood character.	Staff to compile an idea book	Planning Division	6 months to one year	Low
OBJECTIVE H.3: Ensure a diverse housing supply.				
Strategy H.3.1 Promote a variety and diversity of housing types.	See land use strategies	N/A	N/A	N/A
Strategy H.3.2 Encourage variation in lot sizes within new developments.	See land use strategies	N/A	N/A	N/A
OBJECTIVE H.4: Encourage quality and affordable housing.				
Strategy H.4.1 Promote affordable housing through removal of regulatory barriers.	Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy H.4.2 Promote affordable housing	See land use strategies	N/A	N/A	N/A
Strategy H.4.3 Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units.	Policy of City officials	N/A	N/A	N/A
OBJECTIVE EG.1: Promote the retention and expansion of existing businesses.				
Strategy EG.1.1 Support the enhancement of existing businesses through infrastructure improvement initiatives, code enforcement and beautification programs.	See public facility strategies	N/A	N/A	N/A
Strategy EG.1.2 Provide incentives for the redevelopment and re-use of underutilized commercial centers.	See land use strategies	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE EG.2: Facilitate economic opportunities.				
Strategy EG.2.1 Provide incentives to support priority economic development projects.	Policy of City officials	N/A	N/A	N/A
Strategy EG.2.2 Delineate areas for future improvements in order to promote new businesses and industrial growth in areas best suited for new growth.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.3 Encourage mixed-use developments in proximity to residential neighborhoods to provide for business growth and to provide retail and personal services near local residents.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.4 Designate land with regional access for business uses that support growth of new and existing sectors of employment.	See land use strategies	N/A	N/A	N/A
Strategy EG.2.5 Encourage "home-grown" and community-based businesses and entrepreneurs.	Amend City's ordinances	Planning Division	6 months	High
Strategy EG.2.6 Provide assistance to individuals and businesses that approach the City on economic development matters.	Staff to compile materials	Planning Division	Less than 6 months	High
OBJECTIVE EG.3: Energize the downtown area.				
Strategy EG.3.1 Develop a Downtown Master Plan that provides detailed recommendations on how to maintain and build upon the successes of downtown.	Staff to lead the planning process.	Planning Division	6 months to one year	Medium
Strategy EG.3.2 Increase downtown housing and office density in order to support retail uses and create a 24-hour environment.	See land use strategies.	N/A	N/A	N/A

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE EG.4: Support tourism.				
Strategy EG.4.1 Continue to protect valuable historic, natural, and cultural resources through adequate land development regulations.	Amend City's ordinances	Planning Division	6 months to one year	Low
Strategy EG.4.2 Market the downtown as a tourist destination.	Staff to consider various methods	Planning Division; Chamber of Commerce	Ongoing	Low
Strategy EG.4.3 Develop new methods to educate and entertain visitors through a variety of tours, interpretive signage, and other creative means.	Staff to develop various methods; Consider for CIP	Planning Division; Recreation Dept.; Chamber of Commerce	6 months; CIP—years	Low
Strategy EG.4.4 Devise and implement guidelines for signage, urban art, and other visual media that will reinforce Simpsonville's cultural and historic image, the sights and sounds of downtown, and other tourism attractions.	Amend City's ordinances	Planning Division; Chamber of Commerce	6 months to one year	Low
OBJECTIVE PF.1: Provide effective staff and efficient public services.				
Strategy PF.1.1 Develop a long-range plan to address staffing levels of existing and potential new departments also considering the facility needs of City staff for the next ten to twenty years.	Staff to develop long-range plan; Consider for CIP	Admin. Dept.; Department Heads	6 months	Low
Strategy PF.1.2 Continue to support and provide quality public safety services to all businesses, residents, and visitors of Simpsonville.	Policy of City officials; Staff to consider various methods	Admin. Dept.; Department Heads	Ongoing	Medium
Strategy PF.1.3 Provide for adequate collection, processing, disposal of wastewater, solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents.	Policy of City officials; Staff to consider various methods	Public Works Dept.	Ongoing	Medium

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE PF.2: Establish community facilities as neighborhood centers.				
Strategy PF.2.1 Where feasible, integrate community facilities and civic uses such as schools and houses of worship into residential neighborhoods, thus contributing to quality of life and neighborhood vitality.	Policy of City officials; Amend City's ordinances	Planning Division	6 months	Low
Strategy PF.2.2 City-owned facilities will add to the community's sense of place through high-quality architectural design and site orientation.	Policy of City officials	N/A	N/A	N/A
Strategy PF.2.3 Locate and retain community facilities within the downtown area where appropriate and possible.	Policy of City officials	N/A	N/A	N/A
OBJECTIVE PF.3: Prioritize improvements and expansions of public facilities and infrastructure.				
Strategy PF.3.1 Complete a community parks and open space plan.	Staff to lead the planning process	Planning Division; Recreation Dept.	6 months to one year	Medium
Strategy PF.3.2 Support the enhancement of existing businesses through infrastructure improvement initiatives.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy PF.3.3 Delineate areas for future infrastructure improvements which promote new businesses and industrial growth in areas best suited for new growth.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy PF.3.4 Require that adequate public facilities and infrastructure be in place prior to, or concurrent with, additional development.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months to one year	Low
Strategy PF.3.5 Establish Simpsonville as a burgeoning "Wireless Community" by providing hotspots in appropriate places throughout the City.	Staff to identify projects; Consider for CIP	Admin. Dept; Planning Division	6 months; CIP—years	Low
Strategy PF.3.6 Promote energy conservation designs in new public buildings	Policy of City officials; Staff to identify projects; Consider for CIP	Public Works Dept.	6 months to 1 year; CIP—years	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE PF.4: Coordinate with local utility companies and school districts.				
Strategy PF.4.1 Share demographic information, estimates, projections, and permitted densities with local utility companies.	Staff to distribute information to utility companies	Planning Division	Ongoing (annually)	Medium
Strategy PF.4.2 Provide the school district with updated demographic information, estimates, and projections.	Staff to distribute information to school district	Planning Division	Ongoing (annually)	Medium
OBJECTIVE T.1: Provide a safe and efficient roadway system that meets adequate level of service requirements.				
Strategy T.1.1 Create and adopt a Thoroughfare and Collector Street Plan that reflects current and future needs for the roadway network.	Staff to lead planning process	Planning Division; GPATS; Public Works Dept.	6 months to one year	High
Strategy T.1.2 Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets.	Amend City's ordinances	Planning Division; Fire Dept.; Public Works Dept.	6 months	Medium
Strategy T.1.3 Require stub streets and connections to existing stubs in new subdivisions.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.1.4 Ensure adequate access into the downtown area for vehicles, pedestrians, and bicycles to support public activities and private business uses.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium
Strategy T.1.5 Review and prioritize the City's inventory of streets for paving and maintenance.	Policy of City officials; Staff to prioritize streets; Consider for CIP	Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy T.1.6 Invest in road improvements (widening and new roads) when necessary and appropriate to address safety or capacity deficiencies (both existing and future).	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium
Strategy T.1.7 Create better road networks in under-served and under-connected areas of the City, giving priority to connections that will stimulate economic development.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	6 months; CIP—years	Medium

Strategy	Action	Responsibility	Time frame	Priority
Strategy T.1.8 Consider more flexible, context-sensitive geometric design standards for roadway alignments and cross-sections, where appropriate.	Amend City's ordinances	Planning Division; Fire Dept.; Public Works Dept.	6 months to one year	Medium
Strategy T.1.9 Ensure intersections and major access points are well lit.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division	Less than 6 months	Low
OBJECTIVE T.2: Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.				
Strategy T.2.1 Identify and prioritize needed pedestrian connections within the community.	Staff to prioritize sidewalk projects; Consider for CIP	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.2.2 Require all new developments to accommodate pedestrians within their site.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy T.2.3 Consider the incorporation of pedestrian sidewalks and bicycle lanes into future roadway improvements where appropriate.	Policy of City officials	N/A	N/A	N/A
Strategy T.2.4 Encourage bicycle parking facilities at key destinations.	Amend City's ordinances; Staff to identify opportunities; Consider for CIP	Planning Division; Recreation Dept.; Public Works Dept.	6 months	Low
Strategy T.2.5 Promote bicycling as a form of transportation and recreation.	Staff to consider various methods	Planning Division; Recreation Dept.	Ongoing	Low
Strategy T.2.6 Require bicycle and pedestrian connectivity to adjacent roadways, between adjacent developments and neighborhoods, and between dead end streets.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium
Strategy T.2.7 Ensure that bicycle and pedestrian facilities are designed to connect schools, community services, and destinations.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months; CIP—years	Medium
Strategy T.2.8 Use signage, striping, and/or special paving to facilitate convenient and safe bicycle and pedestrian crossings at street intersections.	Policy of City officials; Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE T.3: Develop a multi-modal transportation system that promotes an integrated mass transit system.				
Strategy T.3.1 Ensure that any public transit services provided within the City of Simpsonville are at an acceptable economic cost to the City.	Policy of City officials	N/A	N/A	N/A
Strategy T.3.2 Promote transit use by encouraging appropriate densities at potential transit locations.	See land use strategies	N/A	N/A	N/A
OBJECTIVE T.4: Develop a comprehensive parking strategy.				
Strategy T.4.1 Conduct a full review of current parking standards.	Amend City's ordinances	Planning Division	6 months	High
Strategy T.4.2 Ensure that parking standards are not an impediment to infill development.	Amend City's ordinances	Planning Division	6 months	High
Strategy T.4.3 Where possible, join adjacent parking lots and record cross-access easements to provide vehicular links to abutting properties; facilitate share parking.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy T.4.4 To the maximum extent practical, locate parking lots behind buildings, in the interior of a block, or create buffers to ensure that parking lots do not dominate the street frontage.	Amend City's ordinances	Planning Division	6 months	Low
Strategy T.4.5 Encourage landscaping islands in the design of parking lots.	Amend City's ordinances	Planning Division	6 months	Low
Strategy T.4.6 Acquire land for downtown parking.	Staff to identify opportunities; Consider for CIP	Planning Division	6 months to 1 year; CIP—years	Low
OBJECTIVE T.5: Enhance key gateways to the community.				
Strategy T.5.1 Identify and enhance key entrances within the City.	Staff to identify key entrances	Planning Division	Less than 6 months	Low
Strategy T.5.2 Incorporate aesthetic improvements such as landscaped medians and street trees along roadways at key gateways.	Staff to identify projects; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Low

Strategy	Action	Responsibility	Time frame	Priority
OBJECTIVE LU.1: Enhance the small town character.				
Strategy LU.1.1 Create regulations that yield commercial and office structures that reflect the local vernacular.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.1.2 Create regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.1.3 Create regulations that allow for and encourage compatible scale among residential developments.	Amend City's ordinances	Planning Division	6 months	Low
OBJECTIVE LU.2: Prioritize infill locations and redevelopment opportunities.				
Strategy LU.2.1 Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy LU.2.2 Elevate the priority of needed maintenance projects such as street and sidewalk repaving and sewer line replacements, as well as minor enhancements such as new sidewalks and street trees, in areas surrounding infill development opportunities.	Staff to identify opportunities; Consider for CIP	Planning Division; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy LU.2.3 Identify structures and sites for redevelopment, intensification or reuse and prepare a marketing program for targeted structures and/or sites for infill, redevelopment and land intensification.	Staff to identify sites and structures	Planning Division; Chamber of Commerce	6 months to 1 year	High
OBJECTIVE LU.3: Foster strong neighborhood qualities.				
Strategy LU.3.1 Permit small-scale neighborhood commercial services as part of residential planned developments.	Amend City's ordinances	Planning Division	6 months	Medium
Strategy LU.3.2 Adopt regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate.	Amend City's ordinances	Planning Division; Public Works Dept.	6 months	Medium

Strategy	Action	Responsibility	Time frame	Priority
Strategy LU.3.3 Adopt regulations that allow for or require a mix of housing types within new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.	Amend City's ordinances	Planning Division	6 months to one year	Medium
Strategy LU.3.4 Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths.	Amend City's ordinances; Staff to identify projects; Consider for CIP	Planning Division; Recreation Dept.; Public Works Dept.	6 months to 1 year; CIP—years	Medium
Strategy LU.3.5 Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods.	Amend City's ordinances	Planning Division	6 months	Low
OBJECTIVE LU.4: Promote mixed-use development.				
Strategy LU.4.1 Create zoning and land development regulations that allow for mixed-use developments.	Amend City's ordinances	Planning Division	One year	High
Strategy LU.4.2 Create design standards that orient commercial buildings in a way that helps to define the streetscape.	Amend City's ordinances	Planning Division	6 months	Low
Strategy LU.4.3 Provide density and intensity bonuses to planned developments that further the strategies of the Comprehensive Plan.	Amend City's ordinances	Planning Division	6 months to one year	High
OBJECTIVE LU.5: Administer efficient and orderly land use development services.				
Strategy LU.5.1 Improve the clarity and efficiency of the development review process and streamline the development review process for projects that incorporate high-quality environmental and neighborhood standards.	Amend City's ordinances	Planning Division	6 months to one year	High
Strategy LU.5.2 Promote fiscal responsibility for the City with the expansion of infrastructure and services.	Policy of City officials; Staff to consider various methods	Planning Division	Ongoing	Medium
Strategy LU.5.3 Promote orderly annexation.	Policy of City officials	N/A	N/A	N/A
Strategy LU.5.4 Maintain and update an existing land use inventory.	Staff to maintain existing land use inventory	Planning Division	Ongoing	Medium

Chapter 12. Glossary

Purpose:

To establish a definition of technical terms and abbreviations used in this Comprehensive Plan. These definitions are provided to clarify terms used in the Comprehensive Plan and not to establish or limit regulatory authority of the City.

Activity center: An area with high population and concentrated activities which generate a large number of trips (e.g., shopping centers, businesses or industrial parks, recreational facilities).

Adaptive reuse: Adapting old buildings and structures for new uses while retaining their historic features.

Aesthetic: A pleasing or tasteful appearance.

Affordable housing: Per state law, housing in which the cost does not constitute more than 28 percent of the annual household income for a household earning no more than 80 percent of the area's median income.

Annexation: Action by a city to enlarge its geographic boundaries by legally taking in surrounding or adjoining territory.

Architectural heritage: Structures and buildings together with their settings and attendant grounds, fixtures and fittings, which are of architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

Brownfield: Abandoned or underused industrial or commercial facilities available for re-use. Expansion or redevelopment of such a facility may be complicated by real or perceived environmental contaminations.

Capital improvement plan (CIP): A community's plan that matches the costs of future projects such as sewers, roads, and schools to anticipated revenues. It is a governmental timetable for constructing the permanent improvements and includes timing of the projects, their costs, and the methods for financing.

Cluster development: A development pattern for residential or nonresidential uses in which buildings are built relatively close together on relatively small lots, in exchange for the retention of surrounding open space.

Commercial strip: Form of commercial land use in which each establishment is afforded direct access to a major thoroughfare.

Compact development: A development pattern in which the space needs of a population are satisfied with less land area.

Comprehensive plan: A document or series of documents for guiding the future development of a county or city, or a part of one, and is based upon the stated long-term goals and objectives of a community.

Connectivity: The ease of travel between two points. The degree to which streets, sidewalks, or other areas are interconnected and easily accessible to one another.

Conservation subdivision: The subdivision of land on a reduced-density basis that results in the protection of land of conservation value (i.e. natural or historical resources).

Cross-access easement: The right of motorists and pedestrians to access a property through adjoining land owned by another owner.

Cultural facility: A publicly-owned or operated building or structure which shall be used primarily for the programming, production, presentation, exhibition or any combination of the above functions of any of the cultural disciplines such as music, dance, theatre, creative writing, literature, painting, sculpture, folk arts, photography, crafts, public media, and historical and science museums.

Demographic: A statistic characterizing human populations (or segments of human populations broken down by age, race, gender, etc.).

Density: See "residential density."

Density bonus: The granting of additional density beyond that which is normally permitted.

Detention basin: A structure that captures stormwater and releases it slowly to allow more water to soak into the ground, or to control downstream runoff. Sometimes confused with a "retention basin" that stores the water rather than slowly releasing it.

Ecosystem: The diversity of plant and animal species in a geographic area and how they interact.

Energy conservation: The practice of decreasing the quantity of energy used. It may be achieved through efficient energy use, in which case energy use is decreased while achieving a similar outcome, or by reduced consumption of energy services.

Environmentally sensitive lands: A place that is vulnerable to a negative environmental impact, such as a flood plain or a wetland.

Erosion: The wearing away of a surface by some external force; usually the wearing away of the earth's surface by flowing water.

Estimation: A measure of a present or past condition that cannot be measured directly because of lack of time and other resources.

Flood zone: A geographical area officially designated by the federal government according to varying levels of flood risk.

Floodplain: A strip of land adjacent to a river or channel which has a history of being inundated by flood waters.

Forecast: A best guess about the most likely future.

Future land use map: The graphical representation of recommendations for future growth patterns in an area. It depicts where different categories of development should occur by color.

Grade: The height of the ground on which something stands.

Green infrastructure: An interconnected network of waterways, wetlands, woodlands, wildlife habitats and other natural areas.

Greenway: Linear open space that may serve a variety of environmental and recreational functions along rivers, lakes, and roads.

Groundwater: Water that exists beneath the earth's surface in soil pore spaces, underground streams and aquifers.

Home occupation: A use customarily carried on in a business establishment that is permitted to be carried on in a residence. Said use is incidental to the primary residential purpose, thus the residential character of the property is not changed.

Hotspot: A physical location that offers internet access over a wireless network through the use of a shared internet connection.

Impervious surface coverage: The amount of land area covered by a surface treatment such as asphalt, concrete, brick and stone that hinders the ability of the underlying soils to percolate water.

Infill development: New development occurring on vacant or underutilized parcels located within areas that are otherwise developed and served by existing infrastructure.

Infrastructure: Physical structures that form the foundation for development. Infrastructure includes: wastewater and water works, electric power, communications, transit and transportation facilities, and oil and gas pipelines and associated facilities.

Interpretive signage: Signage erected to provide information to the public on the environmental, historic, cultural or other values of an area.

Level of service: A measure of effectiveness by which traffic engineers determine the quality of service on elements of transportation infrastructure.

Lift station: A point in the sewer system where the wastewater needs to be pumped (lifted) to a higher elevation so that gravity can be used to bring the wastewater to the treatment plant.

Live-work unit: A single unit consisting of both a commercial/office and residential component that is resided by the same occupant.

Low-impact development: The practice of using techniques in building and construction that minimize the effect that development will have on the quality of the surrounding environment.

Mass transit: A large-scale transportation system in which passengers do not travel in their own vehicles.

Mixed-use development: Several different, but compatible and interdependent land uses located on the same or adjacent lots to mutual benefit.

Mixed use zoning: The allowance of two or more land uses in a single development or zone, such as residential and commercial uses.

Multi-modal transportation system: The availability of multiple transportation options, especially within a system or corridor.

Natural hazard: A naturally occurring threat to property and life, such as floods, earthquakes, wildfires, tornadoes, and landslides.

Neighborhood: A localized community within a larger city, town or suburb. Neighborhoods are often social communities with considerable face-to-face interaction among members.

Open space: A vegetative pervious surface at ground level that is unobstructed from ground level to the sky and is not occupied by any building coverage or impervious surface.

Planning commission: A group of citizens appointed to research, analyze and make recommendations on land development policies.

Population shift: A change in the relative numbers of the different groups of individuals making up a population.

Population trend: The changes in demographics over time.

Projection: A conditional ("what-if") statement about the future, describing what the future is likely to be if a given set of assumptions proves to be true.

Public realm: Publicly-owned streets, sidewalks, rights-of-way, parks and other publicly-accessible open spaces, and civic buildings and facilities.

Public transportation: Passenger transportation services which are available for use by the general public, as opposed to modes for private use such as automobiles or vehicles for hire.

Redevelopment: Any new construction on a site that has pre-existing uses on it; the process of developing land which has previously been developed.

Residential density: The number of dwelling units in a given area of land.

Retention basin: A structure that captures stormwater and stores it until it soaks into the ground or evaporates. Sometimes confused with a "detention basin" that slowly releases water than holding it.

Right-of-way: The designated area that lies between private property lines on the side that parallels the street; any sidewalk, planting strip, alley, street, or pathway, improved or unimproved, that is dedicated to public use.

Riparian zone: The land area along either side of a waterway, often habitat for various forms of vegetation that have adapted to wet soils.

Sedimentation: The process that deposits soils, debris and other materials either on the ground surfaces or in bodies of water or waterways.

Seepage pit: A covered porous walled pit through which treated effluent may seep into surrounding porous soil.

Septic system or septic tank system: An on-site system designed to treat and dispose of domestic sewage. A typical septic system consists of a tank that receives waste from a residence or business and a system of tile lines or a pit for disposal of the liquid effluent (sludge) that remains after decomposition of the solids by bacteria in the tank and must be pumped out periodically.

Sprawl or sprawled pattern: Low-density urban development rapidly spreading across rural areas. It may seem unplanned but is actually the result of complex interactions among government regulations and private initiatives.

Stakeholder: Any group or individual who can affect or is affected by the achievement of the City's planning objectives and strategies.

Steep slope: Usually land having a slope of 15 percent or more.

Steering committee: A group of citizens and stakeholders appointed to provide feedback to staff as the comprehensive plan is developed.

Stormwater management: The mechanism for controlling stormwater runoff for the purposes of mitigating the adverse effects of changes in land use on the aquatic environment and reducing downstream erosion, water quality degradation, and flooding

Streetscape: The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc., that combine to form the street's character.

Stub street: A short dead-end street which is a portion of a street which has not been completed in its entirety. Stub street typically extend to a property line to permit connection of streets in adjoining subdivisions.

Swale: A shallow troughlike depression that's created to carry water during rainstorms; a drainage ditch.

Subdivision: The process and the result of laying out a parcel of undivided land into lots, blocks, streets, and public areas.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Topography: The form and structure of the surface of land.

Traffic calming: A set of strategies used by urban planners and traffic engineers which aim to slow down or reduce traffic, thereby improving environmental and safety conditions.

Trail: A path or road used for walking, cycling, or other activities.

Walkability: A measure of how friendly an area is to walking.

Wayfinding: Enabling a person to find his or her way to a given destination thru the use of effective signage.

Wetland: An area of land that has a certain plant community, standing water of 18 inches or more at least one week during the growing season, and hydric soils and a high water table of less than half a foot for at least one week of the growing season. Includes bogs, swamps, and ponds.

Windshield survey: A visual assessment of conditions based on a set of predetermined criteria.

Zoning: The process by which a county or municipality legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction.