


Simpsonville
SOUTH CAROLINA



2040 Comprehensive Plan

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Acknowledgements

Special thanks to the citizens of Simpsonville for their dedicated participation in the Comprehensive Plan Process.

Mayor

Paul Shewmaker

City Council

Jenn Hulehan, Mayor Pro Tem

Matthew Gooch

Stephanie Kelley

Sherry Roche

Ken Cummings

Lou Hutchings

City Administrator

Dianna Gracely

Simpsonville Planning Commission

Ed Brashier, Chairman

Thomas Mogle II, Vice Chairman

Dave Knapp

Desiree Grimaldi

Allen Gillespie

Rachel Glanton

Rick Hammett

City Planning Staff

Jason Knudsen, Planning & Economic Development Director

Jon Derby, Planner

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Chapter 1

Introduction

We are Simpsonville

In the 1830's Peter Simpson settled here as a blacksmith at the intersection of the Old Stage Road and a well traveled Cherokee trail. He was soon followed by settlers who built a store and a post office with a simple name: Plain. Our town grew slowly until after the Civil War when freed slaves built a church and gins processed cotton from surrounding farms. By 1886 Plain was renamed Simpsonville and as the town surpassed four hundred residents in 1907, local leaders petitioned the Woodside brothers to build a cotton mill that would place Simpsonville firmly in the throes of an industrializing upcountry. Peter Simpson's foundry would become the forge of a dynamic city.

From our earliest days, family has been the cornerstone of this place. We built schools to educate our children, centers for recreation, and fields to play ball that remain in place to this day. Our schools and parks are places where the bonds of community are formed. Here, families with deep roots stand side by side with those who have discovered that this place offers the very best of our growing region: the charm of a small town, abundant choices for living, national businesses, and locally owned shops and restaurants. We are building trails to connect our neighborhoods and spaces for people to gather.

We are the stage of the upstate. Performers come here from around the world to share their art with the people of our region. Music wafts from venues in the heart of downtown and the sounds echo the spirit of a place that has the vision to dream big and the wisdom to understand that we value life in a true

community. We are a place where the tempo of a vibrant region intersects with the rhythm of a small town.

We are a child eating an ice cream cone, a friendly wave from a neighbor, a warm embrace among friends, a patriotic memorial to our veterans, a historic mill converted to lofts, a clock tower standing sentinel, and a city with confidence in its future. Our credo is simple: celebrate our past, embrace change that is sure to come, and curate the right balance for our hometown.

We are Simpsonville, South Carolina
Simply Historic, Simply Connected, Simply Home



What Is a Comprehensive Plan?

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.

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.

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.

Comprehensive Plan Process

The City completed this Comprehensive Plan over a period of one year. 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.

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.

Guide to the Comprehensive Plan

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 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.

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.

Elements

The remaining chapters are 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

Objectives:

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

Introduction

People create the need for planning functions, and they experience the effects of those efforts. Demographic characteristics and population trends help to understand a community and its needs. 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.

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.

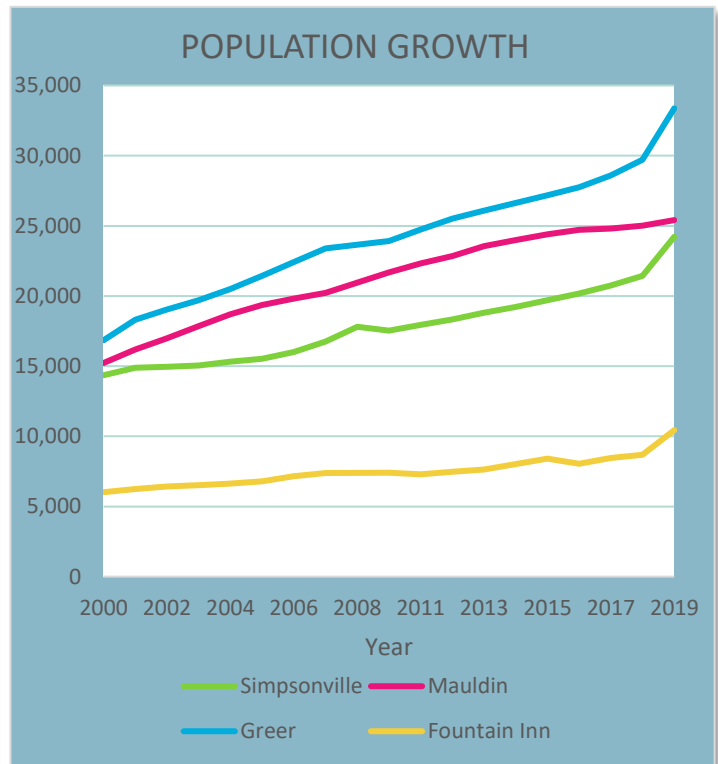
In addition to size, composition, and location dimensions, it is important to study past, present, and future conditions. A study of the past can determine trends and model the dynamics of population change. That information is necessary to understand where the community has been, where it is at present,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

Data on the present are necessary 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.

Population Growth

The following chart compares the population growth of Simpsonville since 2000 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 2000.
- Between 2000 and 2019, the rate of population growth of Simpsonville is still below that of Mauldin and Greer. However, it appears that since 2018 the rate of population growth of Simpsonville is greater than Mauldin.
- Since 2000, Mauldin's population growth has slowly started to level off.

In the preceding chart, the population figures for 2000 and 2010 are based off the decennial census. All other numbers are based on estimates from the U.S. Census Bureau. The population figures derived from the upcoming 2020 census count may provide some more reliable figures for the purpose of comparing population growth since the year 2010.

Based on recent trends and future constraints, the City projects that its population by the year 2040 will be approximately 36,863 people.

Demographic Diversity

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

Age

Age is important in understanding service needs: differences in the needs of children, parents, and elderly people differ.

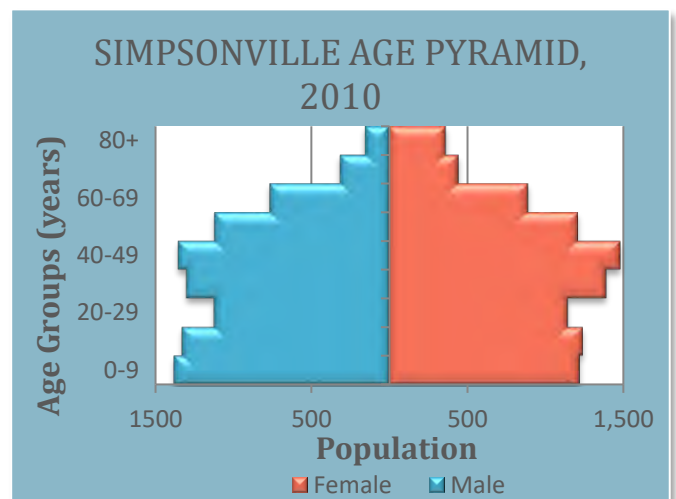
The charts that follow illustrate some of the trends of age composition within Simpsonville. These charts depict the following:

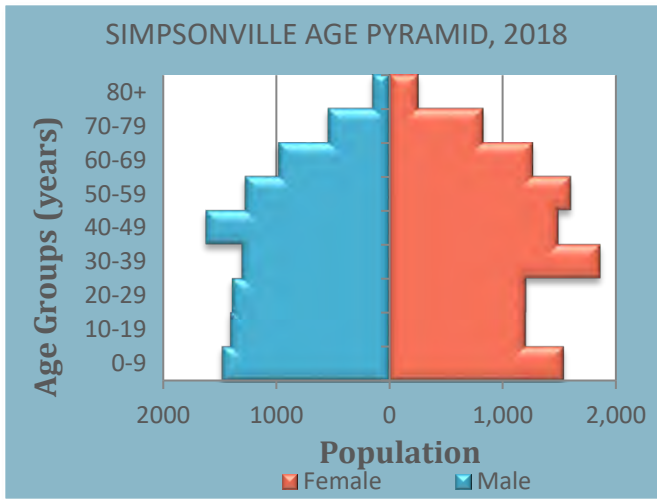
- The age composition of the City of Simpsonville according to the census taken in the year 2010.
- The age composition of the City of Simpsonville according to the census projections for the year 2018.
- The age composition of Greenville County according to the census projections for the year 2018.

When comparing the age composition of Simpsonville between 2010 and 2018, some trends are evident:

- The City experienced an increase in population within all age groups except for those over the age of 80 years. This could signal a lack of senior living options. It could also signal a lack of services and/or facilities which attract those age groups. These could include assisted living facilities, and/or medical care facilities.
- The greatest population growth occurred for persons in their 70's. The population of this age group increased by 72%. This could show an increase in desirable housing options and independent living facilities

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.



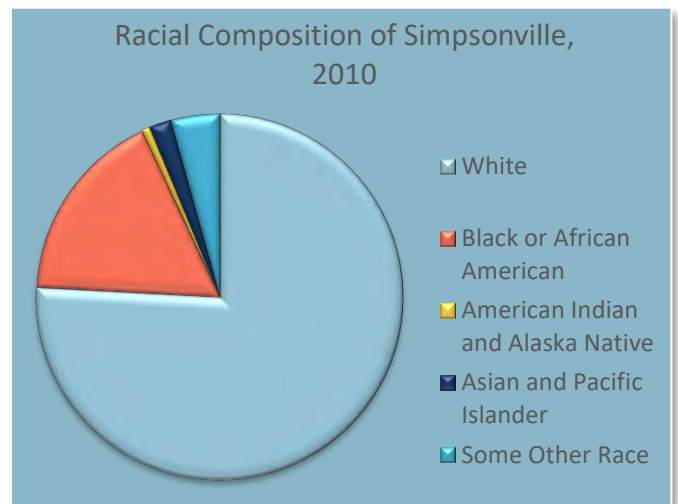
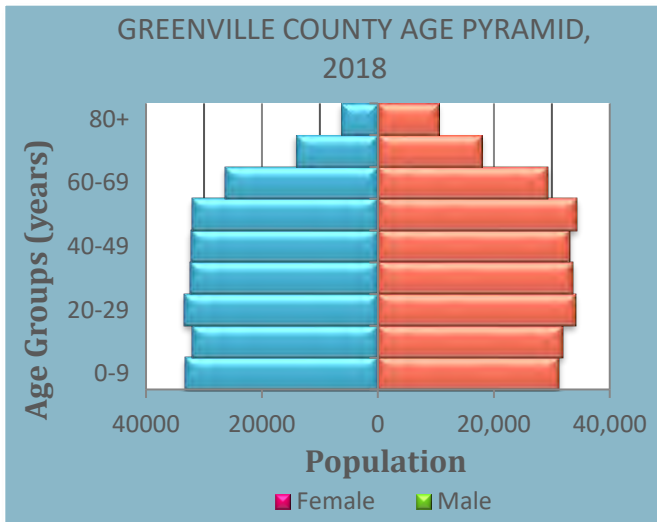


Race & Ethnic Composition

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.

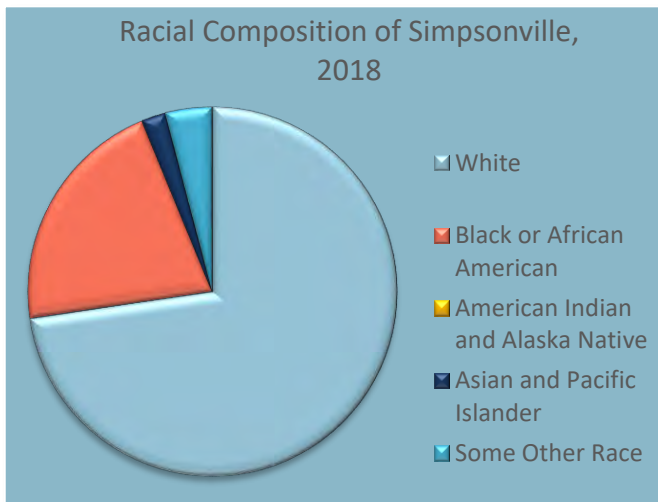
The charts that follow illustrate some of the trends of racial and ethnic composition within Simpsonville. These charts depict the following:

- The racial composition of the City of Simpsonville according to the census taken in the year 2010.
- The racial composition of the City of Simpsonville according to the census projections for the year 2018.
- The racial composition of Greenville County according to the census projections for the year 2018.



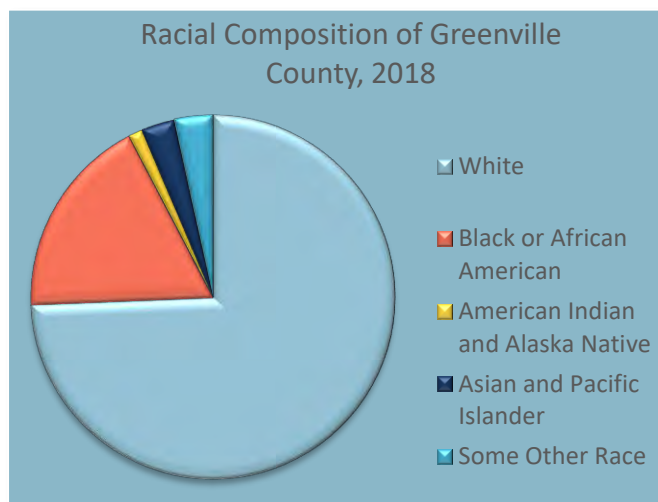
Some observations include:

- Simpsonville has a greater number of males age 40-49 and females age 30-39 than any other age group.
- Simpsonville’s has less persons aged 80+ years than any other category.
- Since 2010 Simpsonville most of the age categories have evened up showing a greater age diversity.



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 Greenville County than in Simpsonville. It appears that the population of Simpsonville is becoming more racially diverse than Greenville County.
- “Black or African American” persons comprise a larger 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.

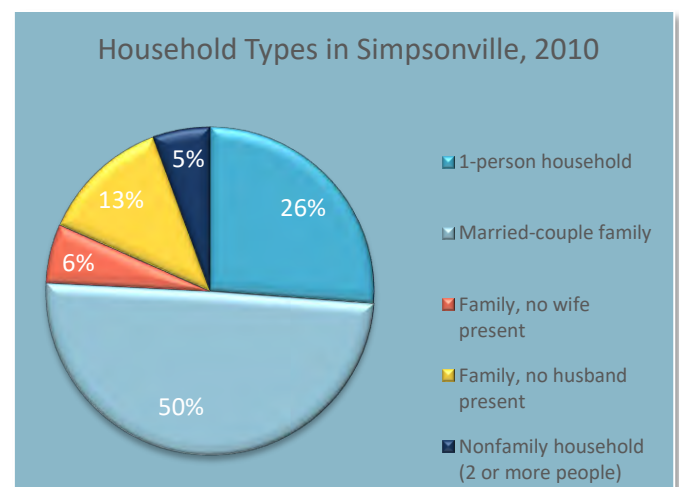


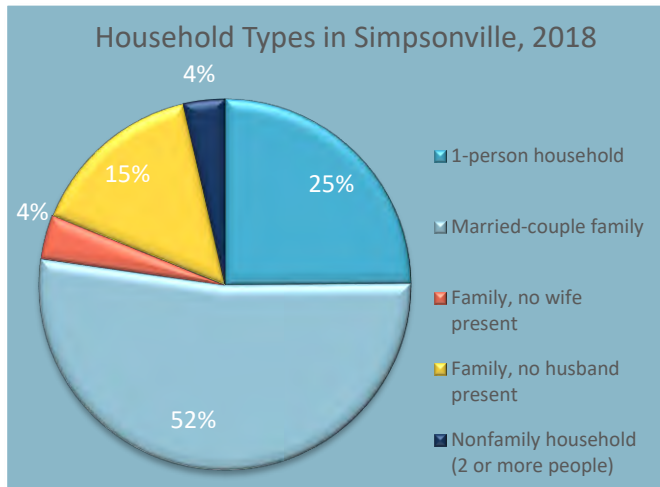
Household Type

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.

When comparing the racial composition of Simpsonville between 2010 and 2018, the following trends are evident:

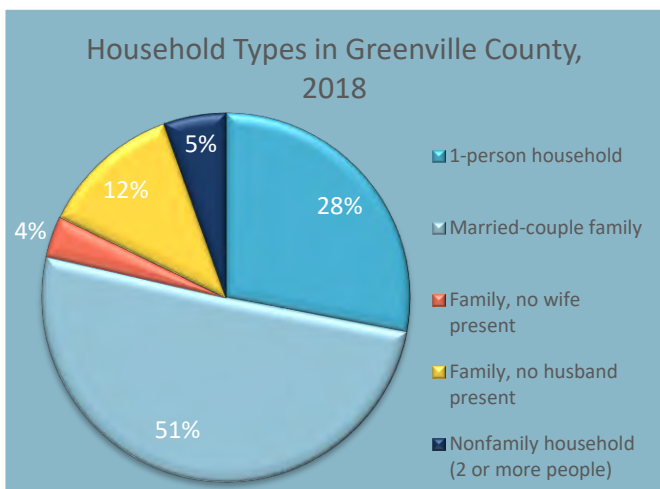
- “White” persons decreased as a percentage of the total population of Simpsonville. It appears that the population of Simpsonville was more racially diverse in 2018 when compared to 2010.
- The percentage of “Black or African American” persons increased from 17 percent of the total population in 2010 to 21 percent in 2018.





When comparing the composition of household types in Simpsonville between 2010 and 2018, the following trends are evident:

- The percentage of households consisting of married-couple families and families with no wife present increased in Simpsonville from 2010 to 2018.
- There was a decrease of the remaining household types in Simpsonville between 2010 and 2018.
- In 2018, Simpsonville had a higher percentage of married-couple and families with no husband present than Greenville County.



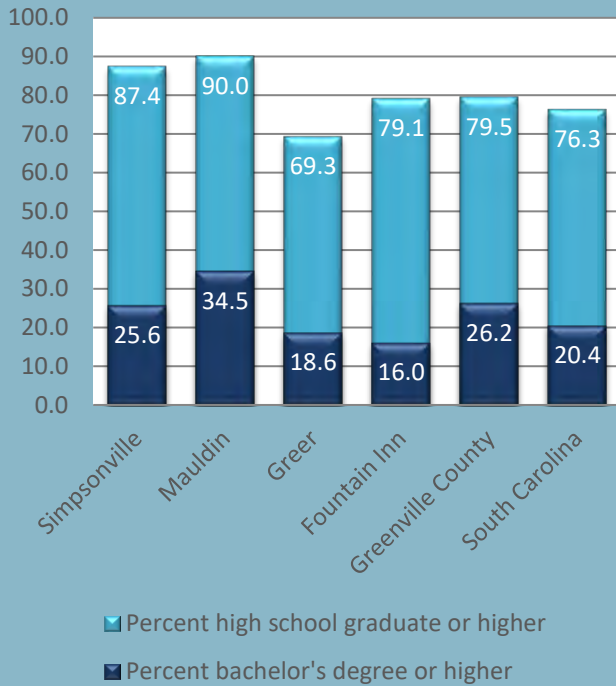
Education Attainment

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 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 2010.
- The composition of household types in the City of Simpsonville according to census projections for the year 2018.
- The composition of household types in Greenville County according to census projections for the year 2018.

Educational Attainment in 2000

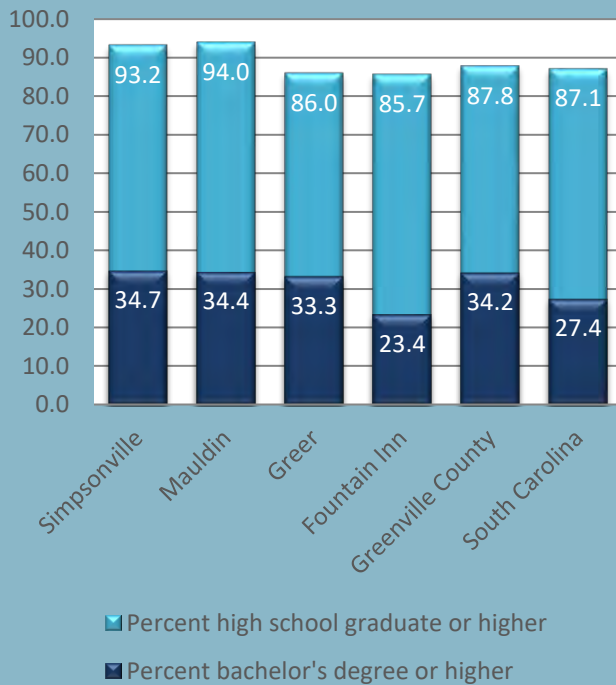


The preceding charts compare the level of educational attainment of adults in Simpsonville according to the census in 2000 and census projections for the year 2018 with that of the State of South Carolina, Greenville County, and some surrounding municipalities.

Some observations of these comparisons include:

- Except for Mauldin (94%), The percentage of adults in Simpsonville that are a high school graduate or higher (93.2%) is above the average of all those compared.
- The percentage of adults in Simpsonville that have earned a bachelor’s degree or higher (34.7%) is above the average of all those compared.
- Since 2000, Simpsonville has moved from the third highest percentage with a bachelor’s degree or higher to the highest in the comparison.

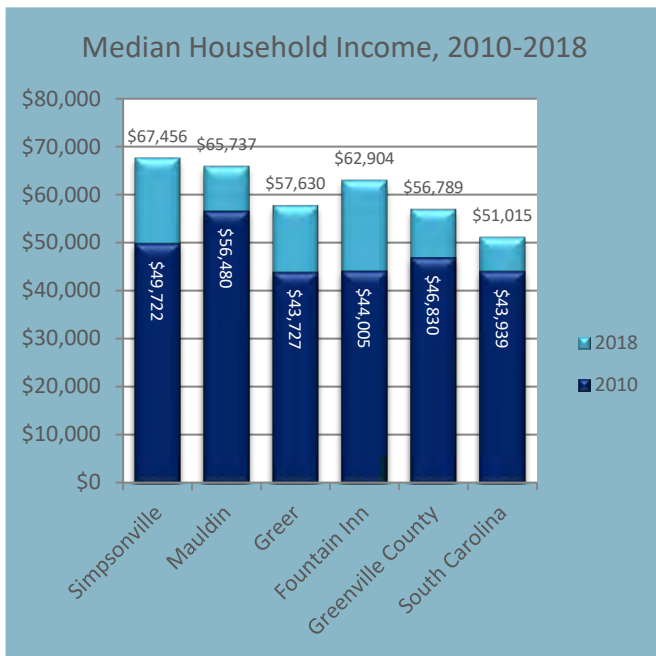
Educational Attainment in 2018



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 2010 and 2018 with that of the State of South Carolina, Greenville County, and some surrounding municipalities.



Some observations of these comparisons include:

- Between 2010 and 2018, the median household income in Simpsonville grew to be the highest in the comparison area.
- The median household income in Simpsonville is considerably greater than that of Greer, Greenville County, and the State.
- Simpsonville (36%) saw the second highest median household increase next to Fountain Inn (43%).

Population Objectives

Outlined below are objectives associated with the population of Simpsonville.

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

- **Objective P.3:** Understand, support, and include the diversity of the population.

Objective P.1

Maintain accurate population figures.

By maintaining 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.

Strategy P.1.1

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

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 Department 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. Deadlines associated with this strategy are 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 Department 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 Department 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 population size shall be estimated on an annual basis.

Objective P.2

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

Providing programs and amenities for targeted age groups helps to maintain and attract those 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 Department 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.

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.

Objective P.3

Understand, support, and include the diversity of the population.

Cultural diversity is important to a healthy 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 necessitate an ongoing process.

Strategy P.3.3

Engage citizens of diverse economic, social, and ethnic backgrounds in the community planning process.

Action: The City's Planning Department shall actively identify new approaches to engage citizens of diverse economic, social, and ethnic backgrounds in the community planning process.

Time frame: This strategy will necessitate an ongoing process.

Strategy P.3.4

Adopt public policies that expand housing and transportation choice, increase affordability, and reduce income segregation within Simpsonville.

Action: It shall be the policy of City officials to support the implementation of this strategy. This may entail partnering with outside agencies.

Time frame: This strategy will necessitate an ongoing process.

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 Department | 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 Department | Ongoing (annually) | Medium |
| Strategy P.1.3 Perform annual population estimations. | Staff to estimate current population | Planning Department | 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 Department | 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 | N/A | N/A | N/A |
| Strategy P.3.2 Recognize and support heritage appreciate days, holidays, festivals, and other events. | Policy of City officials | City officials | Ongoing | Low |
| Strategy P.3.3 Engage citizens of diverse economic, social, and ethnic backgrounds in the community planning process. | Staff research and implementation | Planning Department | Ongoing | High |
| Strategy P.3.4 Adopt public policies that expand housing and transportation choice, increase affordability, and reduce income segregation within Simpsonville. | Policy of City officials | City Officials | Ongoing | High |

Chapter 3

Economic Growth

Objectives:

- Diversify the economy and expand economic opportunity.
- Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability.
- Support and encourage redevelopment and reinvestment in the downtown area.
- Support tourism.
- Strengthen planning and communication with infrastructure providers.

Introduction

The recent growth within Simpsonville is attributed to many things. Residents pay low taxes, have access to quality amenities, find what they need without leaving the city and are located close to major employment sectors. Businesses are attracted by a simplified permitting process, large pool of residents and a healthy economy. It is projected that this growth will continue as more people and employers move to the region.

The challenge of this growth is to maintain a healthy economy without bringing excess that overwhelms infrastructure and public services, damages the environment, and leads to the erosion to quality of life.

Careful city planning, good working relationships with infrastructure providers, and the improvement to the quality of local development can help avert such problems as congestion, inadequate infrastructure, and property abandonment. Well managed growth generates increase in the tax base to help further the improvements needed to support growth.

Existing Conditions and Issues

Simpsonville's established retail/commercial corridors are in the Fairview Road and downtown areas. As the city grows, new corridors are forming in the West Georgia Road and Harrison Bridge Road areas. Manufacturing/industrial businesses continue to remain on the outskirts.

A recent retail leakage analysis shows Simpsonville capturing around \$1 billion in sales while leaking an equal amount to surrounding markets.

The historic downtown of Simpsonville is experiencing investment and redevelopment. Historic properties are being rehabilitated and transformed into hubs of commercial and office uses. This transformation is increasing evening activity and the provision of places to gather.

As growth continues, the community expresses concern regarding increased traffic counts, loss of surrounding undeveloped land and impacts on quality of life.

Economic Growth Objectives

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

- **Objective EG.1:** *Diversify the economy and expand economic opportunity.*
- **Objective EG.2:** *Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability.*
- **Objective EG.3:** Support and encourage redevelopment and reinvestment in the downtown area.
- **Objective EG.4:** *Support tourism.*
- **Objective EG.5:** *Strengthen planning and communication with infrastructure providers.*

Objective EG.1

Diversify the economy and expand economic opportunity.

A healthy economy includes diversity of businesses. Each business sector has unique desires, impacts and requirements. Planning efforts must be careful to support these to promote and maintain healthy economic growth.

Strategy EG.1.1

Support small businesses and light industry by reducing regulatory barriers, encouraging shared spaces and innovative work environments, and facilitating the provision of services at all stages of their growth and development.

Action: Evaluate and modify local ordinances.

Time frame: <5 years with annual review

Strategy EG.1.2

Promote the retention and expansion of existing businesses.

Action: Create initiatives that market the city and its businesses. Work with the GCRA to expand grant programs available to local businesses.

Time frame: This strategy will be an ongoing process.

Strategy EG.1.3

Develop public facility strategies which support 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.1.4

Provide incentives to support priority economic development projects.

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 Department shall be responsible for considering and proposing various means to further this strategy. If necessary, the City’s Planning Department 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.1.5

Encourage “home-grown” and community-based businesses and entrepreneurs.

Action: The City’s Planning Department 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 Department 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: Due the fluctuating markets and trends, this shall be an ongoing task.

Strategy EG.1.6

Through the Planning Director, aid individuals and businesses that approach the City on economic development matters.

Action: The City’s Planning Director shall be responsible for compiling materials and aiding with economic development matters. These efforts may entail:

- Annually compile a map and inventory of current development;
- 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);
- Develop and maintain an inventory of available economic development sites, ranging from infill opportunities to sites suitable for corporate/research park development;
- Maintain and create guides for various permitting processes.

Time frame: This strategy will be an ongoing process.

Objective EG.2

Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability.

Strategy EG.2.1

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.2.2

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.2.3

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.

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.2.4

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

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.

Objective EG.3

Support and encourage redevelopment and investment in the downtown area.

Once the center of the city and its commerce, downtowns can struggle to remain viable as larger national brands create new epicenters for shopping and entertainment.

Fortunately, 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. This creates opportunity for reinvestment.

Strategy EG.3.1

Utilize the Downtown Master Plans recommendations on how to maintain and build upon the successes of downtown.

Discussion: The Downtown Master Plan was created in 2020 and will be adopted in 2021.

Action: City officials and the Planning Department shall be responsible for the implementation of the plan.

Time frame: Initial investment should be made within two years from plan adoption. Continuing investment shall be ongoing.

Strategy EG.3.2

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

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 identifies specific sites for housing and office development.

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

Strategy EG.3.3

Review and revise the City's current ordinances to support the Downtown Master Plan.

Action: The Planning Department shall maintain the City's ordinances to support the initiatives and design elements of the Downtown Master Plan.

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 from the time the Downtown Master Plan is adopted.

Objective EG.4

Support tourism.

Simpsonville offers "something for everyone" in the realm of leisure time. These types of opportunities 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 offerings.

By extending the potential market of tourists who know about Simpsonville, the City could see more visitors from not only from the region, but also other parts of the State of South Carolina, and the rest of the country. Given the right exposure and marketing, this portion of the local economy could expand greatly, resulting in further diversification.

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 Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances.

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.

Strategy EG.4.2

Market the downtown and city parks as tourist destinations.

Action: In coordination with the Simpsonville Chamber of Commerce, the City's Community Relations Specialist shall be responsible for strategizing various methods by which the downtown and city parks can be marketed as tourist destinations.

Time frame: This strategy will be an ongoing process.

Strategy EG.4.3

Create a pedestrian/family friendly environment in the downtown.

Action: Implement strategies found in the Downtown Master Plan to achieve a pedestrian/family friendly downtown. These environments encourage visitors to stay and explore.

Time frame: Implementation will be ongoing with an initial investment within two years of the adoption of the Downtown Master Plan.

Strategy EG.4.4

Devise and implement guidelines for signage, urban art, and other visual media that will create a sense of place.

Action: The City's Planning Department and Community Relations Specialist shall be responsible for devising guidelines for signage, urban art, and other appropriate visual media. If necessary, the City's Planning Department 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.

Objective EG.5

Strengthen planning and communication with infrastructure providers.

Much of the City's infrastructure, i.e., sewer, roads, water, power, are controlled by utility providers outside of City control. Lack of these resources can create dead zones of development within Simpsonville.

Strategy EG.5.1

Facilitate meetings with infrastructure providers to identify areas of need.

Action: The Planning and Public Works Departments shall meet annually with infrastructure providers to identify areas of need and future growth.

Time frame: This strategy will be an annual process.

Economic Growth Action Summary

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------|-----------------------------|----------|
| OBJECTIVE EG.1 <i>Diversify the economy and expand economic opportunity.</i> | | | | |
| Strategy EG.1.1 Support small businesses and light industry by reducing regulatory barriers, encouraging shared spaces and innovative work environments, and facilitating the provision of services at all stages of their growth and development. | Amend City's ordinances | Planning Department | <5 years with annual review | High |
| Strategy EG.1.2 Promote the retention and expansion of existing businesses. | Marketing of the City; Expand grant opportunities | Planning Department | Ongoing | Medium |
| Strategy EG.1.3 Develop public facility strategies which support businesses through infrastructure improvement initiatives, code enforcement and beautification programs. | See public facility strategies | N/A | N/A | N/A |
| Strategy EG.1.4 Provide incentives to support priority economic development projects. | Policy of City officials | N/A | N/A | N/A |
| Strategy EG.1.5 Encourage "home-grown" and community-based businesses and entrepreneurs. | Amend City's ordinances | Planning Department | Ongoing | Medium |
| Strategy EG.1.6 Through the Planning Director, aid individuals and businesses that approach the City on economic development matters. | Staff to compile materials | Planning Department | 6 months, ongoing | High |
| OBJECTIVE EG.2 <i>Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability.</i> | | | | |
| Strategy EG.2.1 Develop land use strategies which 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.2.2 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. | See land use strategies | N/A | N/A | N/A |
| Strategy EG.2.3 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. | See land use strategies | N/A | N/A | N/A |

| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------|-------------------------------------------|--------|
| Strategy EG.2.4 Develop land use strategies that provide incentives for the redevelopment and re-use of underutilized commercial centers. | See land use strategies | N/A | N/A | N/A |
| OBJECTIVE EG.3 <i>Support and encourage redevelopment and investment in the downtown area.</i> | | | | |
| Strategy EG.3.1 Utilize the Downtown Master Plans recommendations on how to maintain and build upon the successes of downtown. | Implement Downtown Master Plan | City Officials; Planning Department | <2 years for initial investment ; Ongoing | High |
| Strategy EG.3.2 Develop land use strategies which increase downtown housing and office density to support retail uses and create a 24-hour environment. | See land use strategies. | N/A | N/A | N/A |
| Strategy EG.3.3 Review and revise the City’s current ordinances to support the Downtown Master Plan. | Ordinance/policy revisions | Planning Department | 6 months-one year | High |
| OBJECTIVE EG.4 <i>Support and encourage redevelopment and investment in the downtown area.</i> | | | | |
| Strategy EG.4.1 Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations. | Amend City’s ordinances | Planning Department | 6 months-one year | Low |
| Strategy EG.4.2 Market the downtown and city parks as tourist destinations. | Creation/implement of marketing strategies | Community Relations Specialist; Chamber of Commerce | Ongoing | Medium |
| Strategy EG.4.3 Create a pedestrian/family friendly environment in the downtown. | Implement Downtown Master Plan | City Officials; Planning Department | <2 years for initial investment ; Ongoing | High |
| Strategy EG.4.4 Devise and implement guidelines for signage, urban art, and other visual media that will create a sense of place. | Amend City’s ordinances | Planning Department; Community Relations Specialist | 6 months-one year | Medium |
| OBJECTIVE EG.5 <i>Strengthen planning and communication with infrastructure providers.</i> | | | | |
| Strategy EG.5.1 Facilitate meetings with infrastructure providers to identify areas of need. | Facilitate Meetings | Planning Department; Public Works | Annually | Medium |

Chapter 4

Land Use

Objectives:

- *Blend new development with historic characteristics of Simpsonville.*
- *Promote coordinated land use planning between Greenville County and neighboring municipalities.*
- *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.*

Introduction

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.

Existing Conditions and Issues

The City completed a comprehensive inventory of the existing land uses in the City limits of Simpsonville in 2020 as part of this comprehensive planning process (Map 4.1)

Residential growth in Simpsonville has traditionally been urban sprawl. This entails large parcels annexing into the city and building low density single-family homes. This growth pattern has been proven to be unsustainable and fiscally unsound. Currently, this trend is turning around with higher density infill development. Townhomes, apartments, and mixed density developments have become the primary development pattern.

Commercial development is following the steady residential growth of Simpsonville. Commercial markets are sustained through the numbers of residents to serve. The incentivization to redevelop existing parcels will help reduce the desire to sprawl.

Simpsonville continues to be known as a “bedroom community.” Large manufacturing/industrial employers in the County, and the proximity to the City of Greenville, draws most of the workforce from the City during the day. Office and industrial uses are not prevalent within city limits.

Land Use Objectives

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

- **Objective LU.1:** Blend new development with historic characteristics of Simpsonville.
- **Objective LU.2:** Promote coordinated land use planning between Greenville County and neighboring municipalities.
- **Objective LU.3:** Prioritize infill locations and redevelopment opportunities for future development.
- **Objective LU.4:** Foster strong neighborhood qualities.
- **Objective LU.5:** Promote mixed-use development.
- **Objective LU.6:** Administer efficient and orderly land use development services.

Objective LU.1

Blend new development with historic characteristics of Simpsonville.

Simpsonville started as a small town but continues to grow its borders as a city. Much of the downtown holds a lot of the history of the City through building design and materials. To protect this history, new development should be compatible and encourage preservation.

Strategy LU.1.1

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

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy LU.1.2

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

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy LU.1.3

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

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Objective LU.2

Promote coordinated land use planning between Greenville

Currently, Greenville County and surrounding municipalities have not been coordinated with land use planning. This can create fragmented land use plans with areas of conflict. Coordinated efforts will lead to a more uniform plan that creates a cohesive urban fabric.

Strategy LU.2.1

Participate in comprehensive plan updates for Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts.

Action: The City's Planning Department shall be responsible for coordinating with Greenville County and the cities of Mauldin and Fountain Inn to participate in comprehensive plan updates.

Time frame: This strategy will be an ongoing process.

Strategy LU.2.1

Facilitate annual meetings between Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts.

Action: The City's Planning Department shall be responsible for coordinating annual planning meetings with Greenville County and the cities of Mauldin and Fountain Inn.

Time frame: This strategy will be an annual process.

Objective LU.3

Prioritize infill locations and redevelopment opportunities.

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. These development practices focus on keeping the City's overall development pattern more compact.

These practices assist in stabilizing and revitalizing existing neighborhoods, making efficient use of existing infrastructure, minimizing long-term costs of system maintenance, and support quality, mixed-use activity centers. They can also act as a catalyst to attract more residents and businesses into the interior of the city.

Map 4.2 depicts various infill and redevelopment opportunities within the City of Simpsonville.

Strategy LU.3.1

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

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy LU.3.2

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 Department 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.

Strategy LU.3.3

Identify structures and sites for infill or redevelopment and prepare a marketing program for targeted structures and/or sites.

Action: The City's Planning Department shall be responsible for identifying structures and sites for infill and redevelopment and devising a program to market these opportunities.

Time frame: It is estimated that the initial identification of structures/sites and the formulation of a marketing program should take approximately a year to complete. However, this program and the list of structures/sites should be reviewed and updated annually.

Objective LU.4

Foster strong neighborhood qualities.

Strategy LU.4.1

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

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 Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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.

Strategy LU.4.2

Evaluate 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 Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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.

Strategy LU.4.3

Adopt/evaluate 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 Department shall be responsible for reviewing the City’s current ordinances for their ability to achieve this strategy. If necessary, the City’s Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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.

Strategy LU.4.4

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 Department shall be responsible for reviewing the City’s current ordinances for their ability to achieve this strategy. If necessary, the City’s Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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 Department 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 one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years.

Strategy LU.4.5

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 Department shall be responsible for reviewing the City’s current ordinances for their ability to achieve this strategy. If necessary, the City’s Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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.

Objective LU.5

Promote mixed-use development.

Throughout the nation, zoning has traditionally promoted a segregation of land uses into well-defined and uniform residential, commercial, and industrial categories. This has led to an auto-centric urban fabric that makes us dependent on automobile travel to reach basic needs. Mixed-use developments focus on bringing those basic needs back to neighborhoods and localized areas accessible by pedestrian traffic.

Strategy LU.5.1

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

Action: The City's Planning Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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.

Strategy LU.5.2

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

Action: The City's Planning Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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.

Objective LU.6

Administer clear and orderly land use development services and policies.

Strategy LU.6.1

Improve the clarity and efficiency of the development review process.

Action: The City's Planning Department shall be responsible for considering and proposing various administrative means to further this strategy. In addition, the City's Planning Department shall be responsible for reviewing the City's current ordinances and processes for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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. Upon completion, this strategy will be an ongoing process.

Strategy LU.6.2

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

As Simpsonville annexes new areas into the city, the fiscal impact should be evaluated. To calculate additional staff and facility needs to serve newly annexed areas, objective level of service (LOS) standards should be established by Public Works and the Police and Fire Departments. The LOS can be based on a desired “maximum utilization” or workload capacity rate, on a maximum response time, or personnel per population of 1,000. All LOS’s should be periodically evaluated and adjusted, if necessary, to respond to changing conditions.

Action: It shall be the responsibility of Public Works and the Police and Fire Departments to create LOS standards. The Planning Department shall coordinate with these departments and provide any feedback to City Officials during the annexation process.

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

Time frame: LOS standards should be established in 6 months to a year. This strategy will be an ongoing process.

Strategy LU.6.3

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.6.4

Conduct a biennial review of the existing land use map to assess development patterns over time.

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

Time frame: Windshield surveys of the existing land use of properties and updates to the existing land use inventory should be performed every two years.

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. 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. It is not a zoning map and therefore has no regulatory power.

Land Use Principles

This section outlines a set of land use principles describing the direction of future development and redevelopment. 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.

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.

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 service its sprawling community effectively and safely.

Principle #3

Facilitate the creation of residential areas with strong neighborhood qualities.

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).

Principle #5

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

The 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.

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.

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.

Future Land Use Categories

A conceptual plan for future land use outside the City’s boundaries is depicted in Map 4.3. 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.

Depicted in Map 4.4 is the Future Land Use Map for the City of Simpsonville. The Future Land Use Map and the future land use categories/map designations are described in this section. 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 primarily be used to regulate nonresidential uses.

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.

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 |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------------------|
| <ul style="list-style-type: none"> • Open space • Recreation • Stormwater management • Utilities | | |
| 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 |
|------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Detached single-family Open space Recreation | | <ul style="list-style-type: none"> Attached single-family Public/institutions |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 35 feet/ 3 stories | 4.4 units/acre | 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 |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Detached single-family Attached single-family Open space Recreation | | <ul style="list-style-type: none"> Multi-family Public/institutions Offices Retail/services |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 35 feet/ 3 stories | 7.3 units/acre | 80 percent |

High-Intensity Neighborhood

Goal: Concentrate high-density residential and offices at mixed-use nodes 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 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------|
| <ul style="list-style-type: none"> Detached single-family Attached single-family Multi-family Public/institutions Offices Open space Recreation | | <ul style="list-style-type: none"> Retail/services |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 40 feet/ 3 stories | 14.0 units/acre | 80 percent |

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 |
|---------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Retail/services Offices Multi-family Public/institutions | | <ul style="list-style-type: none"> Arts/entertainment Structured parking Attached single-family |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 50 feet/ 4 stories | 20 units/acre | 85 percent |

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 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Retail/services Arts/entertainment Offices Multi-family Structured parking | | <ul style="list-style-type: none"> Public/institutions Attached single-family |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 70 feet/ 6 stories | 36 units/acre | 90 percent |

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 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Retail/services Arts/entertainment Offices Multi-family Structured parking Public/institutions | | <ul style="list-style-type: none"> Attached single-family |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 50 feet/ 4 stories | 36 units/acre | 90 percent |

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 |
|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------------------------------------------------------|
| <ul style="list-style-type: none"> • Research facility • Manufacturing • Offices • Structured parking | | <ul style="list-style-type: none"> • Retail/services |
| Max. Height | Max. Density | Max. Impervious Coverage |
| 90 feet/ 8 stories | N/A | 90 percent |

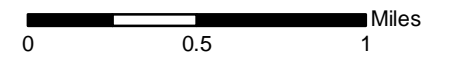
Land Use Action Summary

| Strategy | Action | Responsibility | Time frame | Priority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-----------------------------------------|------------------------------------------------|----------|
| OBJECTIVE LU.1 Blend new development with historic characteristics of Simpsonville. | | | | |
| Strategy LU.1.1 Evaluate regulations that yield commercial and office structures that reflect the local vernacular. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.1.2 Evaluate regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.1.3 Evaluate regulations that allow for and encourage compatible scale among neighboring developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| OBJECTIVE LU.2 Promote coordinated land use planning between Greenville | | | | |
| Strategy LU.1.1 Participate in comprehensive plan updates for Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts. | Cooperative regional comprehensive planning | Planning Department | Ongoing | Low |
| Strategy LU.1.2 Facilitate annual meetings between Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts. | Annual cooperative planning meeting | Planning Department | Annually | Low |
| OBJECTIVE LU.3 Prioritize infill locations and redevelopment opportunities. | | | | |
| Strategy LU.3.1 Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.3.2 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 Department; Public Works Dept. | 6 months – year evaluation; ongoing investment | Medium |
| Strategy LU.3.3 Identify structures and sites for infill or redevelopment and prepare a marketing program for targeted structures and/or sites. | Staff to identify sites and structures | Planning Department | Initial evaluation <1; annually | High |

| OBJECTIVE LU.4 Foster strong neighborhood qualities. | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|------------------------------------|--------|
| Strategy LU.4.1 Permit small-scale neighborhood commercial services as part of residential planned developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.2 Evaluate regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate. | Evaluate/amend City's ordinances | Planning Department; Public Works | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.3 Adopt/evaluate 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. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.4 Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths. | Evaluate/amend City's ordinances; Staff to identify projects | Planning, recreation, and public works departments | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.5 Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |
| OBJECTIVE LU.5 Promote mixed-use development. | | | | |
| Strategy LU.5.1 Evaluate zoning and land development regulations that allow for mixed-use developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.5.2 Provide density and intensity bonuses to developments that further the strategies of the Comprehensive Plan. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |

| OBJECTIVE LU.6 Administer clear and orderly land use development services and policies. | | | | |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-------------------------------------|-------------------|--------|
| Strategy LU.6.1 Improve the clarity and efficiency of the development review process. | Evaluate/amend City's ordinances and processes | Planning Department | 1 year; ongoing | High |
| Strategy LU.6.2 Promote fiscal responsibility for the City with the expansion of infrastructure and services. | Policy of City officials; Staff to consider various methods | Planning Department | 6 months; ongoing | Medium |
| Strategy LU.6.3 Promote orderly annexation. | Policy of City officials | City officials; Planning Department | Ongoing | Medium |
| Strategy LU.6.4 Conduct a biennial review of the existing land use map to assess development patterns over time. | Review the land use map | Planning Department | Biennial | Low |

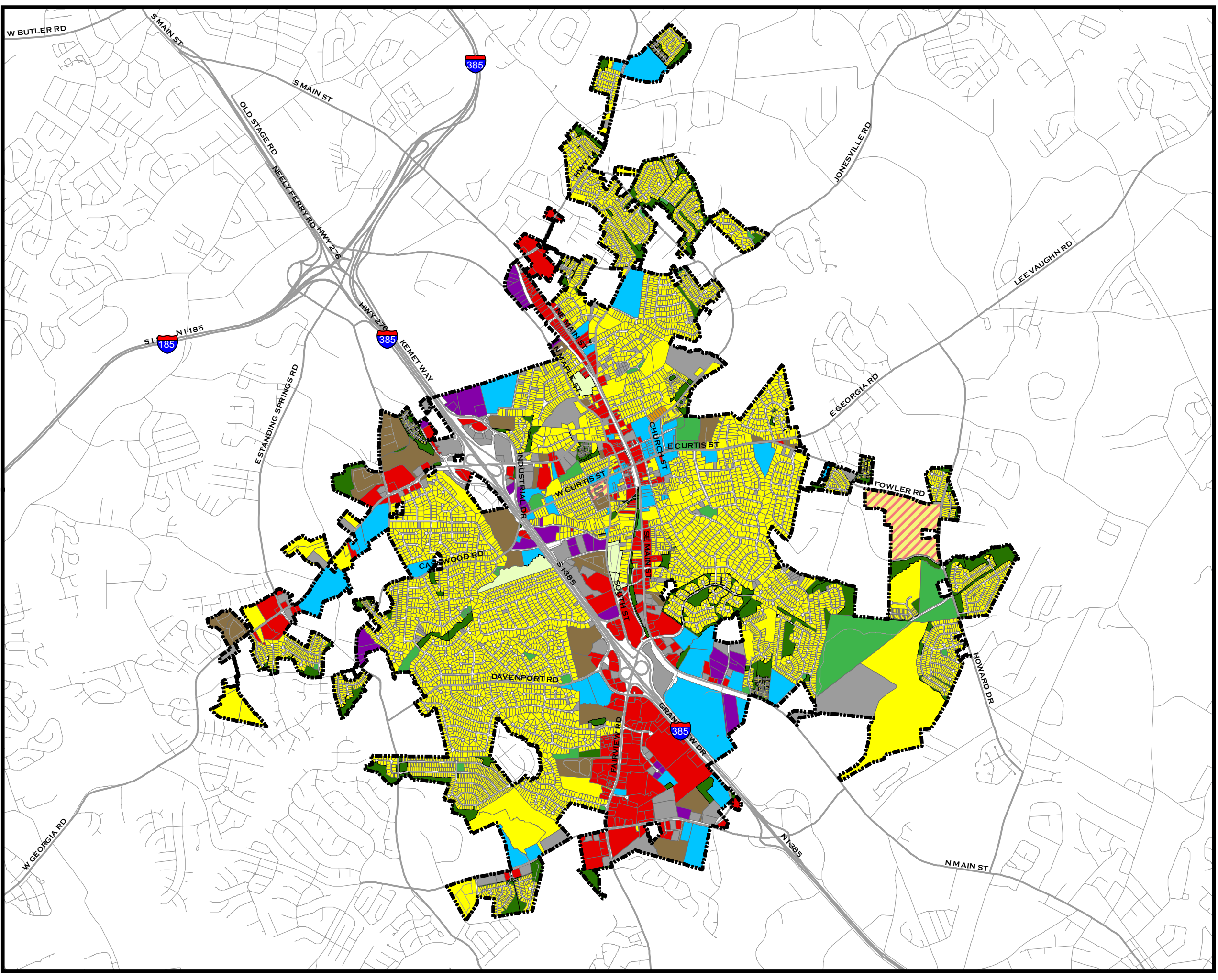
MAP 4.1 City of Simpsonville Existing Land Use



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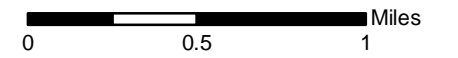
Land Use

- Commercial
- Institution
- Mixed-Use
- Single-Family Residential
- Two-Family
- Multi-Family
- Mobile Home Park
- Industrial
- Recreational
- Open Space
- Undeveloped
- Roads
- City Limits



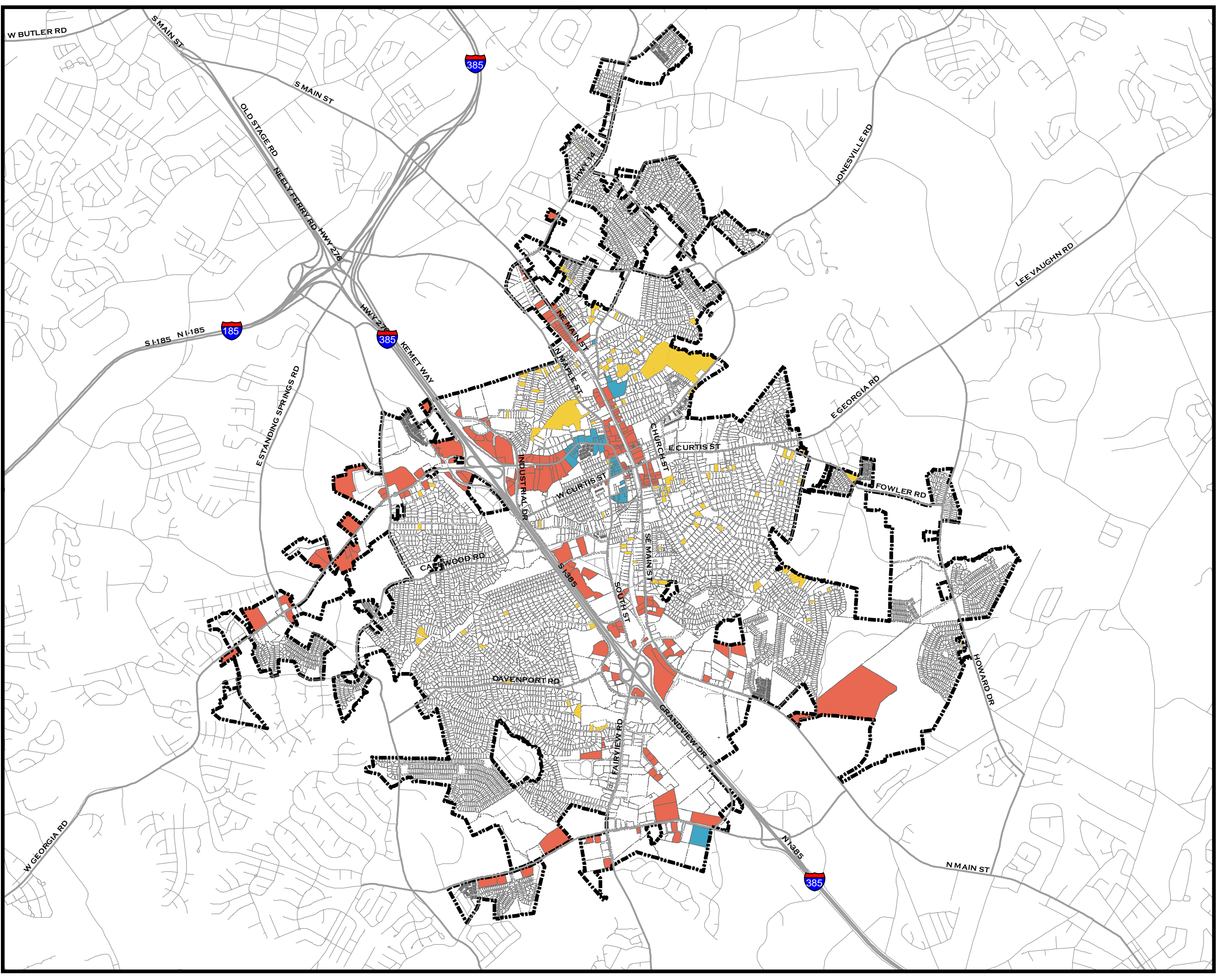
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MAP 4.2 City of Simpsonville Redevelopment & Infill Development Opportunities



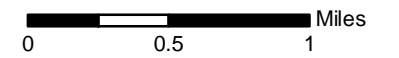
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- Commercial
- Residential/Office
- Residential
- Roads
- City Limits






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MAP 4.3 City of Simpsonville Extraterritorial Land Use Map







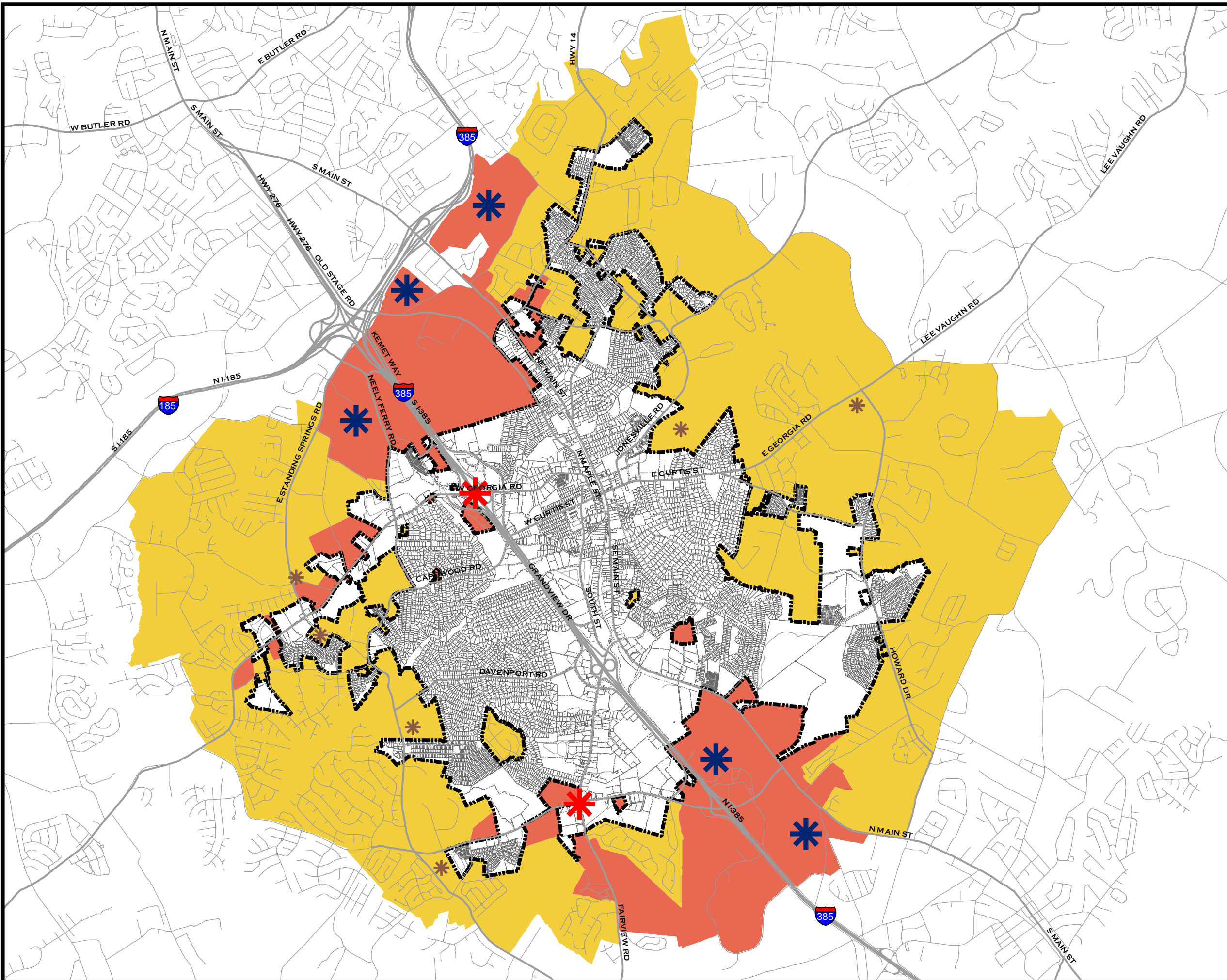
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Conceptional Activity Center

-  Multi-Family Residential
-  Business Growth Area
-  Regional Activity Center

Future Land Use

-  Activity Area
-  Neighborhood
-  Roads
-  City Limits



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MAP 4.4 City of Simpsonville Future Land Use Map



0 0.5 1 Miles

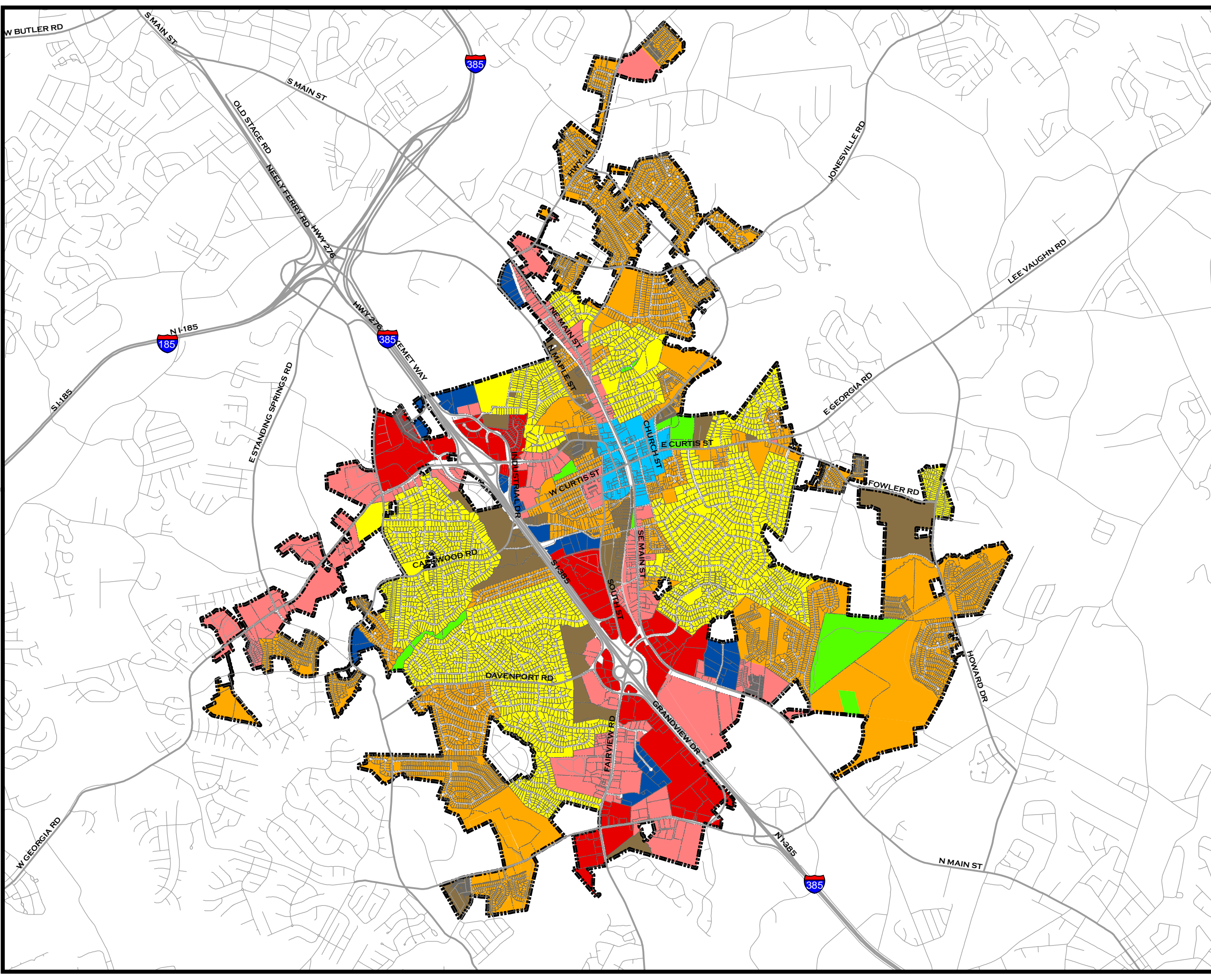
Legend

Future Land Use

- Low-Intensity Neighborhood
- Medium-Intensity Neighborhood
- High-Intensity Neighborhood
- Village Activity Center
- Regional Activity Center
- Town Center Mixed Use
- Business Growth Area
- Natural Area
- Roads
- City Limits



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Chapter 5

Housing

Objectives:

- *Improve housing choice and affordability*
- *Promote quality neighborhoods.*

Introduction

Housing is an essential aspect of planning. Residents make a community and the tax revenues help support the city's ability to provide essential services. Preserving Simpsonville's housing stock and promoting a variety of housing options will aid in the healthy growth of the city.

In the United States, housing accounts for 13% of the GDP (gross domestic product), making it the largest sector. Since 2000, Simpsonville has added 2,486 new single-family homes with a total valuation over \$300,000,000.

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. While the population element of this plan shows a high median income, that is not the case for everyone. The residents that make up the community need to be able to find housing that suits their needs.

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 must consider what public service people require, how much those services cost, and who should pay for them. This all depends on where, how, and at what densities people live.

Existing Conditions and Issues

The US Census estimates that in 2018 Simpsonville had approximately 8,645 housing units with a vacancy rate of only 6.5%. The Census also estimates that 73.2% of those units are occupied by the owner and are not for rent.

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. The Greenville County, South Carolina Affordable Housing Study states, “if a minimum wage household can find a \$787/month apartment - which is the median rent across the county not factoring in City of Greenville rents, it will have \$470 leftover after rent each month to cover transportation, utilities, food, clothing, taxes, and all other expenses.” While Simpsonville does not have a department of housing, city staff works closely with organizations such as the Greenville County Redevelopment Authority (GCRA) and Habitat for Humanity to help provide affordable housing opportunities. GCRA works to fund affordable housing and community revitalization projects through Community Development Block Grants and other funding sources.

Development regulations have had significant changes over the years. While new development in the City requires basic infrastructure, such as curbs and sidewalks, some older neighborhoods lack it. Residents have expressed concerns of new housing increasing traffic numbers, creating an over-supply of housing, and degradation of the natural environment. There is also concern that new neighborhoods are stretching City resources and putting greater demands on the City’s services and infrastructure.

Housing Objectives

Outlined below are objectives associated with the housing of Simpsonville.

- **Objective H.1:** *Improve housing choice and affordability*
- **Objective H.2:** *Promote quality neighborhoods.*
- **Objective H.3:** *Conserve and enhance existing neighborhoods.*

Objective H.1

Improve housing choice and affordability

Throughout one’s life our housing needs change. What one needs while raising a family, for example, may differ from the needs of empty nesters. Table 5.1 indicates what may be the most desired forms of housing for each of the major phases of aging. As shown, a wide variety is needed as opposed to focusing on traditional single-family homes of about the same size and value.

Ensuring a variety of housing options helps provide housing for Simpsonville’s workforce, can reduce commute times, and retain residents as their needs change. As housing costs increase, lower wage earners may have to live further from places of employment. This displaces our workforce and creates greater travel distances and the reliance on personal transportation. More options also provide the opportunity for residents to find their desired housing when their needs change, allowing them to remain in Simpsonville.

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 centers of activity. | Apartment building, rental house |
| Young married couple | Small dwelling, at a modest cost | Apartment or townhouse |
| Young couple with young children | A ground-oriented building, close to children’s facilities; preferably at a modest cost | Garden apartment, townhouse, or single-family dwelling |
| Middle-aged couple with teen-aged children | A large dwelling, 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.1.1

Allow single-family, duplex, triplex and four-plex housing as conditional uses in most residential areas.

Many cities inadvertently prohibit mixed residential projects through their policies. The City's Land Development Regulations and Zoning ordinance will be critical in achieving this strategy.

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy H.1.2

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

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 cannot be compatible. However, once different zoning designations were on the books, communities had to choose one when they mapped a new residential district.

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

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

Strategy H.1.3

Provide density bonuses to private developers and non-profits to construct and/or rehabilitate affordable housing.

Two major hurdles to affordable housing are land values and density. Together they can dictate what type of housing can be supported on a specific piece of land. To offset costs, for example, high land values will require higher housing costs for larger homes or higher unit densities for smaller homes. The state of South Carolina has affordable housing programs to help builders offset the cost of construction. The City can help by allowing higher densities.

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

Time frame: An initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy H.1.4

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.

Objective H.2

Promote quality neighborhoods.

Locating neighborhoods near daily shopping and service needs helps to create a more active and vibrant place. Destinations and activities within walking distance can lead to a more pedestrian active neighborhood and provide an improved sense of place and health.

Strategy H.2.1

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

Mixed-use neighborhoods can provide centers of shopping/services within the neighborhood itself. By not allowing/planning for these uses to be within proximity of neighborhoods, you concentrate people and traffic counts to existing corridors, i.e. Fairview Rd.

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.

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

Strategy H.2.2

Promote interconnectivity between neighborhoods and destinations.

Discussion: Connecting people with places by means other than their own vehicle promotes alternative modes of transportation. People are hesitant to walk/bike in areas that feel unsafe and not scaled to the pedestrian.

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

Time frame: initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy H.2.3

Ensure new adjacent uses and infill development is compatible with existing housing and residential uses.

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

Time frame: initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy H.2.4

Create strategies for the code enforcement of properties that have become dilapidated and unsafe for habitation.

Discussion: Properties in disrepair and uninhabitable lead to the reduction of property values and degradation of a neighborhood's aesthetics. Left unaddressed, residents may move from a neighborhood and other properties may go without upkeep and reinvestment.

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: Strategy creation should be completed in less than a year; ongoing enforcement.

Strategy H.2.5

Identify infill/redevelopment sites within existing neighborhoods.

Discussion: Existing neighborhoods can benefit from properly placed infill development. Investment in an area can bring higher property values and influence others to invest in their own property. Map 5.1 depicts some opportunities for infill development within neighborhoods throughout the City of Simpsonville.

Action: The City's Planning Department 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 Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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 one year to complete.

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 Department 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.

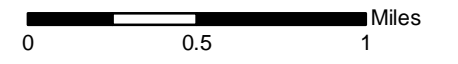
Time frame: It is estimated that the process of identifying opportunities for prioritizing infrastructure and public facility improvements consistent with this strategy should take approximately one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years.

Housing Action Summary

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------|------------------------------------|----------|
| Objective H.1 Improve housing choice and affordability | | | | |
| Strategy H.1.1 Allow single-family, duplex, triplex and four-plex housing as conditional uses in most residential areas. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.1.2 Develop land use strategies that encourage variation in lot sizes within new developments. | See Land Use strategies | N/A | N/A | N/A |
| Strategy H.1.3 Provide density bonuses to private developers and non-profits to construct and/or rehabilitate affordable housing. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.1.4 Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units. | Strategy Creation | City Officials | Ongoing | Medium |
| Objective H.2 Promote quality neighborhoods. | | | | |
| Strategy H.2.1 Develop land use strategies that 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.2.2 Promote interconnectivity between neighborhoods and destinations. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |
| Strategy H.2.3 Ensure new adjacent uses and infill development is compatible with existing housing and residential uses. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.2.4 Create strategies for the code enforcement of properties that have become dilapidated and unsafe for habitation. | Staff to identify dilapidated sites; Strategy creation | Building Official; Code Enforcement | 1 year; ongoing | Low |
| Strategy H.2.5 Identify infill/redevelopment sites within existing neighborhoods. | Staff to identify infill sites; Amend City’s ordinances | Planning Department | 1 year | Medium |
| Strategy H.2.6 Identify and prioritize infrastructure and public facility improvements. | Staff to identify projects; Consider for CIP | Planning Department; Public Works Dept. | 1 year; CIP—years | Medium |

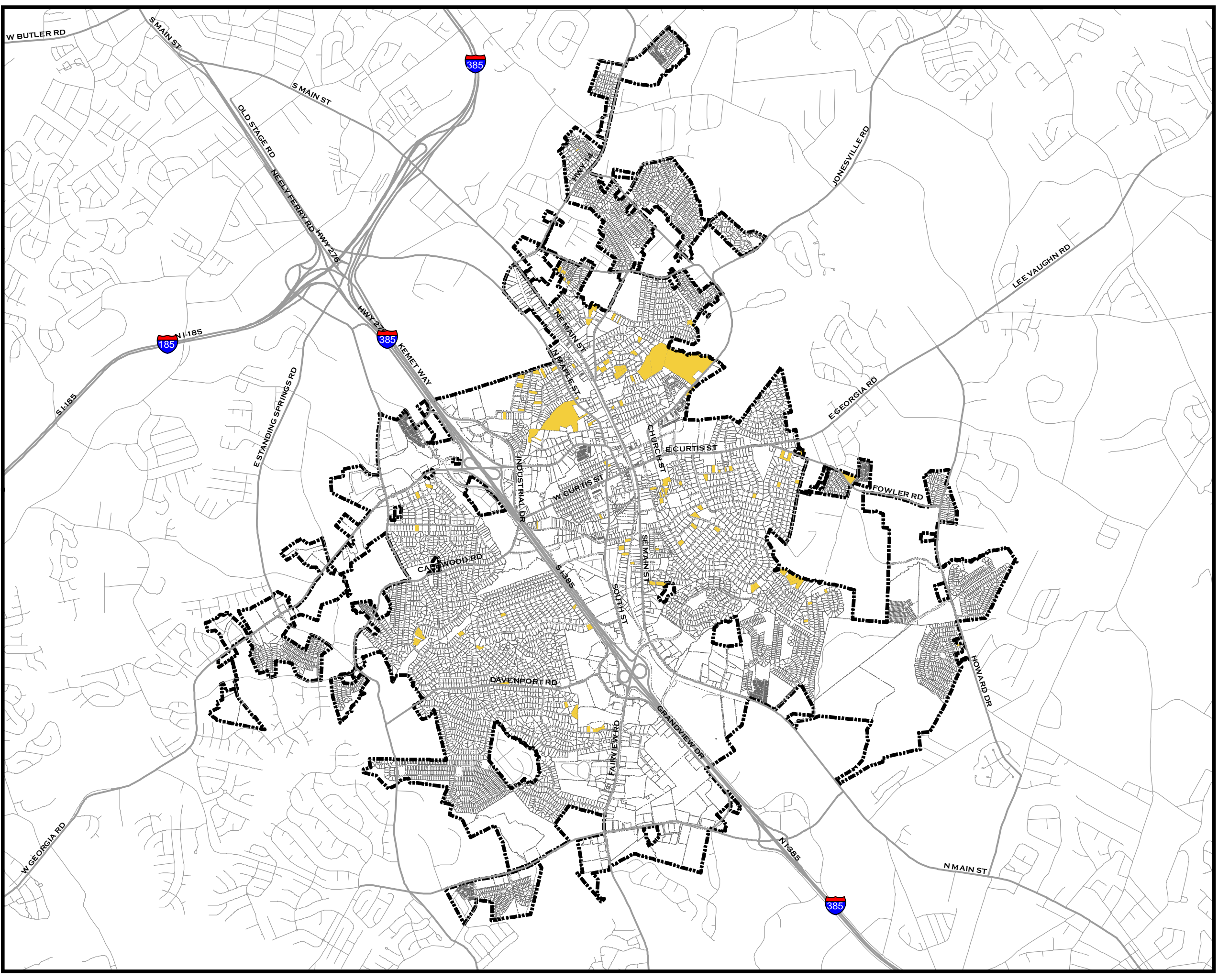
MAP 5.1

City of Simpsonville Neighborhood Infill Opportunities



Legend

- Residential
- Roads
- City Limits



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Chapter 6

Cultural Resources

Objectives:

- *Increase public awareness of the types, location, and benefits of cultural and historic resources.*
- *Continue to maintain and enhance cultural facilities.*
- *Protect cultural and historic resources through land use planning and regulation.*
- *Support community events and local art.*

Introduction

Cultural resources consider historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other items significant to the history and culture of the City.

Existing Conditions and Issues

Simpsonville is fortunate to have a well-maintained city center with historically significant buildings. To preserve history but allow new development/redevelopment, the Town Center and Village Commerce overlay districts were created in 2013. It is the intent of the districts to ensure, insofar as possible, that buildings or structures and the use of land are in harmony with the architectural heritage and traditional character of the district.

Residents are quick to point out places that they feel are culturally important to Simpsonville. The Burdette building is one of the oldest structures and was once the economic center of the city. The cotton mill was the largest employer, and like most mills, supported a mill village. The former Simpsonville Elementary School, built in 1907, remained in service until 2002 and is now being transformed into an arts center. Woodside park was established as a baseball field for the mill leagues. The train depot, now Ice Cream Station, serving as the catalyst for economic growth. The clock tower, while not very old, will become more significant as time passes.

Cultural Resource Objectives

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

- **Objective CR.1:** Increase public awareness of the types, location, and benefits of cultural and historic resources.
- **Objective CR.2:** Continue to maintain and enhance cultural facilities.
- **Objective CR.3:** Protect cultural and historic resources through land use planning and regulation.
- **Objective CR.4:** Support community events and local art.

Objective CR.1

Increase public awareness of the types, location, and benefits of cultural and historic resources.

Strategy CR.1.1

Promote historic preservation and create historic preservation strategies

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

Time frame: initial evaluation should be completed in less than a year followed by annual evaluations.

Strategy CR.1.2

Pursue grant opportunities to promote preservation of local historic sites and structures.

Action: The City’s Planning Department will be responsible for identifying and pursuing grant opportunities.

Time frame: This will entail an ongoing process.

Strategy CR.1.3

Encourage the use of preservation tax credits for historic properties.

Action: The City’s Planning Department will be responsible for identifying properties eligible for preservation tax credits and working with property owners to pursue them.

Time frame: This will entail an ongoing process.

Objective CR.2

Continue to maintain and enhance cultural facilities.

As Simpsonville continues to grow, the need to enhance and maintain cultural facilities will grow with it. The renovation of the arts center will help to meet the increasing demands for additional meeting, exhibit, and performance space. City Council should be vigilant in identifying other facilities needing maintenance/enhancement. Financial strategies should be created to fund those projects.

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 and building official 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.

Time frame: It is estimated that the process of evaluating City-owned historic and cultural facilities will take 1 to 2 years to complete. However, it is anticipated that the process of constructing these improvements may take several years.

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 Department 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 1 year to complete. However, it is anticipated that the process of constructing these facilities may take several years.

Objective CR.3

Protect cultural and historic resources through land use planning and regulation.

Land use strategies and policy can be targeted to culturally significant areas of Simpsonville to encourage the preservation of historic features while allowing for new growth. Left unregulated, historic/culturally significant resources could be lost.

Strategy CR.3.1

Create an incentive strategy for projects that reuse/renovate older buildings and properties while maintaining the historic aspects of the building/property.

Discussion: Rehabilitating and modernizing a historic building can be challenging and expensive, although the 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 Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances to reconcile any deficiencies therein.

Time frame: initial evaluation should be completed in less than a year followed by biennial evaluations.

Strategy CR.3.2

In culturally significant areas, encourage the use of materials and pedestrian elements that complement historic architecture and features of the area.

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

Time frame: initial evaluation should be completed in less than a year followed by biennial evaluations.

Objective CR.4

Support community events and local art.

Events and festivals can bring communities together and market the city to visitors. They are excellent strategies to concentrate visitors and allow the opportunity of discovery and the promotion of historical awareness.

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.

Strategy CR.4.1

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

Discussion: Without the support of the City, the local art community would have to rely on private spaces for events to display and perform works.

Action: To create places for the display and performance of local artists. 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.4.2

Identify and establish areas for public art installations.

Action: City officials should identify areas for art installations and work with local artists to display their work.

Time frame: This strategy will be an ongoing process.

Strategy CR.4.3

Partner with the Chamber of Commerce for the coordination of events.

Action: The Simpsonville Chamber of Commerce and the City's Recreation Department, should coordinate events to avoid overlapping/competing events and/or schedule combined events.

Time frame: This strategy will be an ongoing process.

Strategy CR.4.4

Plan/host events that focus on the heritage of Simpsonville.

Action: The Simpsonville Chamber of Commerce and the City's Recreation Department, should coordinate to provide events focused on the heritage of Simpsonville

Time frame: This strategy will be an ongoing process.

Cultural Resources Action Summary

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------------------|-------------------------------------|----------|
| OBJECTIVE CR.1 Increase public awareness of the types, location, and benefits of cultural and historic resources. | | | | |
| Strategy CR.1.1 Promote historic preservation and create historic preservation strategies | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy CR.1.2 Pursue grant opportunities to promote preservation of local historic sites and structures. | Staff to identify grant opportunities | Planning Department | Ongoing | Low |
| Strategy CR.1.3 Encourage the use of preservation tax credits for historic properties. | Staff to identify properties eligible for tax credits | Planning Department | Ongoing | High |
| OBJECTIVE CR.2 Continue to 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 | 1-2 years; CIP—years | Medium |
| Strategy CR.2.2 Assess the need for additional cultural facilities that may be demanded by a growing population. | Assessment of need for additional facilities | City Administrator, Recreation Department, Planning Department | Initial evaluation 1 year; ongoing | Medium |
| OBJECTIVE CR.3 Protect cultural and historic resources through land use planning and regulation. | | | | |
| Strategy CR.3.1 Create an incentive strategy for projects that reuse/renovate older buildings and properties while maintaining the historic aspects of the building/property. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; biennial | Medium |
| Strategy CR.3.2 In culturally significant areas, encourage the use of materials and pedestrian elements that complement historic architecture and features of the area. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; biennial | Medium |

| OBJECTIVE CR.4 Support community events and local art. | | | | |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|---------|--------|
| Strategy CR.4.1 Support and encourage arts events such as display or performances of local artists in public spaces. | Create places for art events | City officials | Ongoing | Low |
| Strategy CR.4.2 Identify and establish areas for public art installations. | Create places for art installations | City Officials | Ongoing | Low |
| Strategy CR.4.3 Partner with the Chamber of Commerce for the coordination of events. | Coordination of Events | Simpsonville Chamber of Commerce; City's recreation department | Ongoing | Medium |
| Strategy CR.4.4 Plan/host events that focus on the heritage of Simpsonville. | Plan/host events | Simpsonville Chamber of Commerce; City's recreation department | Ongoing | Medium |

Chapter 7

Public Facilities

Objectives:

- *Provide efficient public services*
- *Establish community facilities as neighborhood centers.*
- *Prioritize improvements and expansions of public facilities and infrastructure.*
- *Coordinate with outside facility/service providers.*

Introduction

Public facilities are facilities provided for the use of the public or that serve the public. Government offices, libraries, schools, religious institutions, parks, and community centers are examples of these facilities. Also included are services such as wastewater collection/treatment, refuse collection, and water treatment and distribution.

These facilities support the community and are integral to its health and sustainability. Without essential services business owners not have the services required to stay viable and residents would see a decline in their quality of life. 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.

Existing Conditions and Issues

The City is not the only provider of public facilities/services. Numerous other agencies are also involved in the provision of these facilities/services. Map 7.1 depicts the location and type of several 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 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. In addition to the City, Metropolitan Sewer Sub-District (MSSD) and Renewable Water Resourced (ReWa) provide wastewater 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 ReWa'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 and treatment facilities in Six mile and Travelers Rest.

Electricity. The City's electricity is provided by Duke Energy and Laurens Electric.

Natural Gas. Natural Gas is provided by Piedmont Natural Gas and Fountain Inn Gas Utility.

Public education. Public educational facilities within Simpsonville are provided by 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 several other schools whose enrollment boundaries enter into the City limits of Simpsonville. The community also has charter and private schools.

Library system. Located within the City of Simpsonville is the Hendricks Branch Library of the Greenville County Library System.

Public Facility Objectives

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

- **Objective PF.1:** Provide 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:** Coordinate with outside facility/service providers.

Objective PF.1

Provide efficient public services.

The public should be greeted by welcoming staff and efficient processes. City government carries a stigma of “red tape” and indifferent workers. City staff should be committed to serving the public in a customer-centered and pro-active manner.

Strategy PF.1.1

Implementation of a long-range and proactive strategy accounting for Facility and staffing needs.

Discussion: As the City continues to grow, the need for additional staff and facilities needs to be considered. City facilities are already reaching maximum capacities in their current configurations. Not providing additional resources in response to growth will result in the degrading of service and cause undue stresses on existing resources.

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 years. 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 1 year to complete with annual review.

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 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: Since 2014, Simpsonville has undertaken a city-wide sewer rehabilitation project. This project is currently coming to completion.

The City has taken the stance of not accepting lift stations for the pumping of waste to a higher elevation. This stance may prohibit infill and redevelopment in areas of the City. If a property sits at a lower elevation than the sewer lines, a pump station would be necessary to move waste

to the lines at the higher elevation. There are risks associated with accepting these stations as they are mechanical and may need servicing over the years. The City could also bear responsibility if the system were to fail and result in a spill/overflow.

Where appropriate, the City should facilitate the use of central sewer instead of septic systems. Septic tank systems can be a solution to areas laying below the elevation of the sewer lines not having to use a lift station. However, they can be a threat to public health, and offensive to the nose, if not properly maintained. These systems “fail” if the sewage solids are not pumped from the septic tank on a regular basis, and pass into the leaching field. 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 research the use of bonds to accept lift stations and mitigate financial burden to the City.

Furthermore, the City’s Planning Department shall be responsible for reviewing the City’s current ordinances for their ability to facilitate the use of central sewer instead of septic systems. If necessary, the City’s Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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 1 year to complete.

Objective PF.2

Establish community facilities as neighborhood centers.

Strategy PF.2.1

Integrate community facilities and civic uses, such as schools and houses of worship, into residential neighborhoods.

Discussion: Community facilities integrated into neighborhoods can act as hubs for activity. Where appropriate, facilities should be placed for ease of access. Careful consideration should be given to reduce any potential conflicts between neighboring properties.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City’s Planning Department 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 Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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 1 year to complete.

Strategy PF.2.2

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

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 near the downtown area where appropriate and possible.

Discussion: There is debate whether community facilities should be in the heart of a downtown. They may bring a sense of activity during the day but most facilities close for the evening, and some the weekend, leaving large holes of inactivity. Placing these facilities along the periphery of a downtown can be more appropriate as they are still close to provide support while not impacting the "night life".

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.

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.

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 Department shall be responsible for leading the process of preparing a Community Parks and Open Space Plan.

Time frame: It is estimated that the process of preparing a Community Parks and Open Space Plan may take approximately one to two years to complete.

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.

Action: In coordination with the City’s Public Works Department, the City’s Planning Department 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 one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years.

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 Department 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 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

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 one year to complete. However, it is anticipated that the process of implementing these improvements may take anywhere from several months to several years.

Objective PF.4

Coordinate with outside facility/service providers.

Time frame: This strategy will be an annual process.

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 Department shall continue to provide updated information to utility providers to aid in ensuring proper investment in the City.

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.

Action: The City's Planning Department shall continue to 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.

Strategy PF.4.3

Facilitate meetings with infrastructure providers to identify areas of need.

Action: The Planning and Public Works Departments shall meet annually with infrastructure providers to identify areas of need and future growth.

Public Facilities Action Summary

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------|-------------------|----------|
| OBJECTIVE PF.1 Provide efficient public services. | | | | |
| Strategy PF.1.1 Implementation of a long-range and proactive strategy accounting for Facility and staffing needs. | Staff to develop long-range plan; Consider for CIP | Admin. Dept.; Department Heads | 1 year | High |
| 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.; Planning Department | Ongoing | Medium |
| OBJECTIVE PF.2 Establish community facilities as neighborhood centers. | | | | |
| Strategy PF.2.1 Integrate community facilities and civic uses, such as schools and houses of worship, into residential neighborhoods. | 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 | City Officials | Ongoing | Low |
| Strategy PF.2.3 Locate and retain community facilities near the downtown area where appropriate and possible. | Policy of City officials | City Officials | Ongoing | Low |
| 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 | Recreation Dept.; Planning Department | 1-2 years | Low |
| Strategy PF.3.2 Support the enhancement of existing businesses through infrastructure improvement initiatives. | Staff to identify projects; Consider for CIP | Public Works Dept.; Planning Department | 1 year; CIP—years | Medium |

| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------------|---------------|
| <p>Strategy PF.3.3 Delineate areas for future infrastructure improvements which promote new businesses and industrial growth in areas best suited for new growth.</p> | <p>Policy of City officials; Staff to identify projects; Consider for CIP</p> | <p>Planning Division; Public Works Dept.</p> | <p>6 months to 1 year; CIP—years</p> | <p>Medium</p> |
| <p>Strategy PF.3.4 Promote energy conservation designs in new public buildings; consider improvements to existing buildings and facilities that enhance the ability to conserve energy.</p> | <p>Policy of City officials; Staff to identify projects; Consider for CIP</p> | <p>Public Works Dept.</p> | <p>Initial review 1 year then ongoing; CIP—years</p> | <p>Low</p> |
| <p>OBJECTIVE PF.4 Coordinate with outside facility/service providers.</p> | | | | |
| <p>Strategy PF.4.1 Share demographic information, estimates, projections, and permitted densities with local utility companies.</p> | <p>Staff to distribute information to utility companies</p> | <p>Planning Department</p> | <p>Annual</p> | <p>Medium</p> |
| <p>Strategy PF.4.2 Provide the school district with updated demographic information, estimates, and projections.</p> | <p>Staff to distribute information to school district</p> | <p>Planning Department</p> | <p>Annual</p> | <p>Medium</p> |
| <p>Strategy PF.4.3 Facilitate meetings with infrastructure providers to identify areas of need.</p> | <p>Facilitate Meetings</p> | <p>Planning Department; Public Works</p> | <p>Annual</p> | <p>Medium</p> |



MAP 7.1 City of Simpsonville Existing Community Facilities



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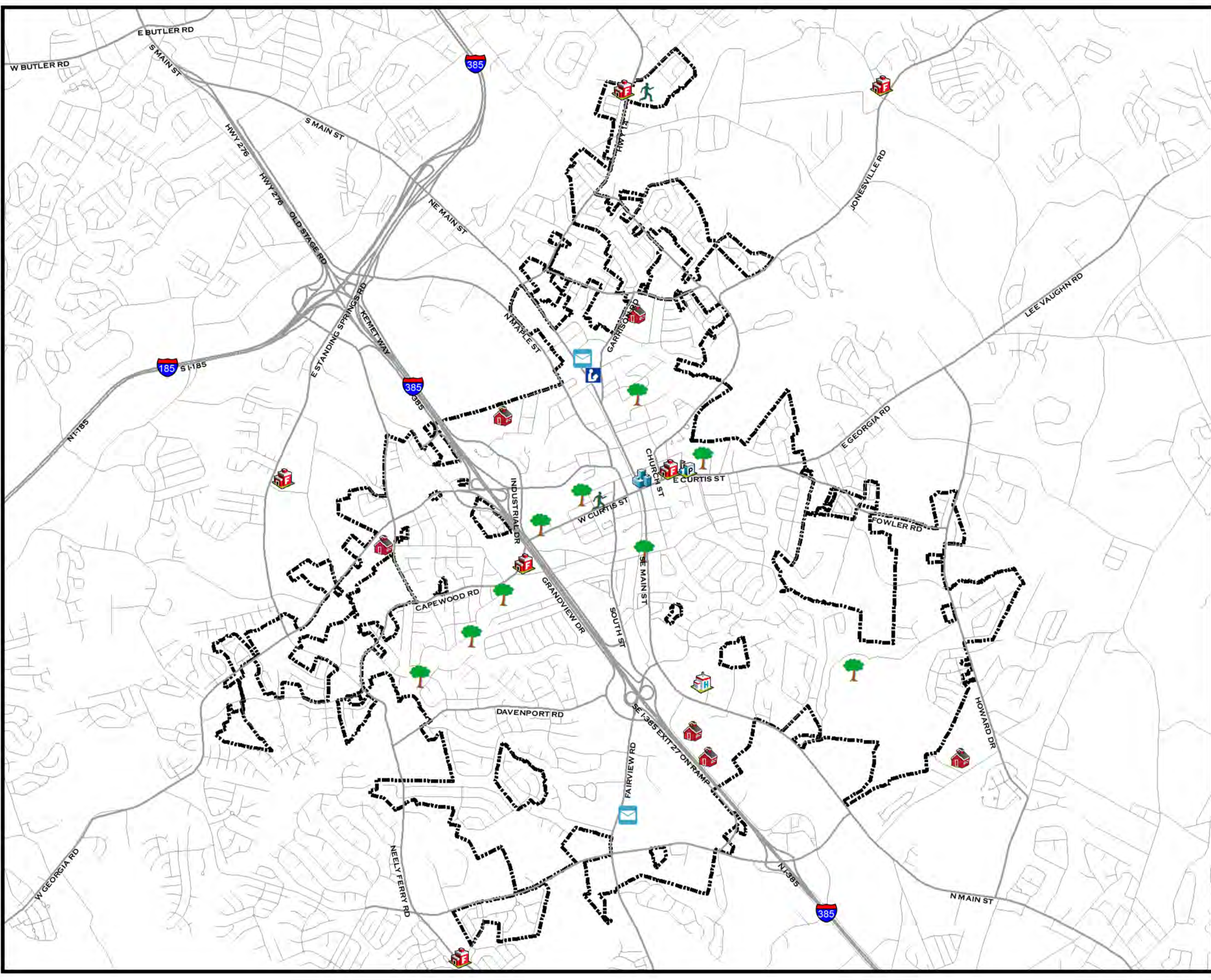
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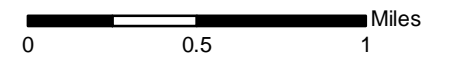
-  City Hall
-  Fire
-  Hospital
-  Library
-  Park
-  Police
-  Post Office
-  Recreation
-  School
-  Roads
-  City Limits



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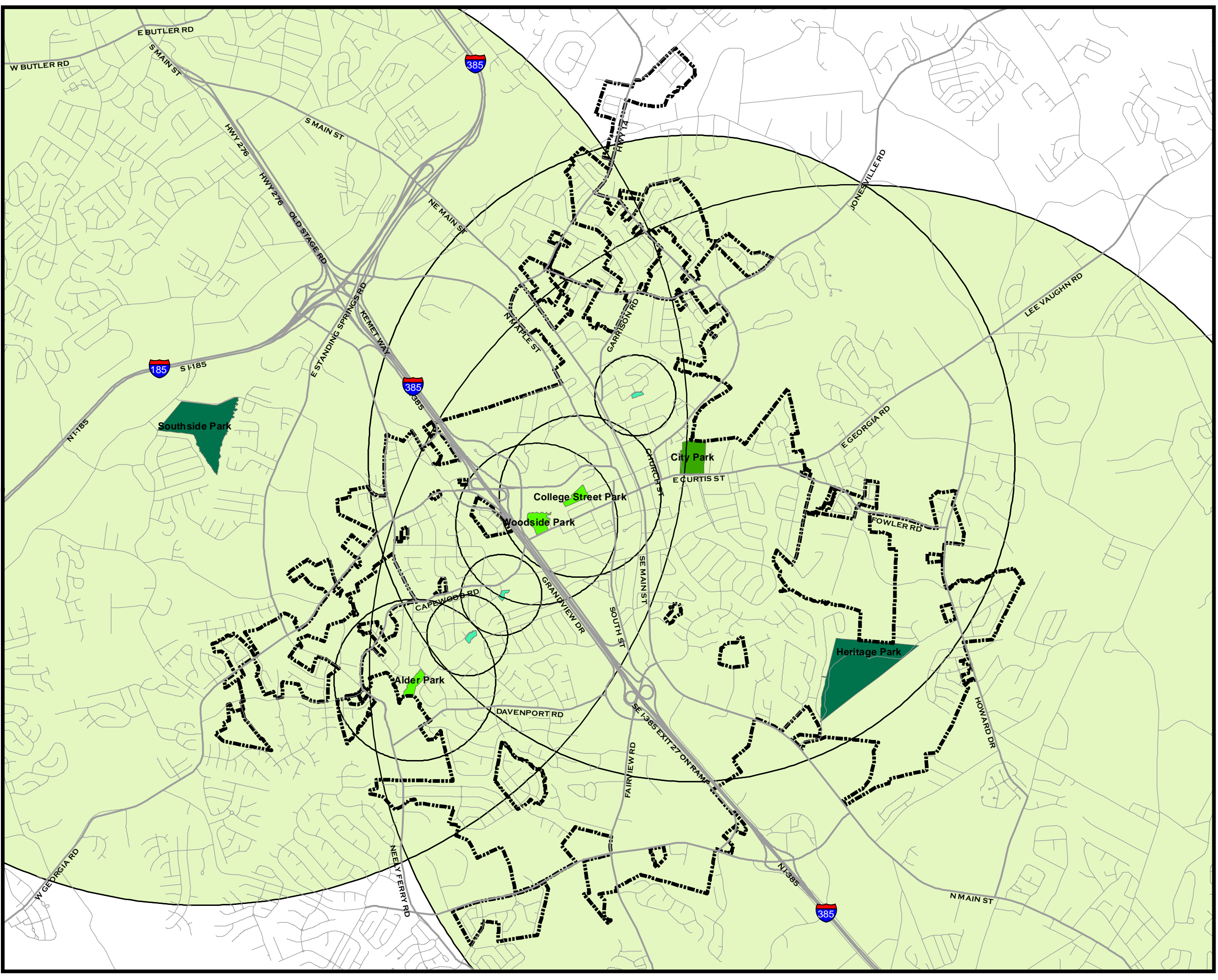


MAP 7.2 City of Simpsonville Park Service Areas



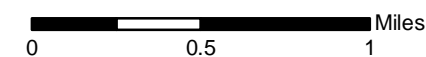
Legend

- Mini Park
- Neighborhood Park
- Small Community Park
- Large Community Park
- Park Service Area
- Roads
- City Limits







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MAP 7.3 City of Simpsonville Sanitary Sewer System & Reinvestment Priorities

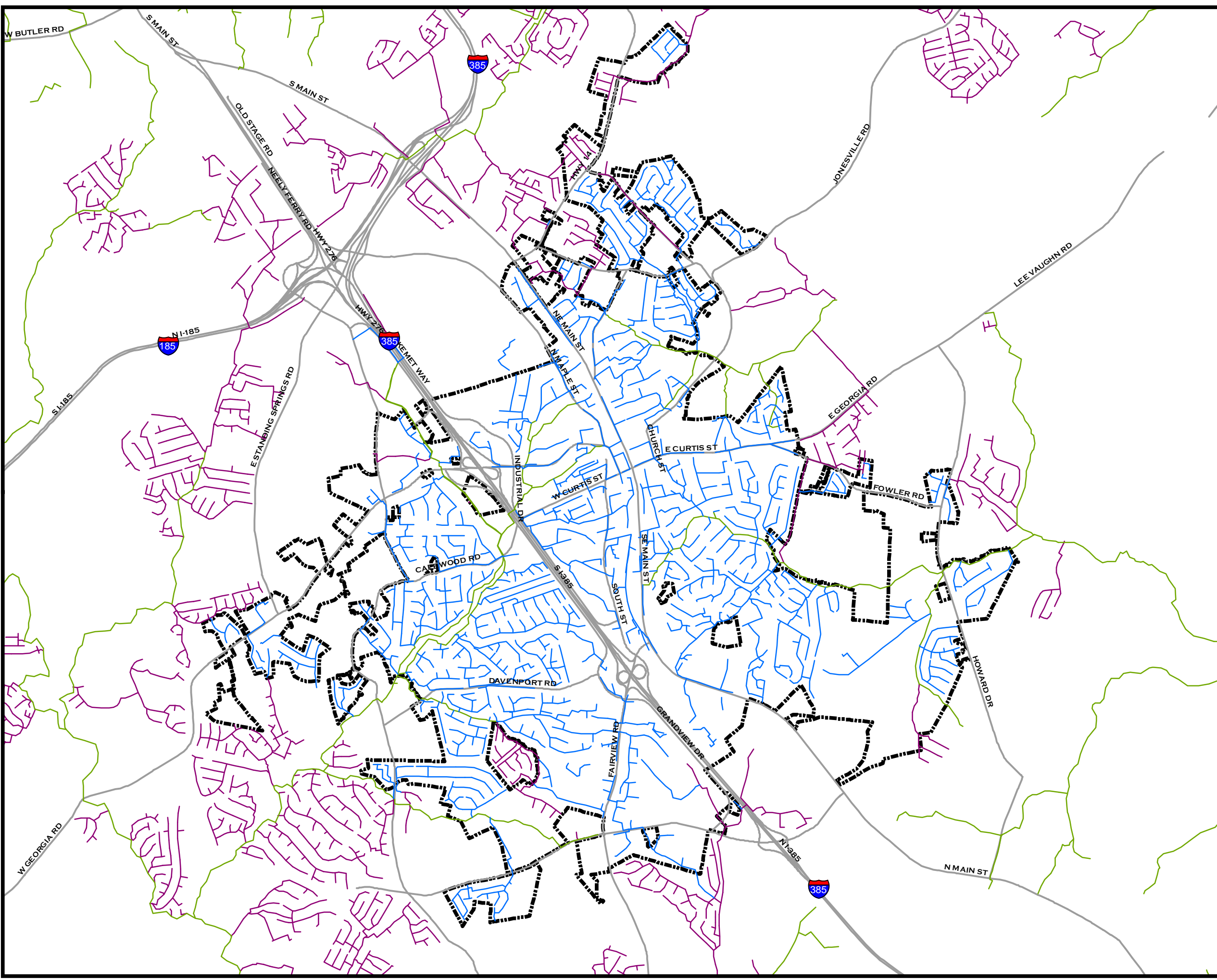


Legend

-  Sville Sewer Lines
-  Rewa_Lines
-  Metro_lines
-  City Limits



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Chapter 8

Transportation

Objectives:

- *Provide a safe and efficient roadway system that meets adequate level of service requirements.*
- *Improve the sidewalk network to promote safe pedestrian travel.*
- *Create a trails system that encourages pedestrian and bicycle usage.*
- *Promote and encourage mass-transit.*
- *Enhance key gateways to the Simpsonville.*

Introduction

When most think of transportation they think automobile. While it is important to plan for quality road infrastructure, it is equally important to provide alternatives for pedestrian travel and bicycles.

As the region continues to grow, residents can be left with no other choice but travel by car. The upstate of South Carolina has centers of urbanization separated by greenspace and less dense development with little to no connection other than the roadway. This creates a dependability expensive road extensions and maintenance.

Existing Conditions and Issues

Transportation planning in Simpsonville must be a combined effort with Greenville County, the South Carolina Department of Transportation (SCDOT) and the Greenville-Pickens Area Transportation Study (GPATS). The City's primary road network is owned and maintained by SCDOT with the ancillary roads being a combination of City and County owned. GPATS is the Metropolitan Planning Organization (MPO) for the region as designated by the Federal Highway Administration (FHWA). They prepare a five-year plan which is included in the SCDOT Statewide Transportation Improvement Program (STIP).

Through public forums/meetings several key concerns of residents have been identified. Many areas of the City have sidewalk systems that do not connect to the larger system and/or have become deteriorated and need repair. HWY 14, Fairview Rd., and W Georgia Rd. have an ever-increasing traffic count as the region continues to grow. Some intersections need turn lanes, realignment, or other improvements. The difficulty in improving these networks is that ownership and maintenance is tied to the owner.

For example, the City cannot maintain or improve a road or sidewalk owned by SCDOT.

The first section of the Swamp Rabbit Trail (SRT) was recently completed in Simpsonville. The SRT has quickly become known throughout the region as a safe and family friendly multi-use path offering great destinations and viewsheds. In cooperation with the city, a master trails plan is being prepared by a local trails group to help plan future connections of the SRT. The group is also working on smaller connections between neighborhoods and places of interest such as schools, shopping, and public facilities.

Map 8.1 depicts the roadways in Simpsonville and some potential improvements that have been identified by residents. Map 8.2 depicts the existing sidewalks in Simpsonville as well as proposed locations for sidewalk improvements.

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:** *Improve the sidewalk network to promote safe pedestrian travel.*
- **Objective T.3:** *Create a trails system that encourages pedestrian and bicycle usage.*
- **Objective T.4:** *Promote and encourage mass-transit.*
- **Objective T.5:** *Enhance key gateways to the Simpsonville.*

Objective T.1

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

The roadway network is the most used network of travel for residents and visitors. Safe and efficient travel is expected by those who use it. Though travel by personal automobile will remain the dominant means of travel, it is important that the roadway network be accommodating to other modes of transportation, such as buses and bicycles.

Strategy T.1.1

Create and maintain a level of service map of the City's road network.

Discussion: A level of service map will guide improvement planning to the areas most in need.

Action: In coordination with the City's Public Works Department and other appropriate regional entities, the City's Planning Department shall be responsible for preparing and maintaining a level of service map for the City's road network.

Time frame: It is estimated that the process of preparing a level of service map may take approximately one year to complete. The map is to be reviewed and updated annually.

Strategy T.1.2

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

Discussion: Highways were initially established to move higher levels of traffic quickly and efficiently. As city centers have grown and commercial corridors have followed highways, efficiency has suffered allowing congestion and gridlock to ensue. Vehicles slow, or even stop, traffic flow as they make turns, left or right, into

the numerous individual curb cuts to each property lining the highway.

Action: In coordination with the City’s Public Works Department and the City’s Fire Department, the City’s Planning Department 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 Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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.

Strategy T.1.3

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

Discussion: New residential development has been following the pattern of providing closed systems of travel. New neighborhoods are not internally connecting roads or sidewalks to neighboring neighborhoods. This requires residents to use arterial roads to get anywhere outside of the neighborhood. This trend also promotes dead-end roads and cul-de-sacs. To reduce high-speed cut-through traffic, long straight roads should be discouraged.

Action: In coordination with the City’s Public Works Department, the City’s Planning Department 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 Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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.

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 Department 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 one year to complete. However, it is anticipated that the process of implementing these recommendations may take several years.

Strategy T.1.5

Where appropriate, promote the use of traffic islands and controlled points for left turns.

Discussion: As city centers have grown and commercial corridors have followed arterial roads, efficiency has suffered allowing congestion and gridlock to ensue. Vehicles slow, or even stop, traffic flow as they make left turns into the numerous individual curb cuts to each property lining the roadway. Accident statistics show uncontrolled left turn access, such as the use of striped medians, results in a much higher probability of an accident than controlled points

provided using hardscape medians and turn lanes. This strategy makes it easier for drivers to identify where to expect a turning car. U-turns at these controlled points allow for vehicles to access properties that may not be interconnected.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City’s Planning Department 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 one year to complete. However, it is anticipated that the process of implementing these recommendations may take several years.

Strategy T.1.6

Continue to 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: The review of this list shall take place annually. However, it is anticipated that the process of implementing these improvements may take several years. The list of paving and maintenance projects maintained by the Public Works Department should be reviewed and updated annually in conjunction with the level of service map.

Strategy T.1.7

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.

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 Department 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 one year to complete. However, it is anticipated that the process of implementing these recommendations may take several years.

Strategy T.1.8

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. In coordination with the City's Public Works Department, the City's Planning Department 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.

Furthermore, in coordination with the City's Public Works Department, the City's Planning Department 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 Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances to reconcile any deficiencies therein.

Time frame: This strategy will be an ongoing process. Furthermore, it is estimated that the process of identifying improvements consistent with this strategy and the review of current ordinances should take approximately one year to complete. However, it is anticipated that the process of implementing these improvements may take several years.

Objective T.2

Improve the sidewalk network to promote safe pedestrian travel.

Sidewalks are meant to provide safe pedestrian travel. Most often sidewalks follow roadways and are meant to connect people to places. Map 8.2 shows the existing and proposed sidewalks in the City. Areas of the City either have disconnected sidewalk networks or sidewalks in need of repair.

Often, sidewalks are owned and maintained by the entity owning the road they follow. Coordination with SCDOT and Greenville County will be imperative to this objective.

Strategy T.2.1

Consider the incorporation and/or repair of pedestrian sidewalks into future roadway improvements where appropriate.

Discussion: Where appropriate, the repair of existing sidewalks, or the provision of missing sidewalks, should be incorporated in transportation improvement projects.

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

The City's Planning Department shall be responsible to coordinate with SCDOT and Greenville County regarding their plans for future transportation improvements.

Time frame: This strategy will be an ongoing process.

Strategy T.2.2

Identify and prioritize needed pedestrian connections within the community.

Discussion: Several of the earliest established neighborhoods of the City were developed without sidewalks. There are other areas with breaks in the sidewalk network.

Action: In coordination with the City’s Public Works Department, the City’s Planning Department 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 a year to complete. However, it is anticipated that the process of implementing these improvements may take several years. The list of improvements to the sidewalk system maintained by the Planning Department should be reviewed and updated annually.

Objective T.3

Create a trails system that encourages pedestrian and bicycle usage.

Trails can be made of a variety of surfaces and serve different purposes. They provide viable transportation alternatives for short to moderate distances and are a popular recreational amenity that can attract visitors and residents.

Strategy T.3.1

Complete a Master Trails plan that encourages pedestrian and bicycle usage.

Discussion: A master trails plan can be used to set standards and identify locations/routes for future trail development, such as the Swamp Rabbit Trail. By designating areas as trail locations, future development may have to incorporate the plan into their project.

Action: In coordination with the local trails group, the City’s Planning Department shall assist in completing a Master Trails Plan.

Time frame: It is estimated that the process of completing a Master Trails Plan should take approximately one to two years to complete.

Strategy T.3.2

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

Discussion: Where appropriate, bike lanes should be incorporated in transportation improvement projects.

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

The City’s Planning Department shall be responsible to coordinate with SCDOT and Greenville County regarding their plans for future transportation improvements.

Time frame: This strategy will be an ongoing process.

Strategy T.3.3

Encourage bicycle parking facilities at key destinations.

Discussion: Safe and secure bicycle parking should be provided to promote the use of bicycling to destinations.

Action: It shall be the policy of City officials to support the implementation of this strategy. In addition, the City's Planning Department shall be responsible for identifying opportunities to achieve this strategy and incorporating these opportunities into the Master Trails 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 reviewing the City's current ordinances and preparing any amendments thereto and identifying opportunities for bicycle parking at City-owned facilities should take approximately 6 months to complete. However, it is anticipated that the process of implementing these recommendations may take several years.

Strategy T.3.4

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. In addition, the City's Planning Department shall be responsible for identifying opportunities to achieve this strategy and incorporating these opportunities into the Master Trails 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 for bicycle and pedestrian improvements consistent with this strategy should take approximately one year to complete. However, it is anticipated that the process of implementing these improvements may take several years.

Strategy T.3.5

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 Department 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 6 months to complete. However, it is anticipated that the process of implementing these improvements may several years.

Objective T.4

Promote and encourage mass-transit.

Public mass transit allows for those without private transportation to reach services such as medical facilities, employment, grocery, and shopping. It can be a lifeline to being independent. For others it can be a means of getting from place to place while having the time to do other things and reduce the impact of

congestion. An increase in ridership can equate to a reduction of cars on the road. Most cars traveling for employment are single occupancy and have a high impact on congestion.

For mass transit to be an attractive option to those with other choices, it must offer convenient route options, run on time, be reasonably priced and well maintained.

Strategy T.4.1

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.4.2

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

Discussion: Mass transit relies on consistent ridership numbers to cover costs of providing the service. 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.

Low population densities result in longer trip times to collect the needed ridership and higher operating costs. A denser population results in closer clusters of riders that can be quickly collected and transported resulting in lower operating costs.

Action: Land use strategies should entail the promotion of transit-supportive (higher density, mixed-use) development at major activity centers.

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

Objective T.5

Enhance key gateways to Simpsonville.

Gateways into the City are a visitors first impression and a resident's sense of community pride. Attractive entry points make the community more attractive to visitors and prospective residents and businesses.

Strategy T.5.1

Identify and enhance key entrances within the City.

Action: The City's Planning Department shall be responsible for identifying key entrances 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 Department 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 one year to complete. However, it is anticipated that the process of implementing these improvements may take several years.

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 maintain a level of service map of the City’s road network. | Create Level of Service map | Public Works; Planning Dept. | 1 year; Annually | High |
| Strategy T.1.2 Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets. | Amend City’s ordinances | Fire Dept.; Public Works Dept.; Planning Dept. | 1 year | Medium |
| Strategy T.1.3 Require stub streets and connections to existing stubs in new subdivisions. | Amend City’s ordinances | Public Works; Planning Dept. | 1 year | 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 | City Officials; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.1.5 Where appropriate, promote the use of traffic islands and controlled points for left turns. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.1.6 Continue to review and prioritize the City’s inventory of streets for paving and maintenance. | Policy of City officials; Staff to identify streets; Consider for CIP | City Officials; Public Works | Annually; CIP—years | High |
| Strategy T.1.7 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 | City Officials; Public Works; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.1.8 Ensure intersections and major access points are well lit. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Public Works; Planning Dept. | 1 year; CIP—years | Low |
| OBJECTIVE T.2 Improve the sidewalk network to promote safe pedestrian travel. | | | | |
| Strategy T.2.1 Consider the incorporation and/or repair of pedestrian sidewalks into future roadway improvements where appropriate. | Policy of City officials; Coordination between County & State | City Officials; Planning Dept. | Ongoing | Medium |









| | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|----------------------------------------------------|------------------------|--------|
| Strategy T.2.2 Identify and prioritize needed pedestrian connections within the community. | Amend City's ordinances | Planning Department | 6 months | Medium |
| OBJECTIVE T.3 Create a trails system that encourages pedestrian and bicycle usage. | | | | |
| Strategy T.3.1 Complete a Master Trails plan that encourages pedestrian and bicycle usage. | Complete Master Trails Plan | Planning Dept. | 1-2 years | High |
| Strategy T.3.2 Consider the incorporation of bicycle lanes into future roadway improvements where appropriate. | Policy of City officials; Coordination between County & State | City Officials; Planning Dept. | Ongoing | Medium |
| Strategy T.3.3 Encourage bicycle parking facilities at key destinations. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Planning Dept. | 6 months; CIP—years | Low |
| Strategy T.3.4 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 | City Officials; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.3.5 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 | City Officials; Public Works; Planning Dept. | 6 months; CIP—years | Medium |
| OBJECTIVE T.4 Promote and encourage mass-transit. | | | | |
| Strategy T.4.1 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 | City Officials | Ongoing | Low |
| Strategy T.4.2 Promote transit use by encouraging appropriate densities at potential transit locations. | See land use strategies | N/A | N/A | N/A |
| OBJECTIVE T.5 Enhance key gateways to Simpsonville. | | | | |
| Strategy T.5.1 Identify and enhance key entrances within the City. | Staff to identify key entrances | Planning Dept. | Ongoing | 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 | Public Works; Planning Dept. | 1 year; CIP—years | Low |

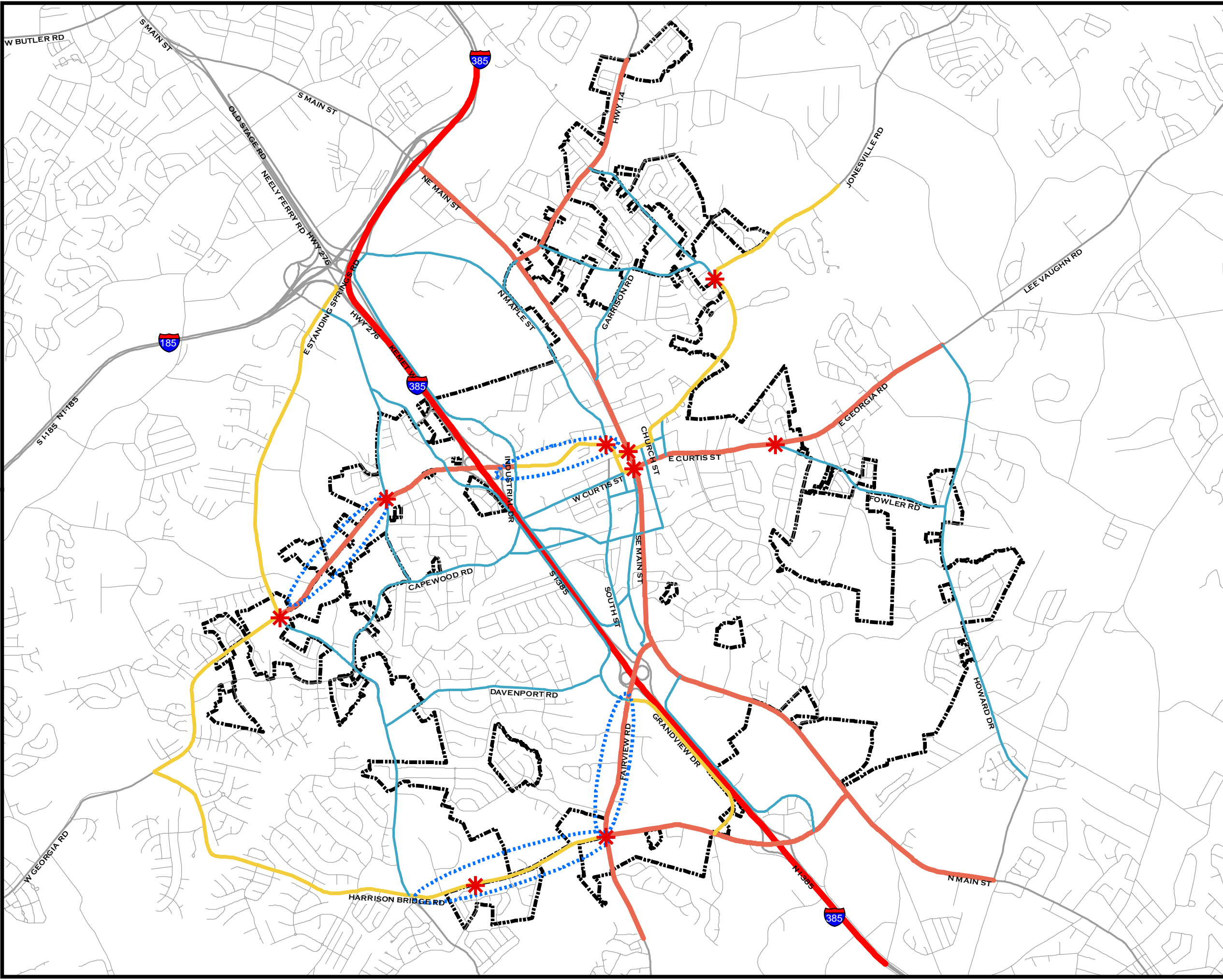
MAP 8.1 City of Simpsonville Roadways & Potential Improvements



0 0.5 1 Miles

Legend

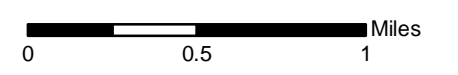
-  Intersection Improvement
-  Road Improvement
-  City Limits
- Road Class**
-  Interstate
-  Arterial
-  Collector
-  Subcollector
-  Roads



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MAP 8.2

City of Simpsonville Existing Sidewalks & Proposed Sidewalks

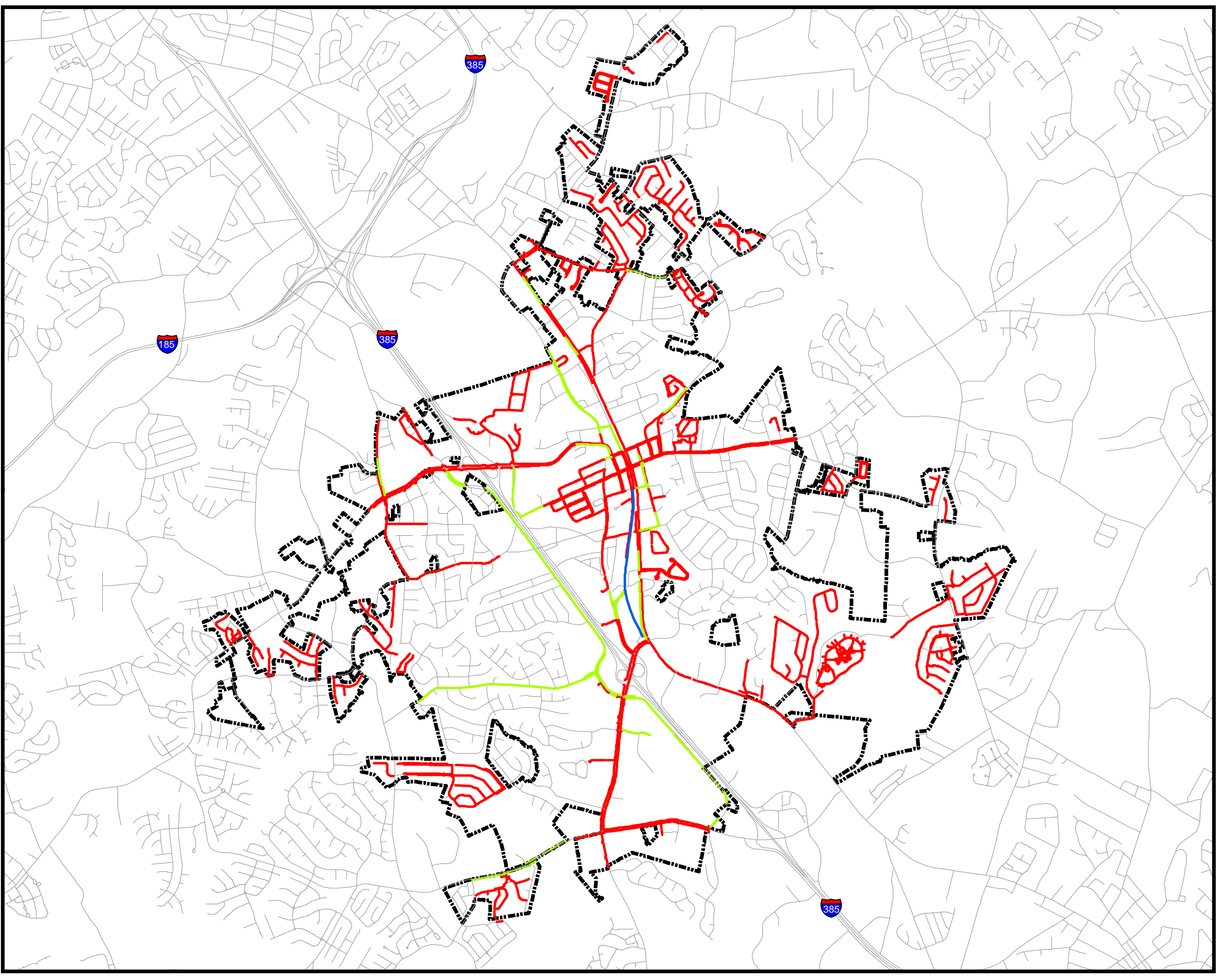


Legend

- Multi-Use Path
- Proposed Sidewalks
- Existing Sidewalks
- Roads
- City Limits



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Chapter 9

Natural Resources

Objectives:

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

Introduction

Our environment is heavily impacted by human intervention. Unchecked, this interaction can equate to damaged waterways, loss of sensitive natural areas and other ecological systems that support the quality of life that adds to Simpsonville's identity.

It is important as stewards, to create regulations and standards that balance preservation of the environment with private property rights and development. 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.

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 role in conservation is to mitigate negative impacts to our natural resources through regulation. Currently, the City is partnered with Greenville County's Land Development Division for the stormwater review of all development. This partnership is aimed at reducing the negative impacts of stormwater runoff. Runoff is the leading cause of erosion and the introduction of toxins into our water systems. Simpsonville also has tree preservation standards within the Zoning Ordinance that promotes the retention of existing trees and

requirements for replanting when trees are removed. The Zoning Ordinance requires stream buffers and wetland protection from development.

Water Resources

Outside of a few ponds, Simpsonville does not have large standing bodies of water. The City's water resources are mainly creeks and tributaries that flow to larger bodies further down the system.

The railroad tracks through the city sit on the divide between two watersheds. West of the tracks is the Reedy River Watershed within the Saluda River Basin. East of the tracks is the Enoree River Watershed within the Enoree River Basin.

Rocky Creek is the major creek within the Reedy River Watershed. Through tributaries, this creek collects water from the majority of Simpsonville and carries it to the Reedy River. The Reedy River is currently in danger of being listed on the federal government's impaired waters list per the Clean Water Act. In response to this threat, the Reedy River Water Quality Group was formed, using a section of the Act known as 5(r), to allow for a localized approach to reduce pollutants rather than the Federal Government creating a regulatory plan. This allows for the watershed stakeholders to take control and work together to fix the problems. The aim is to reduce nitrogen and phosphorus nutrient levels. Simpsonville has been a partner in this Group since its inception.

Durbin and Horsepen Creeks are the major creeks within the Enoree River Watershed. While these creeks are not as impacted as Rocky Creek, standards are in place to reduce the introduction of soil, phosphorous and nitrogen into the system.

In addition, floodplains are another vital natural resource in Simpsonville. These plains are areas that naturally fill with water during flooding events. The Federal Emergency Management Agency (FEMA) sets their boundaries. Development within floodplains is highly regulated to insure minimal impact on the plain as well as to minimize the risk to structures and infrastructure.

Map 9.1 depicts some of the water resources, including streams, ponds, flood plains, and wetlands, in and around the City of Simpsonville.

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.

Air Quality

Air quality is monitored and regulated by several agencies including the EPA and the SCDHEC Bureau of Air Quality. The Clean Air Act also helps to regulate industry and emissions into the air. Simpsonville meets the standards found in the Act.

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.*

Objective NR.1

Promote sustainable development practices.

Sustainability has become a “buzz” word over the last 15-20 years. The idea behind sustainable development is that the negative impacts are greatly reduced or eliminated so that future generations are not burdened with today’s acts.

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: Compact development encourages walking, biking, and mass transit as options for driving. Sprawl development relies on the automobile.

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

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

Strategy NR.1.4

Protect development by discouraging and/or prohibiting it in areas with higher probability of disaster.

Discussion: The protection of development to ensure its longevity helps reduce the need for

redevelopment and further disruptions to the environment. A major threat to any development is natural disaster. Natural disasters can be caused and/or amplified by certain environmental conditions.

Steep slopes can be overcome, usually at great expense. 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 leading to foundations shifting, and in extreme cases, structures failing. To reduce or eliminate slope, some development practices call for the use of retaining walls and fill dirt. If improperly prepared and compacted the “new” ground may settle over time and compromise the structural integrity of the building. Retaining walls also carry the risk of failing. The higher the wall the more pressure the wall endures.

It was once common practice for homes to be built within floodplains. Due to the risk, the land was cheaper and made land ownership obtainable to some. Unfortunately, those homes were prone to flooding and over time became housing to the more impoverished. Cities all over the Country have developed programs to buy back and demolish these homes. Today building within the floodplain carries strict building code requirements to reduce the potential threats to the structure and the plain. The best practice is to discourage development in these areas.

Wetlands function as natural sponges that trap and slowly release surface water, rain, groundwater, and flood waters. Trees, root mats and other wetland vegetation also slow the speed of flood waters and distribute them more slowly over the floodplain. This combined water storage and braking action lowers flood heights and reduces erosion. The dredging and filling in of these resources will eliminate these benefits that may be preserving nearby development.

Action: The City’s Planning Department shall be responsible for reviewing the City’s current ordinances for their ability to achieve this strategy. If necessary, the City’s Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City’s ordinances 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.

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.

Map 9.1 depicts some environmentally sensitive lands, including flood zones and wetlands, in and around the City of Simpsonville.

Strategy NR.2.1

Maintain land use strategies that encourage conservation design practices 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 when preserving areas that otherwise would be developed.

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

Maintain and improve connectivity of natural systems that supports wildlife corridors and habitat.

Discussion: Stream corridors are vital natural resources. These corridors provide connected greenspaces for wildlife and vegetation while allowing stormwater to flow through the community. Vegetation, left undisturbed, anchors the soil on the slopes and banks of the stream. Certain plant species can also help to reduce the amount of pollutants entering the water. Buffers restricting disturbance are highly effective in preserving these corridors.

Connected greenspaces are important for wildlife to be able to move about the city. These connected systems allow them to reach sources of food, water, and shelter with minimal contact between residents and infrastructure such as roadways.

Action: The City's Planning Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing an amendment to the City's ordinances 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.

Strategy NR.2.3

Improve surface water quality so that streams will support healthy aquatic life and recreation.

Action: Continue to work with the Greenville County Land Development Division to protect water quality through the implementation of NPDES Phase II Stormwater Management Program practices.

Time frame: This is an ongoing strategy.

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

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 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.

Objective NR.3

Promote energy conservation and efficiency.

As the population of the Nation, and our reliance on technology, grows so does our dependency on energy. The provision of energy and space for its infrastructure can result in the destruction and pollution of our natural resources. Promoting energy conservation and more efficient design can help to slow the ever-growing demand.

Strategy NR.3.1

Encourage energy efficiency in design.

Discussion: Over the years, many organizations have been founded on the principle of energy conservation. Efficiency in building design can result in lower operating costs, tax incentives, utility rebate opportunities, and increased marketability.

Action: The City's Planning Department shall be responsible for reviewing the City's current ordinances for their ability to achieve this strategy. If necessary, the City's Planning Department and the Simpsonville Planning Commission shall be responsible for preparing

an amendment to the City's ordinances 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.

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.

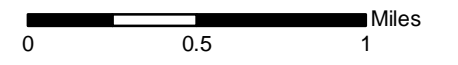
Natural Resources Action Summary

| 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 |
| Strategy NR.1.4 Protect development by discouraging and/or prohibiting it in areas with higher probability of disaster. | Amend City's ordinances | Planning Dept. | 6 months | Medium |
| OBJECTIVE NR.2 Conserve the qualities of environmentally sensitive lands. | | | | |
| Strategy NR.2.1 Maintain land use strategies that encourage conservation design practices to environmentally sensitive lands. | See land use strategies | N/A | N/A | N/A |
| Strategy NR.2.2 Maintain and improve connectivity of natural systems that supports wildlife corridors and habitat. | Amend City's ordinances | Planning Dept. | 6 months | High |
| Strategy NR.2.3 Improve surface water quality so that streams will support healthy aquatic life and recreation. | Coordinate with Greenville County | Planning Dept. | Ongoing | High |
| 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. | See public facility strategies | N/A | N/A | N/A |
| Strategy NR.2.5 Facilitate the creation of a community parks and open space plan. | See public facility strategies | N/A | N/A | N/A |



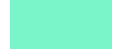




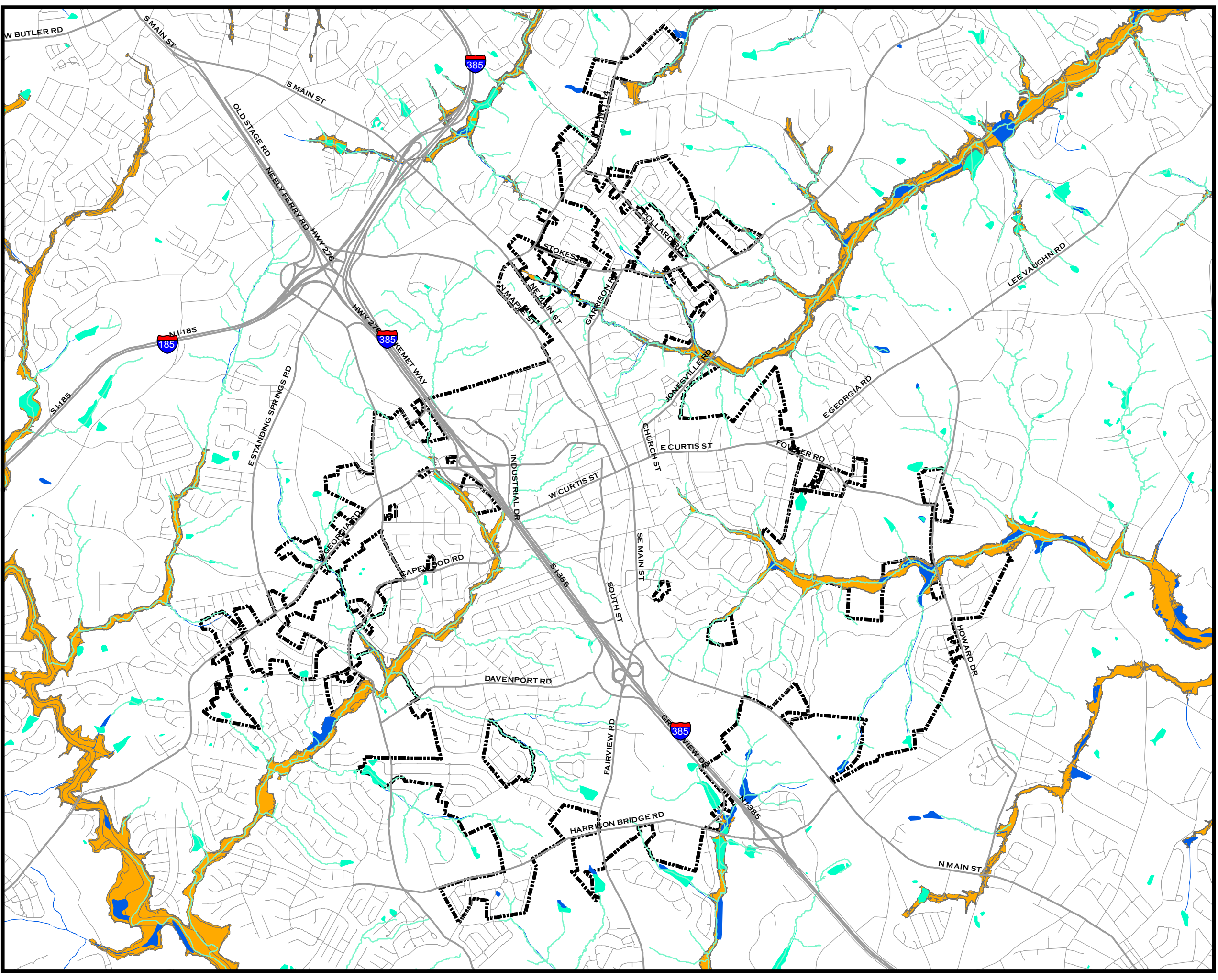
| OBJECTIVE NR.3 Promote energy conservation and efficiency. | | | | |
|---------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------|----------|--------|
| Strategy NR.3.1 Encourage energy efficiency in design. | Amend City's ordinances | Planning Dept. | 6 months | Medium |
| Strategy NR.3.2 Develop public facility strategies which promote energy conservation in public buildings. | See public facility strategies | N/A | N/A | N/A |

MAP 9.1 City of Simpsonville Sensitive Lands



Legend

-  Streams
-  Wetland
-  Pond
-  Flood Zone
-  City Limits



Created on October 26, 2020
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Chapter 10

Priority Investment

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.*
- *Establish a coordinated approach to public infrastructure and facility planning.*

Introduction

This chapter is required to satisfy requirements of The South Carolina Priority Investment Act passed in 2007. Local governments are to plan and prioritize investment in public infrastructure and facilities, using public funding, over the next ten years.

Existing Conditions and Issues

Each chapter of this plan outlines the goals and strategies for the future of Simpsonville for the next 20 years. Many of the strategies require a financial investment to carry them through. These funds come from federal, state, and local sources. Other potential sources are examined further in this chapter.

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.*

Objective PI.1

Identify and assess federal, state, and local funding sources available for improvements to public infrastructure and facilities.

Currently available are federal, state, and local funds for public infrastructure and facilities. It is expected that these sources will remain the next ten years.

City General Fund

Description: The City’s “general fund” represents the City’s funds which finance all 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 Sewer 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.

City Public Works Enterprise Fund

Description: When a citizen of Simpsonville pays their property tax bill, a Public Works Fee is assessed. That money goes into the City’s Public Works “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 sanitation and roadways. 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 sanitation operations and roadway improvements and repairs.

Community Development Block Grant

Description: The South Carolina Community Development Block Grant (CDBG) Program provides grants to eligible local governments (towns, cities and counties) that do not directly receive CDBG funding from the US Department of Housing and Urban Development (HUD). CDBG grants can fund a wide variety of projects from revitalizing neighborhoods to improving community infrastructure, providing public facilities and creating or retaining jobs. The state program is administered by the South Carolina Department of Commerce, Division of Grants Administration.

Type of projects funded: Funds from this grant can be used to finance improvements within blighted or disadvantaged neighborhoods.

Transportation Alternatives

Description: The Transportation Alternatives (TA) 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) through the Greenville-Pickens Area Transportation Study (GPATS).

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 (CTC).

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.
- **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.
- **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 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.

- Underground utilities
- Sewer improvements
- Sidewalk improvements
- Bicycle lane and parking improvements
- Road improvements
- Mass transit components
- Gateway enhancements
- Multi-use paths and trails

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
- Additional cultural facilities
- Create areas for public art
- Acquire property for affordable housing
- Downtown improvements

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.1.3

Potential funding sources: Dedicated franchise fees are the most likely source of financing for these improvements.

Downtown Improvements

Description: Utilize the Downtown Master Plans recommendations on how to maintain and build upon the successes of downtown. These improvements may include the following:

- Streetscape (landscaping, benches, etc.)
- Wayfinding signage
- Parking facilities
- Intersection Improvements

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
- Municipal improvement district
- Other state/federal grants

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.1.4

Potential funding sources: The community development block grant is the most likely source of financing for this action.

Public Facilities Improvements

Description: Infrastructure and public facility improvements should be made to promote quality neighborhoods.

Associated strategy: Strategy H.2.6

Potential funding sources: Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- General fund
- General obligation bonds
- City Sewer Enterprise Fund
- City Public Works Enterprise Fund

Improve Historic and Cultural Facilities

Description: 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.

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

Additional Cultural Facilities

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

Associated strategy: Strategy CR.2.2

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

Create Areas for Public Art

Description: establish areas for public art installations.

Associated strategy: Strategy CR.4.2

Potential funding sources: Direct fundraising and the general fund are the most likely sources of financing for these improvements.

Solid Waste and Recycling Collection

Description: The City is responsible for providing the adequate collection of solid waste and recycling to meet the needs of present and future residents and businesses.

Associated strategy: Strategy PF.1.3

Potential funding sources: The City Public Works Enterprise Fund is the most likely source of financing for this service.

Energy Conservation Improvements

Description: consider improvements to existing buildings and facilities that enhance the ability to conserve energy.

Associated strategy: Strategy PF.3.4

Potential funding sources: Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- General fund
- General obligation bonds
- Other federal/state grants

Road Improvements

Description: Simpsonville City officials shall consider improvements to the City's road network. Improvements may include widening, new road construction, re-paving, and alterations.

Associated strategies: Strategy T.1.5 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
- Transportation Alternatives

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/redevelopment
- Area identified in the Master Trails Plan

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
- Transportation Alternatives
- Other state/federal grants

Bicycle Lane and Parking Improvements

Description: Simpsonville City officials shall consider incorporating bike lanes into future roadway improvements as well as provide bicycle parking at key destinations.

Associated strategies: Strategy T.3.2 and T.3.3

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- Enhancement grant
- General fund
- Transportation Alternatives
- Other federal/state grants

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.4.1

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 strategies: Strategy T.5.1 and 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 T.2.2, T.3.1 and PF.3.1

Potential funding sources: Potential sources of funding include, but may not be limited to, the following:

- General fund
- Transportation Alternatives
- Other federal/state grants

Objective PI.3

Establish a coordinated approach to public infrastructure and facility planning.

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 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.

Establish a Subdivision Advisory Committee in the City

Description: Simpsonville City officials and staff should consider facilitating the Subdivision Advisory Committee (SAC) instead of allowing Greenville County. The Committee would consist of representatives from water and sewer authorities, utility providers, the school district, the fire department, SCDOT, DHEC, and stormwater authorities. The convergence of these authority and agency representatives provides an opportunity for applicants of large development and subdivision proposals to obtain feedback and comment regarding their application. Greenville County currently facilitates this Committee with little input from city staff.

Chapter 11

Implementation

Objective:

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.

Introduction

Without implementation, a Comprehensive Plan offers no assistance in the planning of Simpsonville’s future. Comprehensive Plans are turned into reality by concerted, consistent attention to implementation. The City’s administration, departments, and present and future City Councils should use the Comprehensive Plan as a key reference for all decisions and actions, consistent with the strategic initiatives and policies contained herein.

The objectives and strategies of this plan are to lead Simpsonville into a future that supports its residents, businesses, and the community. The individual elements of the Comprehensive Plan call for specific strategies and actions to execute a desired objective. The strategies and actions range from revised development standards and regulations to major capital investments.

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.

Guiding Principles

The following guiding principles summarize the ways the Comprehensive Plan will be used.

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, ordinances, and its various zoning districts must undergo an extensive 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.** Rezoning and annexations will be most impacted by the Comprehensive Plan as the land use maps identify types and characteristics for future uses. Compliance with this plan will be reviewed for these applications.
3. **The Action Plan tables shall be used when preparing budgets, capital improvement plans, and strategic plans.** 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. Without implementation the Comprehensive Plan will not assist in the desired objectives outlined herein.
4. **The City's Planning Department 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 Department should be reviewing the Plan annually to monitor progress of implementation.

Action Plan

The Action Plan on the following pages are a compilation of the tables found at the end of each chapter. 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 once started.

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 to two years 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 Department | 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 Department | Ongoing (annually) | Medium |
| Strategy P.1.3 Perform annual population estimations. | Staff to estimate current population | Planning Department | 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 Department | 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 | N/A | N/A | N/A |
| Strategy P.3.2 Recognize and support heritage appreciate days, holidays, festivals, and other events. | Policy of City officials | City officials | Ongoing | Low |
| Strategy P.3.3 Engage citizens of diverse economic, social, and ethnic backgrounds in the community planning process. | Staff research and implementation | Planning Department | Ongoing | High |
| Strategy P.3.4 Adopt public policies that expand housing and transportation choice, increase affordability, and reduce income segregation within Simpsonville. | Policy of City officials | City Officials | Ongoing | High |

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------|-----------------------------|----------|
| OBJECTIVE EG.1 <i>Diversify the economy and expand economic opportunity.</i> | | | | |
| Strategy EG.1.1 Support small businesses and light industry by reducing regulatory barriers, encouraging shared spaces and innovative work environments, and facilitating the provision of services at all stages of their growth and development. | Amend City’s ordinances | Planning Department | <5 years with annual review | High |
| Strategy EG.1.2 Promote the retention and expansion of existing businesses. | Marketing of the City; Expand grant opportunities | Planning Department | Ongoing | Medium |
| Strategy EG.1.3 Develop public facility strategies which support businesses through infrastructure improvement initiatives, code enforcement and beautification programs. | See public facility strategies | N/A | N/A | N/A |
| Strategy EG.1.4 Provide incentives to support priority economic development projects. | Policy of City officials | N/A | N/A | N/A |
| Strategy EG.1.5 Encourage “home-grown” and community-based businesses and entrepreneurs. | Amend City’s ordinances | Planning Department | Ongoing | Medium |
| Strategy EG.1.6 Through the Planning Director, aid individuals and businesses that approach the City on economic development matters. | Staff to compile materials | Planning Department | 6 months, ongoing | High |
| OBJECTIVE EG.2 <i>Ensure land use and development strategies are sufficient to encourage continued, high-quality investment and economic viability.</i> | | | | |
| Strategy EG.2.1 Develop land use strategies which 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.2.2 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. | See land use strategies | N/A | N/A | N/A |
| Strategy EG.2.3 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. | See land use strategies | N/A | N/A | N/A |

| Strategy | Action | Responsibility | Time frame | Priority |
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| Strategy EG.2.4 Develop land use strategies that provide incentives for the redevelopment and re-use of underutilized commercial centers. | See land use strategies | N/A | N/A | N/A |
| OBJECTIVE EG.3 Support and encourage redevelopment and investment in the downtown area. | | | | |
| Strategy EG.3.1 Utilize the Downtown Master Plans recommendations on how to maintain and build upon the successes of downtown. | Implement Downtown Master Plan | City Officials; Planning Department | <2 years for initial investment ; Ongoing | High |
| Strategy EG.3.2 Develop land use strategies which increase downtown housing and office density to support retail uses and create a 24-hour environment. | See land use strategies. | N/A | N/A | N/A |
| Strategy EG.3.3 Review and revise the City’s current ordinances to support the Downtown Master Plan. | Ordinance/policy revisions | Planning Department | 6 months-one year | High |
| OBJECTIVE EG.4 Support and encourage redevelopment and investment in the downtown area. | | | | |
| Strategy EG.4.1 Support tourism by continuing to protect valuable historic, natural, and cultural resources through adequate land development regulations. | Amend City’s ordinances | Planning Department | 6 months-one year | Low |
| Strategy EG.4.2 Market the downtown and city parks as tourist destinations. | Creation/implement of marketing strategies | Community Relations Specialist; Chamber of Commerce | Ongoing | Medium |
| Strategy EG.4.3 Create a pedestrian/family friendly environment in the downtown. | Implement Downtown Master Plan | City Officials; Planning Department | <2 years for initial investment ; Ongoing | High |
| Strategy EG.4.4 Devise and implement guidelines for signage, urban art, and other visual media that will create a sense of place. | Amend City’s ordinances | Planning Department; Community Relations Specialist | 6 months-one year | Medium |
| OBJECTIVE EG.5 Strengthen planning and communication with infrastructure providers. | | | | |
| Strategy EG.5.1 Facilitate meetings with infrastructure providers to identify areas of need. | Facilitate Meetings | Planning Department; Public Works | Annually | Medium |

| Strategy | Action | Responsibility | Time frame | Priority |
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| OBJECTIVE LU.1 Blend new development with historic characteristics of Simpsonville. | | | | |
| Strategy LU.1.1 Evaluate regulations that yield commercial and office structures that reflect the local vernacular. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.1.2 Evaluate regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.1.3 Evaluate regulations that allow for and encourage compatible scale among neighboring developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| OBJECTIVE LU.2 Promote coordinated land use planning between Greenville | | | | |
| Strategy LU.1.1 Participate in comprehensive plan updates for Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts. | Cooperative regional comprehensive planning | Planning Department | Ongoing | Low |
| Strategy LU.1.2 Facilitate annual meetings between Greenville County and the cities of Mauldin and Fountain Inn to coordinate land use and related planning efforts. | Annual cooperative planning meeting | Planning Department | Annually | Low |
| OBJECTIVE LU.3 Prioritize infill locations and redevelopment opportunities. | | | | |
| Strategy LU.3.1 Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation <1; annually | Medium |
| Strategy LU.3.2 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 Department; Public Works Dept. | 6 months – year evaluation; ongoing investment | Medium |
| Strategy LU.3.3 Identify structures and sites for infill or redevelopment and prepare a marketing program for targeted structures and/or sites. | Staff to identify sites and structures | Planning Department | Initial evaluation <1; annually | High |

| Strategy | Action | Responsibility | Time frame | Priority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|------------------------------------|----------|
| OBJECTIVE LU.4 Foster strong neighborhood qualities. | | | | |
| Strategy LU.4.1 Permit small-scale neighborhood commercial services as part of residential planned developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.2 Evaluate regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate. | Evaluate/amend City's ordinances | Planning Department; Public Works | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.3 Adopt/evaluate 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. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.4 Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths. | Evaluate/amend City's ordinances; Staff to identify projects | Planning, recreation, and public works departments | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.4.5 Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |
| OBJECTIVE LU.5 Promote mixed-use development. | | | | |
| Strategy LU.5.1 Evaluate zoning and land development regulations that allow for mixed-use developments. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy LU.5.2 Provide density and intensity bonuses to developments that further the strategies of the Comprehensive Plan. | Evaluate/amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |
| OBJECTIVE LU.6 Administer clear and orderly land use development services and policies. | | | | |
| Strategy LU.6.1 Improve the clarity and efficiency of the development review process. | Evaluate/amend City's ordinances and processes | Planning Department | 1 year; ongoing | High |
| Strategy LU.6.2 Promote fiscal responsibility for the City with the expansion of infrastructure and services. | Policy of City officials; Staff to consider various methods | Planning Department | 6 months; ongoing | Medium |
| Strategy LU.6.3 Promote orderly annexation. | Policy of City officials | City officials; Planning Department | Ongoing | Medium |

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------|------------------------------------------|------------|
| Strategy LU.6.4 Conduct a biennial review of the existing land use map to assess development patterns over time. | Review the land use map | Planning Department | Biennial | Low |
| Objective H.1 Improve housing choice and affordability | | | | |
| Strategy H.1.1 Allow single-family, duplex, triplex and four-plex housing as conditional uses in most residential areas. | Amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.1.2 Develop land use strategies that encourage variation in lot sizes within new developments. | See Land Use strategies | N/A | N/A | N/A |
| Strategy H.1.3 Provide density bonuses to private developers and non-profits to construct and/or rehabilitate affordable housing. | Amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.1.4 Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units. | Strategy Creation | City Officials | Ongoing | Medium |
| Objective H.2 Promote quality neighborhoods. | | | | |
| Strategy H.2.1 Develop land use strategies that 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.2.2 Promote interconnectivity between neighborhoods and destinations. | Amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Low |
| Strategy H.2.3 Ensure new adjacent uses and infill development is compatible with existing housing and residential uses. | Amend City's ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy H.2.4 Create strategies for the code enforcement of properties that have become dilapidated and unsafe for habitation. | Staff to identify dilapidated sites; Strategy creation | Building Official; Code Enforcement | 1 year; ongoing | Low |
| Strategy H.2.5 Identify infill/redevelopment sites within existing neighborhoods. | Staff to identify infill sites; Amend City's ordinances | Planning Department | 1 year | Medium |
| Strategy H.2.6 Identify and prioritize infrastructure and public facility improvements. | Staff to identify projects; Consider for CIP | Planning Department; Public Works Dept. | 1 year; CIP—years | Medium |

| Strategy | Action | Responsibility | Time frame | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------------------------------------------------|-------------------------------------------|----------|
| OBJECTIVE CR.1 Increase public awareness of the types, location, and benefits of cultural and historic resources. | | | | |
| Strategy CR.1.1 Promote historic preservation and create historic preservation strategies | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; ongoing | Medium |
| Strategy CR.1.2 Pursue grant opportunities to promote preservation of local historic sites and structures. | Staff to identify grant opportunities | Planning Department | Ongoing | Low |
| Strategy CR.1.3 Encourage the use of preservation tax credits for historic properties. | Staff to identify properties eligible for tax credits | Planning Department | Ongoing | High |
| OBJECTIVE CR.2 Continue to 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 | 1-2 years; CIP—years | Medium |
| Strategy CR.2.2 Assess the need for additional cultural facilities that may be demanded by a growing population. | Assessment of need for additional facilities | City Administrator, Recreation Department, Planning Department | Initial evaluation 1 year; ongoing | Medium |
| OBJECTIVE CR.3 Protect cultural and historic resources through land use planning and regulation. | | | | |
| Strategy CR.3.1 Create an incentive strategy for projects that reuse/renovate older buildings and properties while maintaining the historic aspects of the building/property. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; biennial | Medium |
| Strategy CR.3.2 In culturally significant areas, encourage the use of materials and pedestrian elements that complement historic architecture and features of the area. | Amend City’s ordinances | Planning Department | Initial evaluation 1 year; biennial | Medium |
| OBJECTIVE CR.4 Support community events and local art. | | | | |
| Strategy CR.4.1 Support and encourage arts events such as display or performances of local artists in public spaces. | Create places for art events | City officials | Ongoing | Low |
| Strategy CR.4.2 Identify and establish areas for public art installations. | Create places for art installations | City Officials | Ongoing | Low |

| Strategy | Action | Responsibility | Time frame | Priority |
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| Strategy CR.4.3 Partner with the Chamber of Commerce for the coordination of events. | Coordination of Events | Simpsonville Chamber of Commerce; City's recreation department | Ongoing | Medium |
| Strategy CR.4.4 Plan/host events that focus on the heritage of Simpsonville. | Plan/host events | Simpsonville Chamber of Commerce; City's recreation department | Ongoing | Medium |
| OBJECTIVE PF.1 Provide efficient public services. | | | | |
| Strategy PF.1.1 Implementation of a long-range and proactive strategy accounting for Facility and staffing needs. | Staff to develop long-range plan; Consider for CIP | Admin. Dept.; Department Heads | 1 year | High |
| 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.; Planning Department | Ongoing | Medium |
| OBJECTIVE PF.2 Establish community facilities as neighborhood centers. | | | | |
| Strategy PF.2.1 Integrate community facilities and civic uses, such as schools and houses of worship, into residential neighborhoods. | 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 | City Officials | Ongoing | Low |
| Strategy PF.2.3 Locate and retain community facilities near the downtown area where appropriate and possible. | Policy of City officials | City Officials | Ongoing | Low |
| 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 | Recreation Dept.; Planning Department | 1-2 years | Low |

| Strategy | Action | Responsibility | Time frame | Priority |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|---------------|
| Strategy PF.3.2 Support the enhancement of existing businesses through infrastructure improvement initiatives. | Staff to identify projects; Consider for CIP | Public Works Dept.; Planning Department | 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 Promote energy conservation designs in new public buildings; consider improvements to existing buildings and facilities that enhance the ability to conserve energy. | Policy of City officials; Staff to identify projects; Consider for CIP | Public Works Dept. | Initial review 1 year then ongoing; CIP—years | Low |
| OBJECTIVE PF.4 Coordinate with outside facility/service providers. | | | | |
| Strategy PF.4.1 Share demographic information, estimates, projections, and permitted densities with local utility companies. | Staff to distribute information to utility companies | Planning Department | Annual | Medium |
| Strategy PF.4.2 Provide the school district with updated demographic information, estimates, and projections. | Staff to distribute information to school district | Planning Department | Annual | Medium |
| Strategy PF.4.3 Facilitate meetings with infrastructure providers to identify areas of need. | Facilitate Meetings | Planning Department; Public Works | Annual | Medium |
| OBJECTIVE T.1 Provide a safe and efficient roadway system that meets adequate level of service requirements. | | | | |
| Strategy T.1.1 Create and maintain a level of service map of the City’s road network. | Create Level of Service map | Public Works; Planning Dept. | 1 year; Annually | High |
| Strategy T.1.2 Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets. | Amend City’s ordinances | Fire Dept.; Public Works Dept.; Planning Dept. | 1 year | Medium |
| Strategy T.1.3 Require stub streets and connections to existing stubs in new subdivisions. | Amend City’s ordinances | Public Works; Planning Dept. | 1 year | 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 | City Officials; Planning Dept. | 1 year; CIP—years | Medium |

| Strategy | Action | Responsibility | Time frame | Priority |
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| Strategy T.1.5 Where appropriate, promote the use of traffic islands and controlled points for left turns. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.1.6 Continue to review and prioritize the City’s inventory of streets for paving and maintenance. | Policy of City officials; Staff to identify streets; Consider for CIP | City Officials; Public Works | Annually; CIP—years | High |
| Strategy T.1.7 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 | City Officials; Public Works; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.1.8 Ensure intersections and major access points are well lit. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Public Works; Planning Dept. | 1 year; CIP—years | Low |
| OBJECTIVE T.2 Improve the sidewalk network to promote safe pedestrian travel. | | | | |
| Strategy T.2.1 Consider the incorporation and/or repair of pedestrian sidewalks into future roadway improvements where appropriate. | Policy of City officials; Coordination between County & State | City Officials; Planning Dept. | Ongoing | Medium |
| Strategy T.2.2 Identify and prioritize needed pedestrian connections within the community. | Amend City’s ordinances | Planning Department | 6 months | Medium |
| OBJECTIVE T.3 Create a trails system that encourages pedestrian and bicycle usage. | | | | |
| Strategy T.3.1 Complete a Master Trails plan that encourages pedestrian and bicycle usage. | Complete Master Trails Plan | Planning Dept. | 1-2 years | High |
| Strategy T.3.2 Consider the incorporation of bicycle lanes into future roadway improvements where appropriate. | Policy of City officials; Coordination between County & State | City Officials; Planning Dept. | Ongoing | Medium |
| Strategy T.3.3 Encourage bicycle parking facilities at key destinations. | Policy of City officials; Staff to identify projects; Consider for CIP | City Officials; Planning Dept. | 6 months; CIP—years | Low |

| Strategy | Action | Responsibility | Time frame | Priority |
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| Strategy T.3.4 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 | City Officials; Planning Dept. | 1 year; CIP—years | Medium |
| Strategy T.3.5 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 | City Officials; Public Works; Planning Dept. | 6 months; CIP—years | Medium |
| OBJECTIVE T.4 Promote and encourage mass-transit. | | | | |
| Strategy T.4.1 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 | City Officials | Ongoing | Low |
| Strategy T.4.2 Promote transit use by encouraging appropriate densities at potential transit locations. | See land use strategies | N/A | N/A | N/A |
| OBJECTIVE T.5 Enhance key gateways to Simpsonville. | | | | |
| Strategy T.5.1 Identify and enhance key entrances within the City. | Staff to identify key entrances | Planning Dept. | Ongoing | 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 | Public Works; Planning Dept. | 1 year; CIP—years | Low |
| 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 NR.1.4 Protect development by discouraging and/or prohibiting it in areas with higher probability of disaster. | Amend City's ordinances | Planning Dept. | 6 months | Medium |

| Strategy | Action | Responsibility | Time frame | Priority |
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| OBJECTIVE NR.2 Conserve the qualities of environmentally sensitive lands. | | | | |
| Strategy NR.2.1 Maintain land use strategies that encourage conservation design practices to environmentally sensitive lands. | See land use strategies | N/A | N/A | N/A |
| Strategy NR.2.2 Maintain and improve connectivity of natural systems that supports wildlife corridors and habitat. | Amend City's ordinances | Planning Dept. | 6 months | High |
| Strategy NR.2.3 Improve surface water quality so that streams will support healthy aquatic life and recreation. | Coordinate with Greenville County | Planning Dept. | Ongoing | High |
| 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. | See public facility strategies | N/A | N/A | N/A |
| Strategy NR.2.5 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 Encourage energy efficiency in design. | Amend City's ordinances | Planning Dept. | 6 months | Medium |
| Strategy NR.3.2 Develop public facility strategies which promote energy conservation in public buildings. | See public facility strategies | N/A | N/A | N/A |

Chapter 12

Glossary

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.