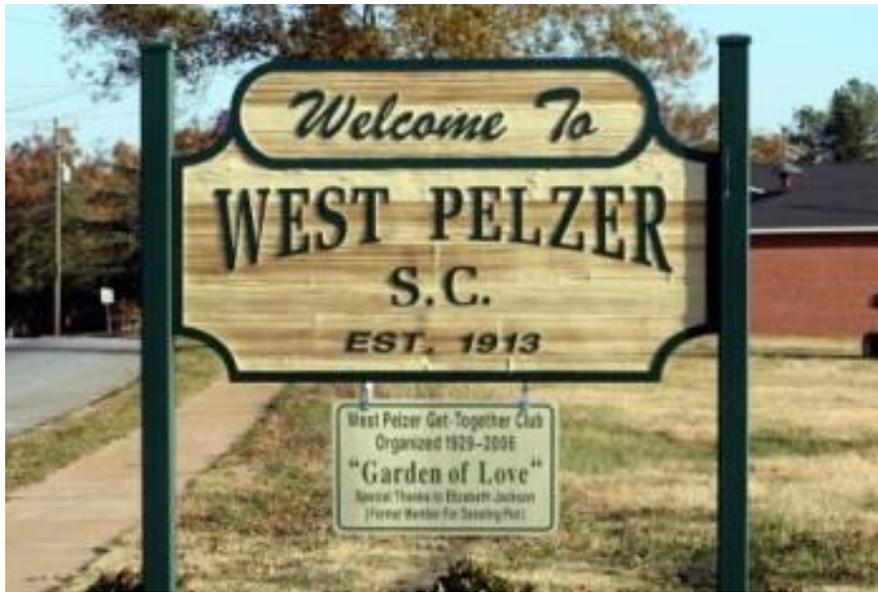




***A Comprehensive Plan for the
Town of West Pelzer, SC
2017***



**Town of West Pelzer, South Carolina
Comprehensive Plan**

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I. Introduction

The South Carolina Local Government Planning Enabling Act (1994) requires all localities that utilize land use regulations to produce a comprehensive plan. These regulations must be consistent with the comprehensive plan, and must also be shown to protect the public health safety and welfare and not be “arbitrary and capricious” to stand in a court of law.

The comprehensive planning process in South Carolina begins by establishing a planning commission which is appointed by the local governing body. The planning commission prepares the comprehensive plan with the help of an internal planning staff or a hired consultant. The plan is required to address nine different elements. These are:

- Population
- Economy
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Transportation
- Land Use
- Priority Investments

Based on these elements, the plan includes an inventory of existing conditions, a statement of goals, and an outline of implementation strategies for achieving those goals.

At the completion of the process, the planning commission adopts a resolution recommending the plan to the local governing body. A public hearing is held before the governing body, after which the governing body votes to adopt the plan by ordinance. The act of adopting the plan by law enables the plan to affect future land development in the jurisdiction.

Changes in the community create the need for periodic revisions and updates to the plan. For this reason, state law mandates that all comprehensive plans, along with any land use regulations guided by the plan, be reevaluated after five years and completely revised after ten years.

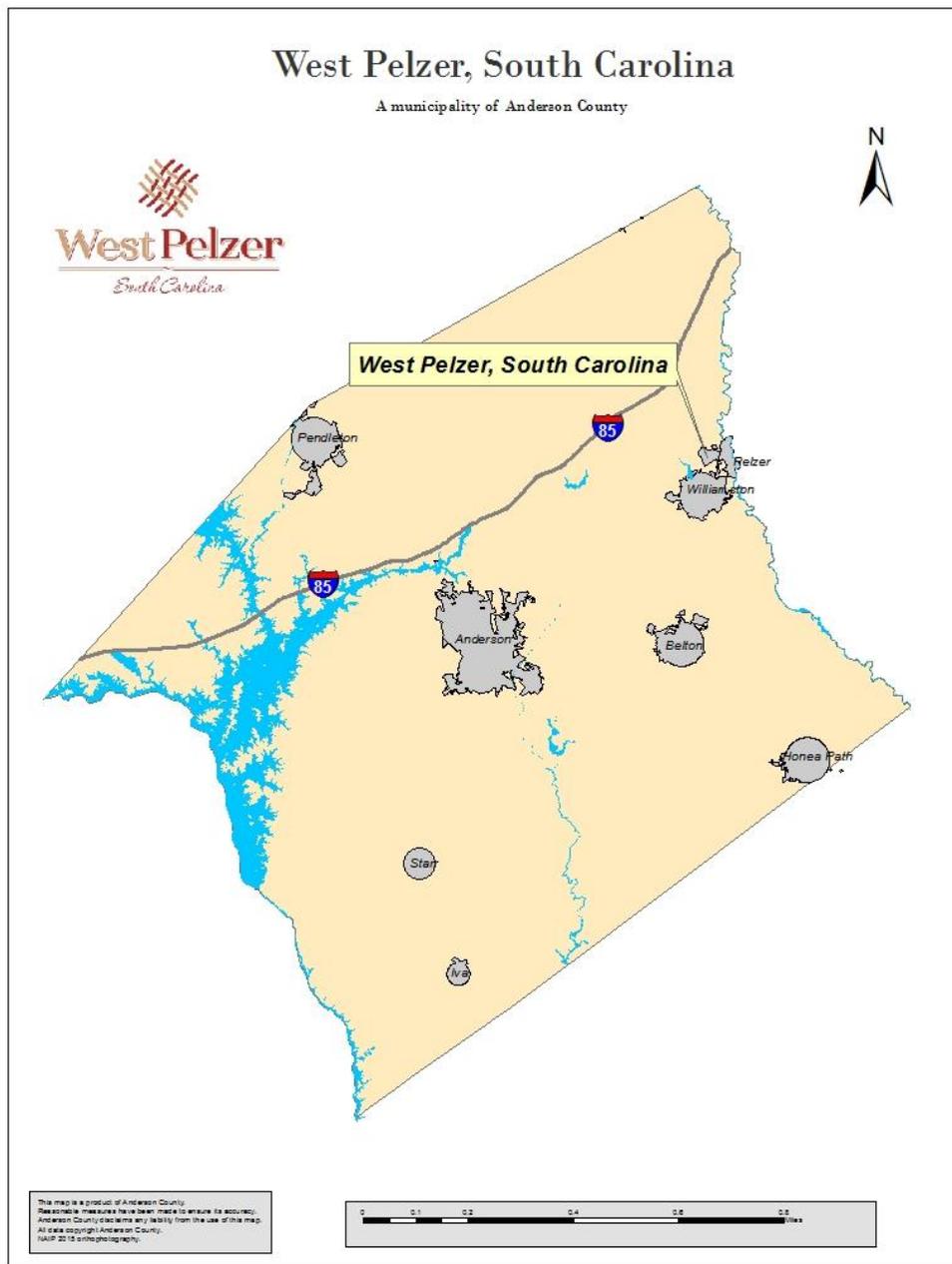
Citizen participation is a critical component of the comprehensive planning process. Besides the required public hearing, citizen input is solicited throughout the process to allow for a better understanding and awareness of the needs and concerns of the community.

In December of 2016, the Anderson County Planning and Community Development Department was invited by the Town of West Pelzer to assist with the preparation of the town’s Comprehensive Plan. A small municipality (est. pop. 921) in eastern Anderson County, West Pelzer enjoys proximity to larger urban areas (Anderson, Easley, Greenville) and convenient interstate highway access, while still maintaining its “home town” feel. With new business openings, a new municipal center, and the recent *Elevate Upstate* and *Economic Vibrancy* grant awards, West Pelzer is moving forward into the coming decade of growth and development with confidence.

Growth and development presents the town with a variety of exciting opportunities. It also introduces challenges and choices related to the management of growth, and, in the bigger picture, the future West Pelzer that residents imagine and aspire to.

A *Comprehensive Plan for the Town of West Pelzer, SC 2017* serves as guidebook for arriving at the West Pelzer we seek. It presents a snapshot of life in West Pelzer right now, a vision of the community's desires for West Pelzer in the future, and recommended steps that the town can take to get from here to there.

To this end, the following sections of this plan make an inventory of **existing conditions** in West Pelzer with respect to its population and demographic trends, the town's economy, its natural resource base, its cultural resources, the services and facilities available in the community, its housing stock, the transportation system, and the uses of land; present **input from the community** itself for shaping future goals and aspirations; and identify **priority investments and recommended strategies** the town can undertake to implement the community's vision.



II. Existing Conditions

1. Population

The population element describes existing population characteristics along with trends in population change. The implications of these findings for West Pelzer are then examined.

Population analysis is an important aspect of land use and community planning: Demographic profiles provide an understanding of the current composition of the community and its needs, while changing population patterns have an influence on future land use, housing, public service requirements, natural resource use, and the overall nature of urban development.

This section presents key demographic characteristics of West Pelzer’s population as well as projections of future population growth.

Population Trends

The table below contains historic population measurements and recent population estimates and projections for Anderson County, West Pelzer, and nearby communities.¹ The table indicates declining population in West Pelzer from 1990 to 2000, with an estimated increase in population by 2015.

Table 1.1: Population trends for West Pelzer, Anderson County, and nearby municipalities

	1990	2000	2010	2015
Anderson County	145,196	165,740	187,126	198,993
Pelzer	81	97	89	82
West Pelzer	989	879	880	921
Williamston	3,876	3,791	3,934	4,029

Sources: (1) 1990 Census of Population and Housing: Population and housing unit counts. South Carolina
(2) US Census Bureau, American Fact Finder, Total Population, Census 2000 Summary File 1
(3) Profile of General Population and Housing Characteristics: 2010, 2010 Census Summary File 1
(4) US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Age

Table 1.2 and Chart 1.1 present information concerning age group demographics in West Pelzer. Recent estimates suggest that the 25 to 44 cohort is the largest age group in West Pelzer. The estimates also suggest that the number of 18 to 24 year-olds in West Pelzer has halved between 2000 and 2015. The median age of West Pelzer residents is estimated to be 36.5 years.

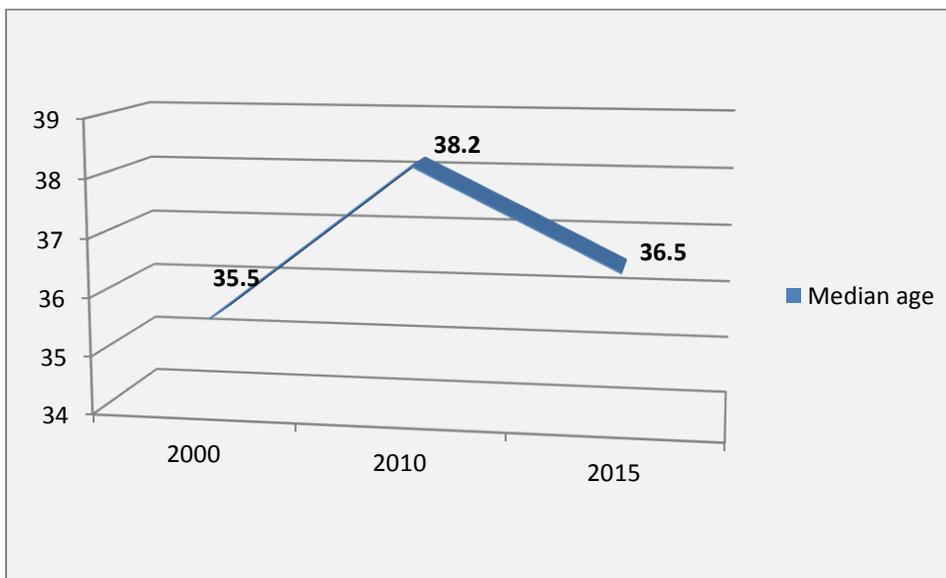
¹ The 2015 Anderson County population figure (198,993) is a projection developed by the Anderson County Planning and Community Development Department.

Table 1.2: Population by age

Age	2000		2010		2015	
	Number	%	Number	%	Estimate	%
Under 18	205	23.3	199	22.6	241	26.2
18 to 24	100	11.5	97	11.10	51	5.6
25 to 44	246	27.9	218	24.8	279	30.3
45 to 64	201	22.9	225	25.5	202	21.9
65 and over	127	14.4	141	16	148	16.1

Sources: (1) US Census Bureau, Profile of General Demographic Characteristics: 2000, Census 2000 SF 1, 100% Data
 (2) US Census Bureau, Profile of General Population and Housing Characteristics: 2010
 (3) US Census Bureau, 2011-2015 ACS 5-Year Estimates

Chart 1.1: Median age



Sources: (1) U.S. Census Bureau, Census 2000 Summary File 1
 (2) U.S. Census Bureau, 2010 Census
 (3) U.S. Census Bureau, 2011 - 2015 American Community Survey 5-Year Estimates

Race and Gender

Table 1.3 below contains gender and race characteristics for the population of West Pelzer. Recent estimates suggest a widening gap in the ratio of women to men. These estimates also indicate the number of residents in town that identify as an “other” race (not black, white, American Indian, or Asian) has halved between 2010 and 2015.

Table 1.3: Population by gender and race

Sex and Race	2000		2010		2015	
	Number	%	Number	%	Estimate	%
Male	405	46.1	430	48.9	389	42.2
Female	474	53.9	450	51.1	532	57.8
White	836	95.1	813	92.4	847	91.9
Black	33	3.8	45	5.1	57	6.2
American Indian and Alaska Native	0	0	0	0	7	0.8
Asian	2	0.2	1	0.1	0	0
Other	8	0.9	21	2.4	10	1.1

Sources: (1) US Census Bureau, Profile of General Demographic Characteristics: 2000, Census 2000 SF 1, 100% Data
(2) US Census Bureau, Profile of General Population and Housing Characteristics: 2010
(3) US Census Bureau, 2011-2015 ACS 5-Year Estimates

Educational Attainment

Table 1.4 below presents information on educational attainment for West Pelzer residents. Corresponding county and state figures are also shown for comparison. Recent estimates suggest a declining proportion of high school graduates in West Pelzer. However, the proportion of high school graduates in West Pelzer remains higher than that for both Anderson County and the state of South Carolina. These estimates also suggest an increase in the proportion of West Pelzer residents holding at least a bachelor's degree.

Table 1.4: Education levels

	West Pelzer					
	2000		2010		2015	
Population 25 years and over	Number	%	Number	%	Number	%
High School graduate	208	38.2	408	46.4	255	40.6
Bachelor's Degree or higher	43	8.0	29	3.3	55	8.8

	Anderson County					
	2000		2010		2015	
Population 25 years and over	Number	%	Number	%	Number	%
High School graduate	36,219	32.6	62,687	33.5	41,007	31.5
Bachelor's Degree or higher	17,709	15.9	33,495	17.9	25,326	19.4

	South Carolina					
	2000		2010		2015	
Population 25 years and over	Number	%	Number	%	Number	%
High School graduate	778,054	30.0	1,443,114	31.2	955,658	29.8
Bachelor's Degree or higher	530,055	20.4	1,105,462	23.9	829,540	25.8

Sources: (1) Profile of Selected Social Characteristics, Census 2000 Summary File 3, Sample Data
(2) US Census Bureau, Profile of General Population and Housing Characteristics: 2010
(3) US Census Bureau, 2011-2015 ACS 5-Year Estimates

Household Characteristics

Table 1.5 below contains information concerning household composition in West Pelzer. According to these estimates, the total number of households in West Pelzer has increased between 2010 and 2015. These estimates also suggest, however, that during this period while single-parent households have declined in Anderson County, they have increased in West Pelzer.

Table 1.5: Household characteristics for selected areas

	West Pelzer			Anderson County		
	2000	2010	2015	2000	2010	2015
Total Households	395	384	401	65,649	73,829	74,023
Average household size	2.23	2.29	2.30	2.48	2.50	2.55
Husband-wife family	161	156	121	36,109	37,725	38,010
with children under 18 years	54	51	54	14,618	13,974	13,596
Male householder only	n/a	21	23	n/a	3,470	3,275
with children under 18 years	n/a	11	4	n/a	1,646	1,401
Female householder only	69	67	92	8,377	10,727	9,947
with children under 18 years	48	35	48	4,658	5,683	5,246

Sources: (1) US Census Bureau, Profile of General Demographic Characteristics: 2000, Census 2000 SF 1, 100% Data
 (2) US Census Bureau, Profile of General Population and Housing Characteristics: 2010
 (3) US Census Bureau, 2011-2015 ACS 5-Year Estimates

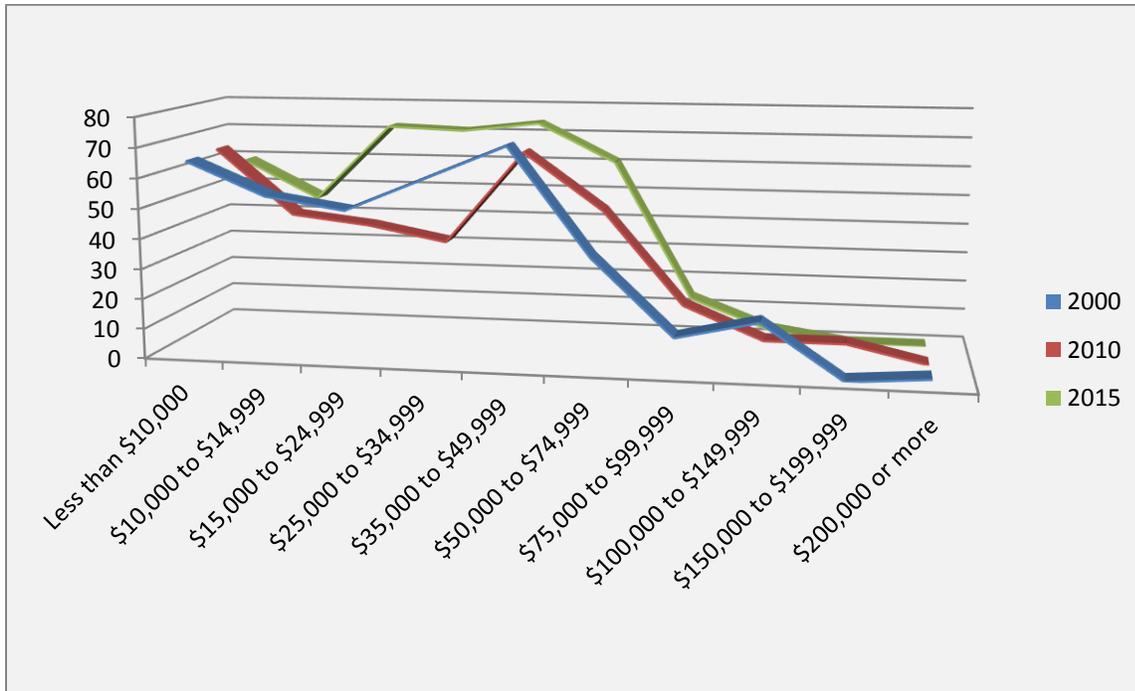
Income

Chart 1.2 below contains income information² for households in West Pelzer. These estimates suggest most household incomes have remained in the \$35,000 to \$49,000 range for the period 2000 through 2015. The estimates also suggest that in 2015, more households are bringing in more income. The median household income in West Pelzer for 2015 was estimated at \$26,958 (\$5,175 margin of error).³

Chart 1.2: Income levels

² Not adjusted for inflation

³ US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

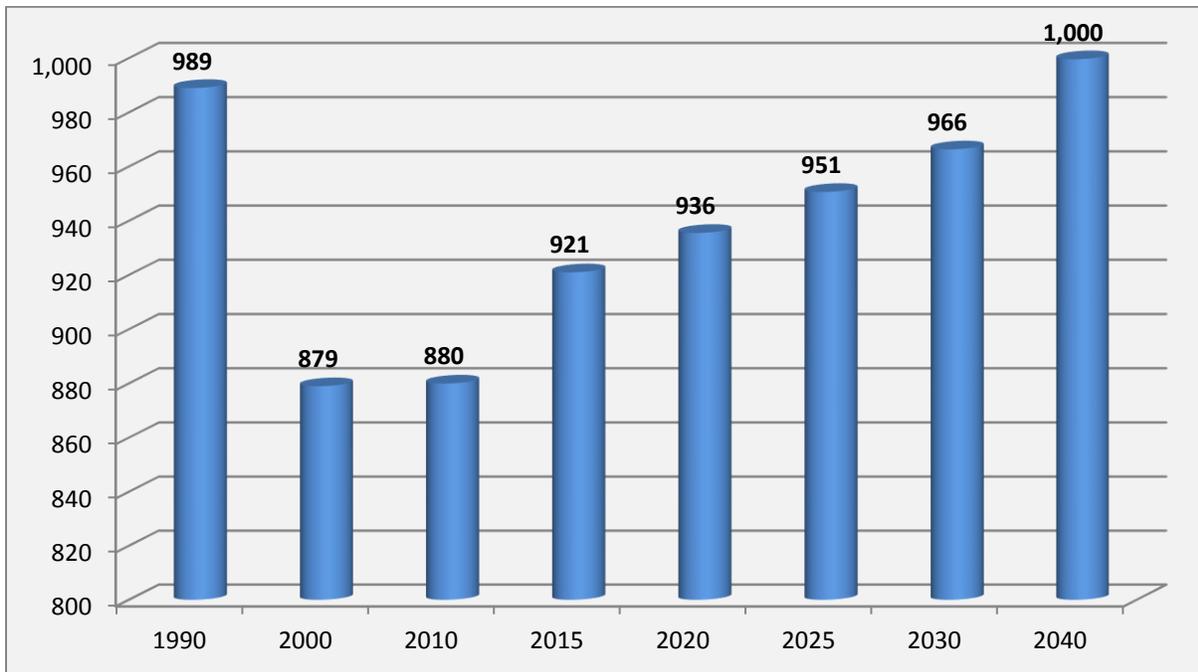


- Sources: (1) US Census Bureau: American FactFinder, Selected Economic Characteristics, Census 200 Summary File 3
 (2) US Census Bureau: American FactFinder, Selected Economic Characteristics, 2006-2010 American Community Survey 5 Year Estimates
 (3) US Census Bureau: American FactFinder, Selected Economic Characteristics, 2011-2015 American Community Survey 5 Year Estimates

Population Projections

Chart 1.3 below presents population projections for West Pelzer for the years 2020, 2030, and 2040. The table indicates an increase in West Pelzer’s population in the coming decades. These projections were developed using historic population measurements and trends for West Pelzer. A more complete description of the projection methodology can be found in Appendix I at the end of this document.

Chart 1.3: Population projection, West Pelzer



Sources: (1) 1990 Census of Population and Housing: Population and housing unit counts. South Carolina
 (2) US Census Bureau, American Fact Finder, Total Population, Census 2000 Summary File 1
 (3) Profile of General Population and Housing Characteristics: 2010, 2010 Census SF 1
 (4) US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates
 (5) Anderson County Planning and Community Development Department

Summary

This analysis has used recent data available from the US Census Bureau. Moreover, some of these data are estimates only, since at the time of this writing we are between censuses. This context frames the preceding analysis.

Despite a recent decline, this analysis finds that West Pelzer can expect its population to increase in the coming years. The projections above indicate that by the year 2040 as many as 1000 people may reside in West Pelzer.

The analysis also suggests that education levels and (nominal) household incomes are also rising. Primarily, West Pelzer is composed of working-age people and their children. However, although they make up a relatively smaller proportion, the retirement-age segment of the population is still significant. Also significant is the apparent shift toward a greater number of females than males in town, as well as the increase in households headed by females.

A variety of services, amenities, and other options will be necessary to meet the growing and differing needs of West Pelzer’s residents in the future. These are further elaborated in the sections below.

2. Economy

The Economic element presents a profile of the West Pelzer economy. This section analyzes economic conditions including labor force, place of work, and retail statistics. Recent revitalization efforts in the town are also noted.

Labor Force

Details of West Pelzer’s labor force are presented in Tables 2.1 through 2.3 below. Based on these estimates, unemployment has increased from 2000 through 2015. Among those who are employed, increasing proportions are working in sales and office occupations. Most of the labor force drives alone to work, with commuting times remaining relatively constant from 2000 through 2015. Map 2.1 below indicates a 25-minute commuting area centered on West Pelzer.

Table 2.1: Employment status

	2000	2010	2015
Population 16 years and over	663	567	683
In labor force	409	269	340
Civilian labor force	406	269	340
Employed	390	227	285
Unemployed	16	42	55
Armed Forces	3	0	0
Not in labor force	254	298	343
Unemployment rate	3.90%	15.60%	16.20%

Sources: (1) Selected Economic Characteristics, Census 2000 SF 3 Sample Data
 (2) US Census Bureau, 2006-2010 American Community Survey 5-year estimates
 (3) US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Table 2.2: Employment by occupation

	2000		2010		2015	
	Estimate	%	Estimate	%	Estimate	%
Civilian employed population 16 years and over	390	100	227	100	285	100
Management, business, science, and arts occupations	69	17.7	27	11.9	60	21.1
Service occupations	63	16.2	47	20.7	33	11.6
Sales and office occupations	97	24.9	65	28.6	96	33.7
Natural resources, construction, and maintenance occupations	44	11.3	36	15.9	42	14.7
Production, transportation, and material moving occupations	117	30	52	22.9	54	18.9

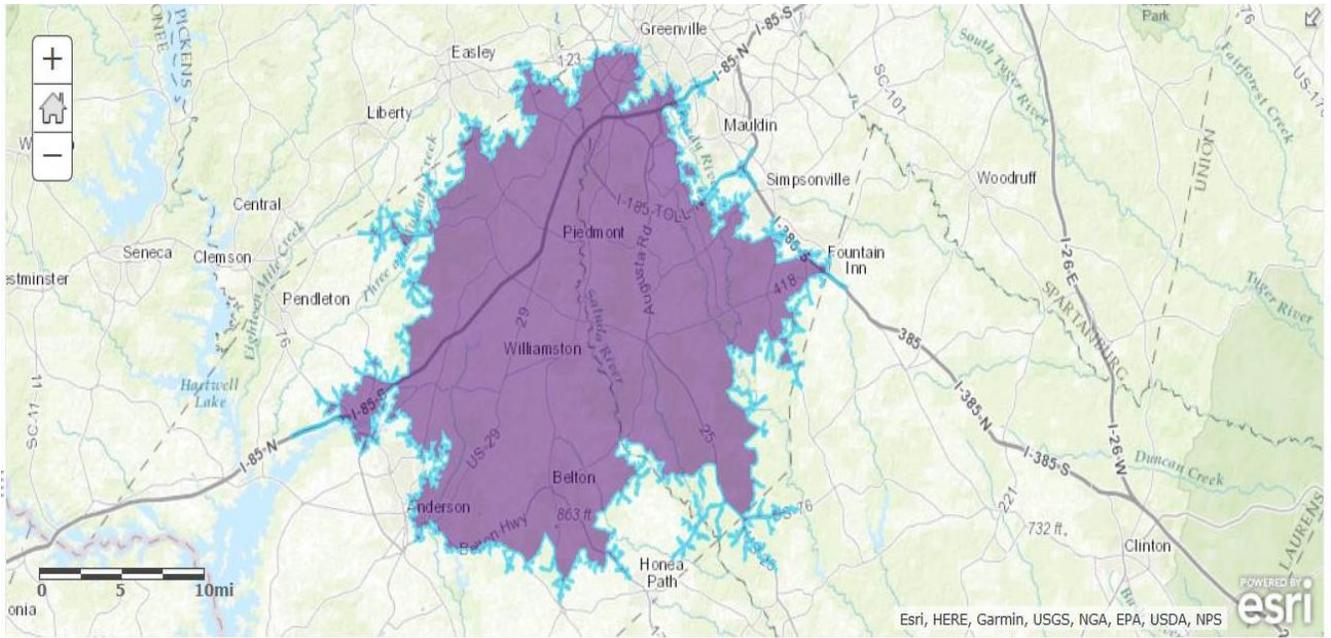
Sources: (1) Selected Economic Characteristics, Census 2000 SF 3 Sample Data
(2) US Census Bureau, 2006-2010 American Community Survey 5-year estimates
(3) US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Table 2.3: Commuting to work

	2000		2010		2015	
	Number	%	Estimate	%	Estimate	%
Workers 16 years and over	377	100	227	100	282	100
Car, truck, or van -- drove alone	302	80.10	195	85.90	251	89.00
Car, truck, or van -- carpooled	57	15.10	18	7.90	21	7.40
Public transportation (including taxicab)	0	0.00	0	0.00	0	0.00
Walked	7	1.90	0	0.00	5	1.80
Other means	5	1.30	3	1.30	0	0.00
Worked at home	6	1.60	11	4.80	5	1.80
Mean travel time to work (minutes)	25		22.7		24.3	

Sources: (1) Selected Economic Characteristics, Census 2000 SF 3 Sample Data
(2) US Census Bureau, 2006-2010 American Community Survey 5-year estimates
(3) US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Map 2.1 Drive time area



Monday at Noon (1 features, 1 selected)							Options
Name and Size	Travel Time Start (Minutes)	Travel Time End (Minutes)	Area (Square Miles)	Facility ID	Facility: FIPS	Facility: COUNTY	
Location 7 : 0 - 25	0.00	25.00	435.80	22,798	450070104013	Anderson	

Source: ESRI, ArcGIS Online

Employment by Industry and Place

Information concerning industry and location of employment for West Pelzer workers is presented in Tables 2.4 and 2.5 below. Based on these estimates, from 2000 through 2015 a declining proportion of workers were employed in manufacturing, while an increasing proportion was employed in retail trade. While in 2000 the largest percentage of West Pelzer workers was employed in manufacturing (32.8%), in 2015 the largest percentage of West Pelzer workers was employed in retail trade (32.6%). From 2000 through 2010, estimates show as many West Pelzer residents working in either the Anderson County or the Greenville-Anderson-Mauldin metropolitan area as outside of these areas. Estimates for 2015, however, show nearly all West Pelzer workers employed in the Greenville-Anderson-Mauldin metropolitan area.

Table 2.4: Employment by industry

	2000		2010		2015	
	Number	%	Estimate	%	Estimate	%
Employed (age 16 and up)	390		227		282	
Agriculture, forestry, fishing and hunting, mining	2	0.5	0	0	3	1.1
Construction	34	8.7	20	8.8	22	7.7
Manufacturing	128	32.8	67	29.5	39	13.8
Wholesale trade	15	3.8	0	0	2	0.7
Retail trade	45	11.5	39	17.2	93	32.6
Transportation and warehousing, utilities	19	4.9	21	9.3	6	2.1
Information	8	2.1	0	0	10	3.5
Finance and insurance, real estate and rental and leasing	14	3.6	3	1.3	2	0.7
Professional, scientific, and management, administrative and waste management services	25	6.4	22	9.7	30	10.5
Educational services, health care and social assistance	46	11.8	21	9.3	46	16.1
Arts, entertainment and recreation and accommodation and food services	14	3.6	22	9.7	9	3.2
Other services except public administration	27	6.9	3	1.3	21	7.4
Public administration	13	3.3	9	4	2	0.7

Sources: (1) Selected Economic Characteristics, Census 2000 SF 3 Sample Data
(2) US Census Bureau, 2006-2010 American Community Survey 5-year estimates
(3) US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Table 2.5: Employment by place

	2000	2010	2015
Employed (age 16 and up)	377	227	282
Worked in West Pelzer	21	n/a	n/a
Did not work in West Pelzer	356	n/a	n/a
Worked in Anderson County	191	n/a	n/a
Did not work in Anderson County	185	n/a	n/a
Worked in Greenville-Anderson-Mauldin MSA	n/a	118	265
Did not work in Greenville-Anderson-Mauldin MSA	n/a	109	17

Sources: (1) Selected Economic Characteristics, Census 2000 SF 3 Sample Data
(2) US Census Bureau, 2006-2010 American Community Survey 5-year estimates
(3) US Census Bureau, 2011-2015 American Community Survey 5-year estimates

Trade Areas

According to the business type analysis conducted in 2011, there were nine retail businesses and seven professional or service-related businesses in West Pelzer. In 2017, there are 11 retail businesses and 14 professional and service-related businesses. Tables 2.6 and 2.7 below show these data.

Table 2.6: Business types

	2011	2017
Car dealer	1	1
Discount/Thrift store	1	1
Drug store/Pharmacy	1	1
Gas Stations/Auto Repair	4	7
Hair Salon/Barber	2	2
Health Services	0	1
Miscellaneous/Retail	4	6
Mortuary	1	1
Restaurant	2	3
Total	16	23

Sources: (1) *A Comprehensive Plan for the Town of West Pelzer, SC 2011*
 (2) Anderson County Planning and Community Development Department

Table 2.7: Businesses

Advance Auto Parts
Caitlin Leslie's Hair Salon
CVS
Design Depot
Dollar General
Factory Direct Memorials
Galatians 6:2 Thrift Store
Gray Mortuary
Hickory Point
La Palma Mexican Grill
Lee's Body Shop
Mike's Cars

Mill Town Place restaurant
Net's Flower Shop
Robert A Beckman, DC Chiropractor
SAV Way - Highway 20
SAV Way - Main St.
Steve M. Harley Davidson
Taco Bell/KFC
The Salon, LLC
Victorylane Motorsports
Westy's Antiques
When Nature Calls

Source: Anderson County Planning and Community Development Department

Most businesses in West Pelzer are located on Main Street. Main Street is a state highway carrying an abundance of daily traffic (the Transportation element below contains more specific traffic count information). Many travelers often use this road as a shortcut to Interstate 26 or Interstate 85.

Revitalization Efforts

The Towns of Pelzer and West Pelzer were recently awarded a master planning grant from the Municipal Association of South Carolina (MASC) to develop a unified master plan along Main Street/Lebby Street (Highway 8). As part of this process, the towns hired a consultant to lead a charrette and planning process and engage stakeholders to identify critical resources and provide guidance for the plan. Community input for the plan was gathered through a public forum, held on March 7, 2017, and a subsequent public meeting held on May 2, 2017.

The town's façade improvement program is an additional tool for economic revitalization, and a logical complement for the Master Plan project.

Summary

The preceding analysis suggests that most of West Pelzer's residents work outside of town, primarily in the Greenville-Anderson area, and moreover within about a 25-minute drive from their home. It appears that these workers are increasingly involved in sales and office and business occupations, and less employed in production-oriented work. Importantly, these observations only pertain to those residents who are working; the estimates referenced above suggest that increasing numbers of West Pelzer residents are without a job, a troubling trend.

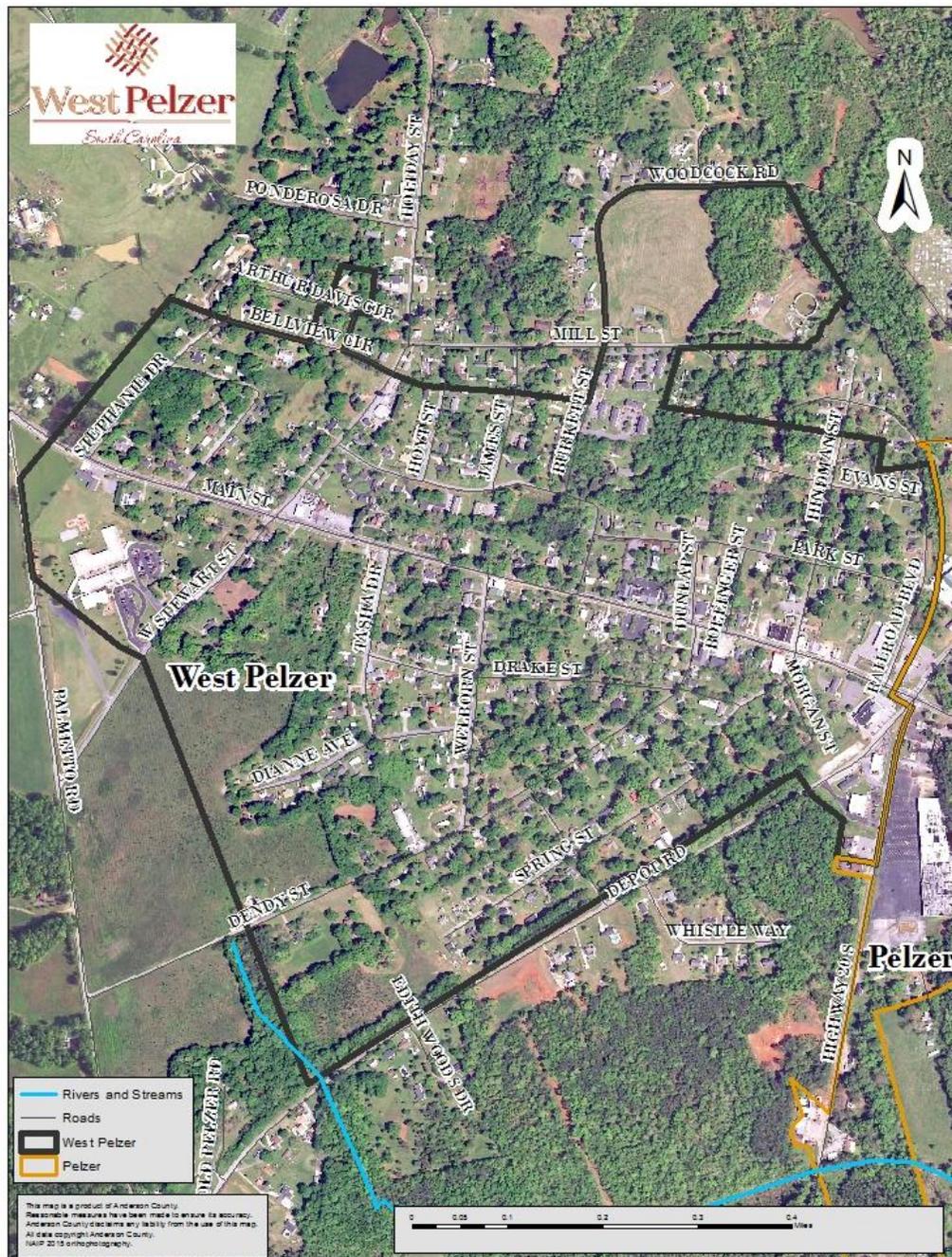
Small-scale retail and commercial enterprises form the economic base in West Pelzer. There are twenty-three such establishments in town, enabling residents to meet their essential needs. Residents must travel outside of town to obtain other goods and services, often to nearby larger urban areas, such as Williamston, Anderson, Easley, or Greenville.

The ongoing Master Plan project for Main Street/Lebby Street in West Pelzer and Pelzer offers a unique opportunity for further stimulating economic activity in both towns. Implementing and continuing to build on the Master Plan's results can provide economic benefits for West Pelzer and the wider community.

3. Natural Resources

This section inventories and describes the current environment and natural features of West Pelzer; as well as showing its effect on the potential for future development and quality of life. The following is a snapshot of present conditions in addition to highlighting prospective areas for both development and conservation. Reviews of the town’s climate, topography, soils, green infrastructure, air quality and water resources are included in this chapter. Map 3.1 presents an aerial view of West Pelzer.

Map 3.1: Aerial photography of West Pelzer, 2015



Climate

This region of the Upstate has four distinct seasons, typically described by mild winters and long, hot summers. The temperate climate is a result of well distributed rainfall through the year and an average temperature of 61 degrees (average minimum 49 degrees, average maximum 72 degrees). The average rainfall amounts to approximately 4” per month with average snowfall being less than 4” per year⁴.

Slope and Topographic Characteristics

The topography of West Pelzer is characterized by gently sloping areas. Elevations range from 810 to 890 feet above sea level. The more moderately sloped areas are within residential areas, which are more adaptable to this type of topography than commercial uses. Map 3.2 illustrates slope change every two feet.

Soil Characteristics

The following soil types can be found in West Pelzer: Cecil sandy loam and Madison sandy loam. Table 3.1 describes the soils in detail. Recognizing soil types within a land area is useful to determine what areas should be protected and what areas are adequate for the development of different land uses. No limitations or slight limitations denote conditions that are generally favorable for development, while severe limitations may cause development to become unfeasible or expensive.

Table 3.1: Soil Types and Characteristics in West Pelzer

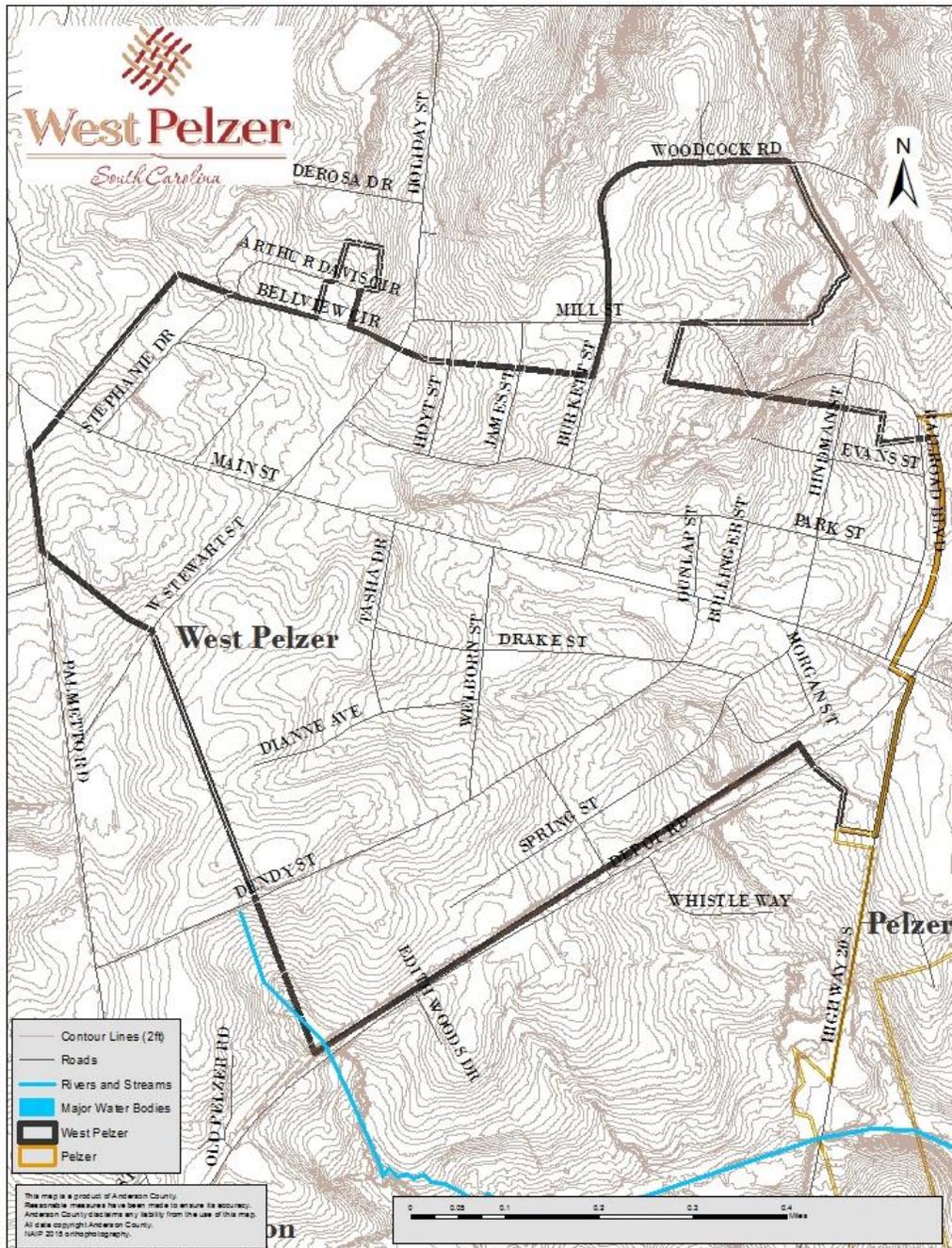
Soil Symbol	Soil Name	Percentage Found	Classification	Description
CdB	Cecil sandy loam, 2 to 6% slopes	~ 61%	Prime Farmland	No limitations: dwellings; Slight limitations: small commercial buildings, recreation areas and playgrounds; Severe limitations: local roads and streets
CdC	Cecil sandy loam, 6 to 10% slopes	~ 24%	Farmland of Statewide Importance	No limitations: dwellings; Slight limitations: recreation areas; Severe limitations: small commercial buildings, playgrounds, local roads and streets
CdD	Cecil sandy loam, 10 to 15% slopes	~ 5%	NA	Slight limitations: dwellings, recreation areas; Severe limitations: small commercial buildings, playgrounds, local roads and streets
MaB	Madison sandy loam, 2 to 6% slopes	~ 8%	Prime farmland	No limitations: dwellings; Slight limitations: small commercial buildings, recreation areas and playgrounds; Severe limitations: local roads and streets
McC	Madison sandy loam, 6 to 10% slopes	~ 2%	Farmland of Statewide Importance	No limitations: dwellings; Slight limitations: recreation areas; Severe limitations: small commercial buildings, playgrounds, local roads and streets

Source: *USDA Natural Resources Conservation Service Web Soil Survey*. 2016. March 2017
<https://websoilsurvey.sc.egov.usda.gov>.

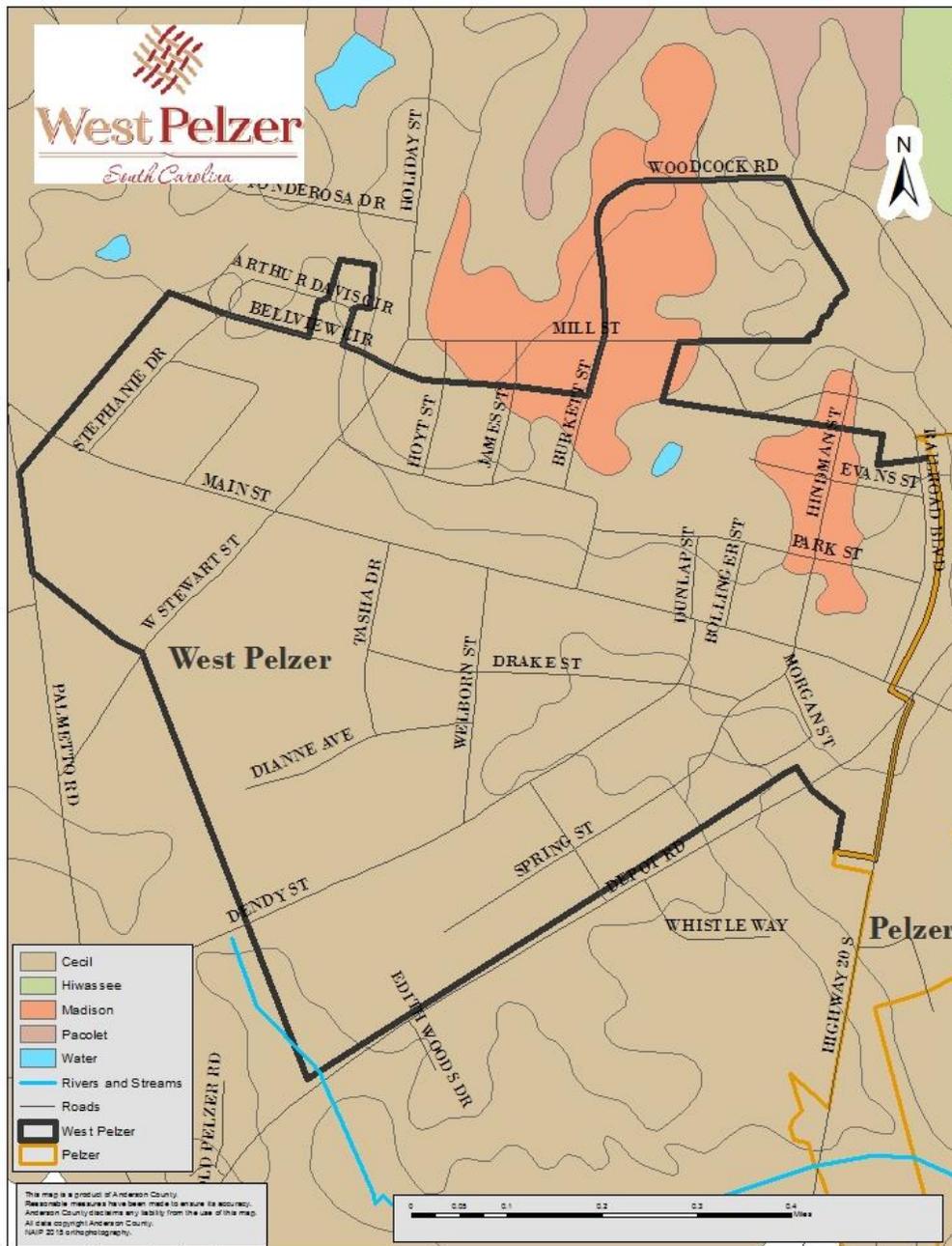
⁴ *Historical Climate Summaries for West Pelzer*. South Carolina State Climatology Office.
http://dnr.sc.gov/climate/sco/ClimateData/sc_historical_climate_data.php. March 2017.

The predominant soil types of West Pelzer are Cecil and Madison sandy loam soils. The majority of the land area is covered with CdB soil that is a Cecil sandy loam soil with 2% to 6% slopes. The most severe development constraints among all the soils occur due to more significant slopes. These soil types are limited in terms of land area, occurring most frequently in the northern part of town. Utilizing the topography map (Maps 3.2) and soil map (Map 3.3) together will illustrate the areas in town most favorable for both development and conservation.

Map 3.2: Topography, 2-foot contour interval



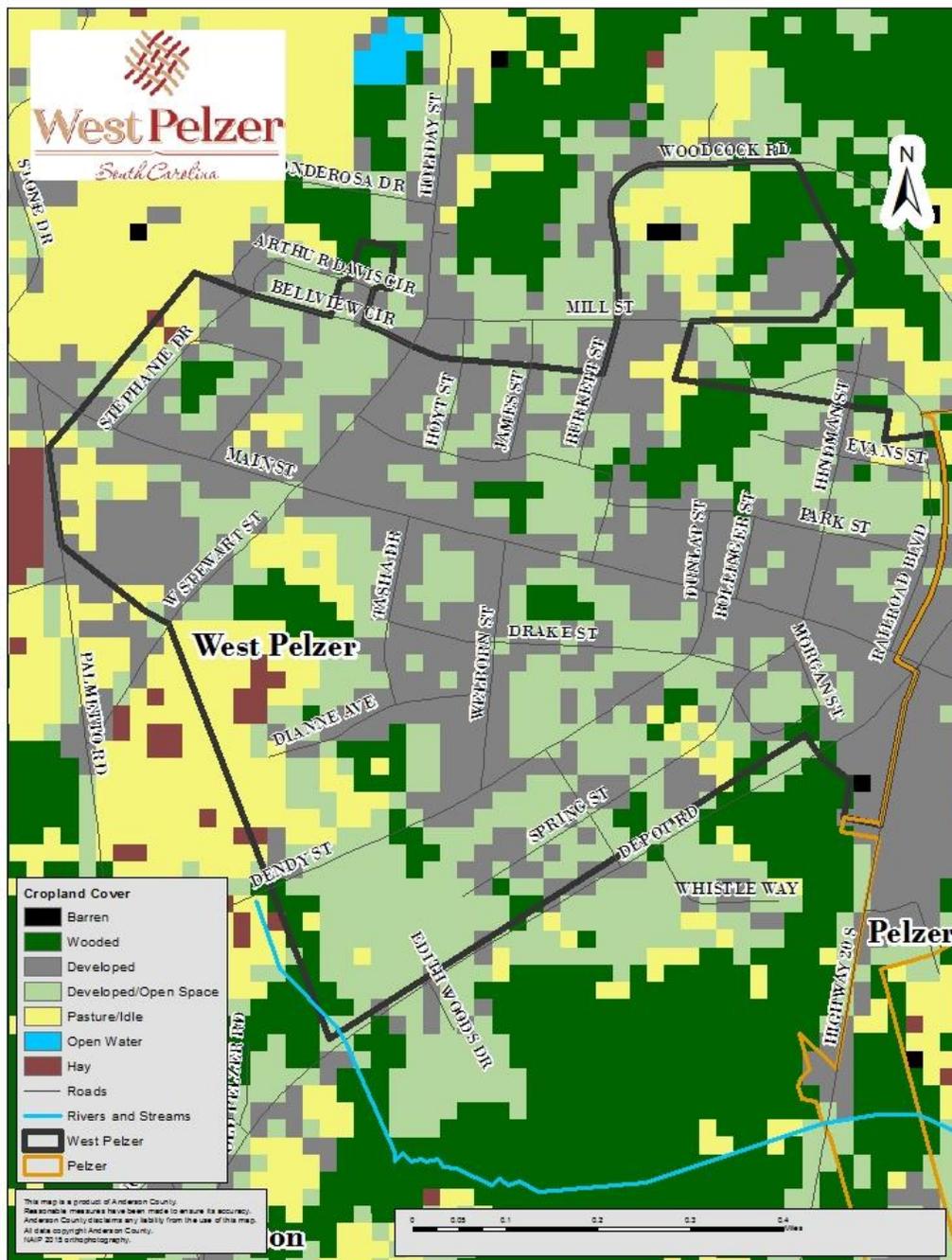
Map 3.3: Soils



Vegetation and Green Infrastructure

Many areas of West Pelzer contain tall, beautiful, mature trees which serve as an asset to the community. The areas with large concentrations of mature trees should be protected to maintain clean air and increase oxygen, conserve energy by offering shade in the summer, assist in flood control, reduce soil erosion and maintain an element of natural beauty among other benefits. Map 3.4 below indicates vegetation types in West Pelzer, according to the USDA National Land Cover database.

Map 3.4: Vegetation cover

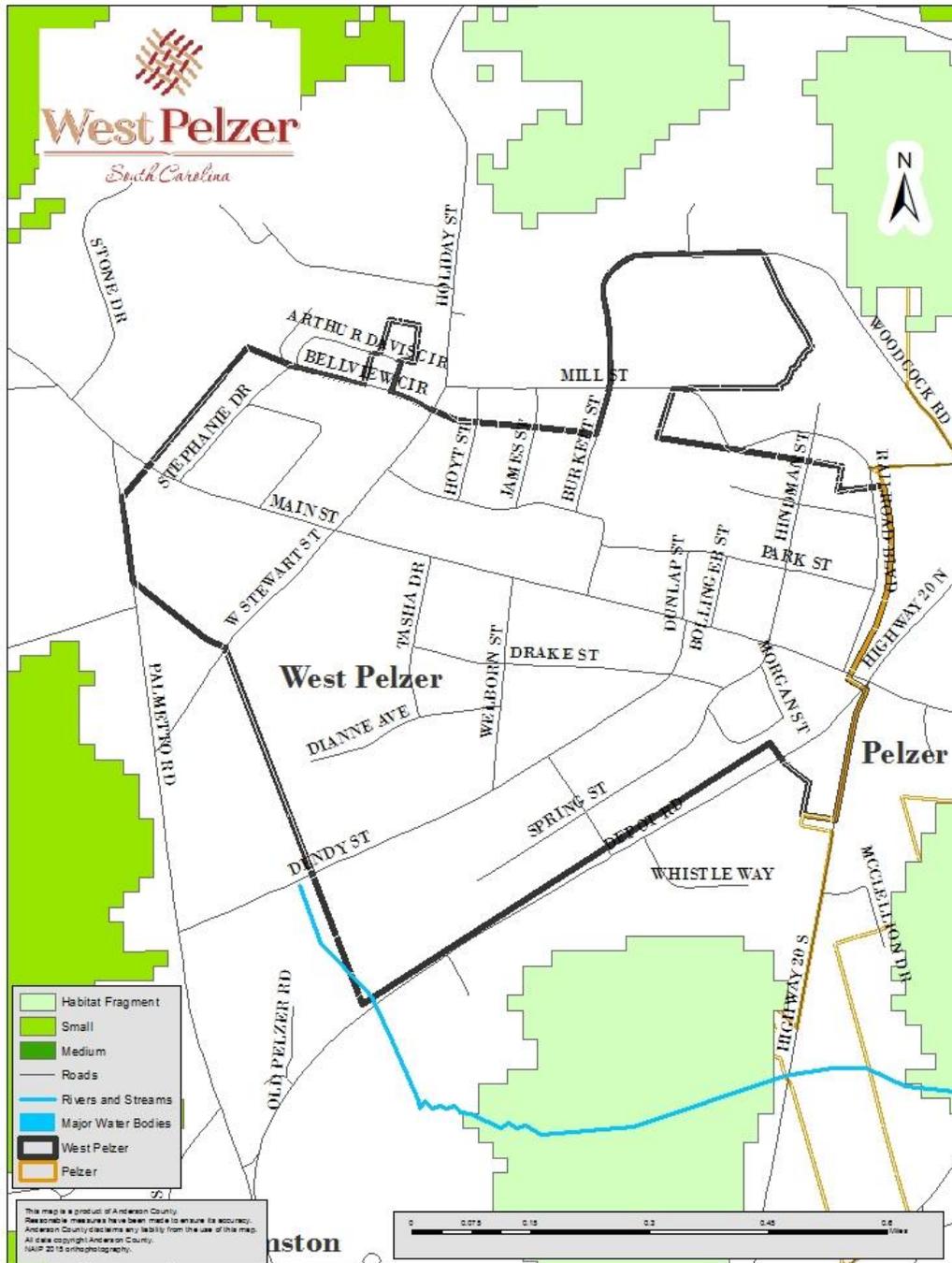


The term “green infrastructure” is used to describe the underlying foundation of resources that occur in nature. This includes components such as soil, water, forests, flora, fauna, as well as the networks these components form. Map 3.5 below indicates the size of green infrastructure areas in the vicinity of West Pelzer. Map 3.6 identifies the quality of green infrastructure areas in the vicinity of West Pelzer.⁵ While there are no cores listed within the town limits, other opportunities for a green network are available,

⁵ More information on green infrastructure in Anderson County can be found at http://www.andersoncountysc.org/Portals/0/Departments/Planning%20and%20Community%20Development/Documents/Natural%20Resources/Green%20For%20Future%20Generations_FINAL.pdf?ver=2016-11-17-171759-617

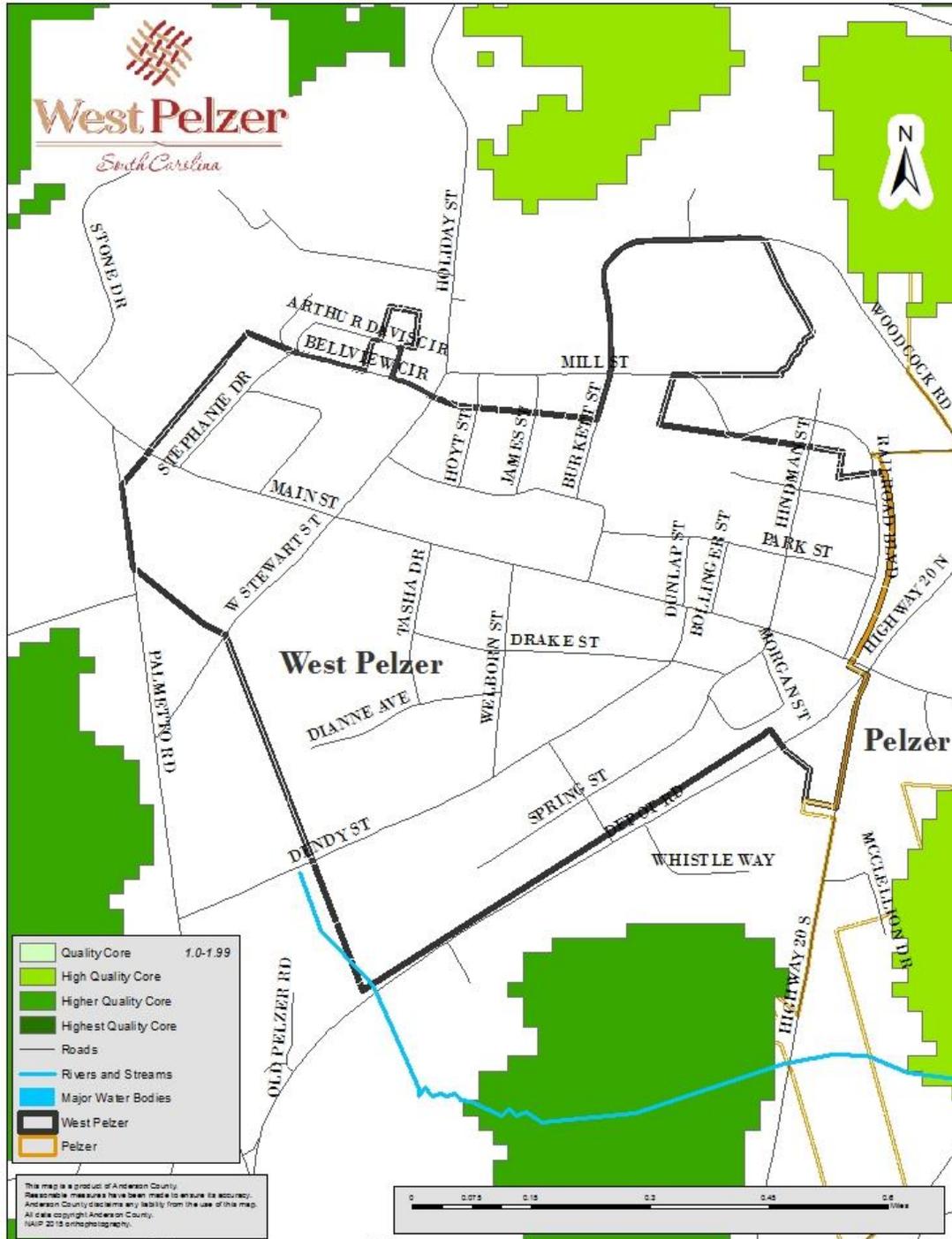
such as a streetscape tree canopy, rain gardens, residential gardens, pollinator friendly plantings and other conservation methods.

Map 3.5: Green infrastructure core size



The cores surrounding the town are fragmented and small in size. Habitat fragmentation refers to areas smaller than 100 acres. Small cores reference areas less than 1,000 acres and more than 100 acres.

Map 3.6: Green infrastructure core quality



The quality of the cores surrounding the Town of West Pelzer are high to higher in quality reflecting a combination of rich soils, water features, tree/vegetation density and species habitat. This information is gleaned from Anderson County’s 2016 Green Infrastructure Plan. A green infrastructure map can be done on a town level and would inventory the assets within the town’s limits.

Animal Habitats

Availability of a green network is vital for animal habitats. The major threats to animal habitats today are the loss of forests, open space and water; in addition to air, light and noise pollution.

The Town of West Pelzer's ordinance designates the town as a bird sanctuary. Trees or other appropriate nesting sites and water sources are vital for birds to continue to thrive and are another reason why a tree canopy may be a consideration.

In December 2016, The Town received a grant to help fund the "Expand Your Wings" program through the Hughes Investment Elevate Upstate grant program. An educational and art installation project is being developed as part of the program. This is one way the Town is bringing both nature and cultural resources to light and connecting it with its citizens.

Another habitat that deserves attention is that of pollinators. Proper pollination is critical for the growth of most crops and flowers. Bees, particularly honey bees, are the most thought of pollinator as pollen is deliberately harvested for offspring. However, other pollinators are present in the area, such as beetles, butterflies, some birds and bats. A decrease in native plantings and an increase in pesticide and fertilizer use have led to a decline in pollinators. Diverse, native plantings with a water source can attract pollinators and in turn assist in garden and crop pollination. Clemson Extension has information available for interested persons.

Air Quality

The National Ambient Air Quality Standard (NAAQS) sets limits for pollutants that the Environmental Protection Agency (EPA) considers harmful to public health and the environment. The primary standards are set to protect the public's health, including sensitive populations such as asthmatics, children and the elderly. A secondary standard is set to protect the public's welfare including protection against decreased visibility, damage to animals, crops, vegetation, and buildings. If the EPA determines air quality standards are being violated, an area is designated as a non-attainment area. A non-attainment designation can have significant economic impacts.

Air pollution is the introduction of chemicals, particulate matter, or biological materials that cause harm or discomfort to humans or other living organisms, or damage to the natural environment, into the atmosphere. Air pollution can threaten the health of human beings, trees, lakes, crops, and animals, as well as damage the ozone layer and buildings. Air pollution also can cause haze, reducing visibility in parks and wilderness areas. The pollutant of greatest concern to the Upstate is ground level ozone. Ground level ozone is not emitted directly from sources. It is created by a chemical reaction between oxides of nitrogen (NOx) and volatile organic compounds (VOC) in the presence of sunlight. Therefore, ground level ozone is more problematic in the warmer months when the sunlight intensity is higher. On October 1, 2015, the ground level ozone standard was revised and strengthened to 70 ppb. Designation of areas is likely to occur in late 2017, based on 2014-2016 data. It is expected that the Upstate will remain in attainment.

Education and outreach are vital to maintain attainment; but so too is regional collaboration with neighboring jurisdictions. Currently, various Upstate representatives from municipalities, counties, organizations and businesses serve on the Clean Air Upstate Coalition. This collaboration allows the formation of a more coherent strategy, benefiting the entire Upstate. Clean Air Upstate serves as a regional air quality coalition for SCDHEC, as well as a subcommittee of Ten at the Top's Natural Beauty and Resources Task Force. The committee focuses on educational outreach and helps sponsor programs,

such as grants for schools that join the B2 program and public service announcements on WSPA, channel 7 during the summer months.

Another concerted effort is the SCDHEC Breathe Better (B2) program, mentioned above. This is an idle-reduction program targeting car lines at schools. Partnering with the schools, information is distributed to drivers explaining the program, emissions facts and a request to turn off the engine in the dismissal line or idle less when turning off the engine isn't possible. To date, School District One has had one school (Wren Elementary) participate.

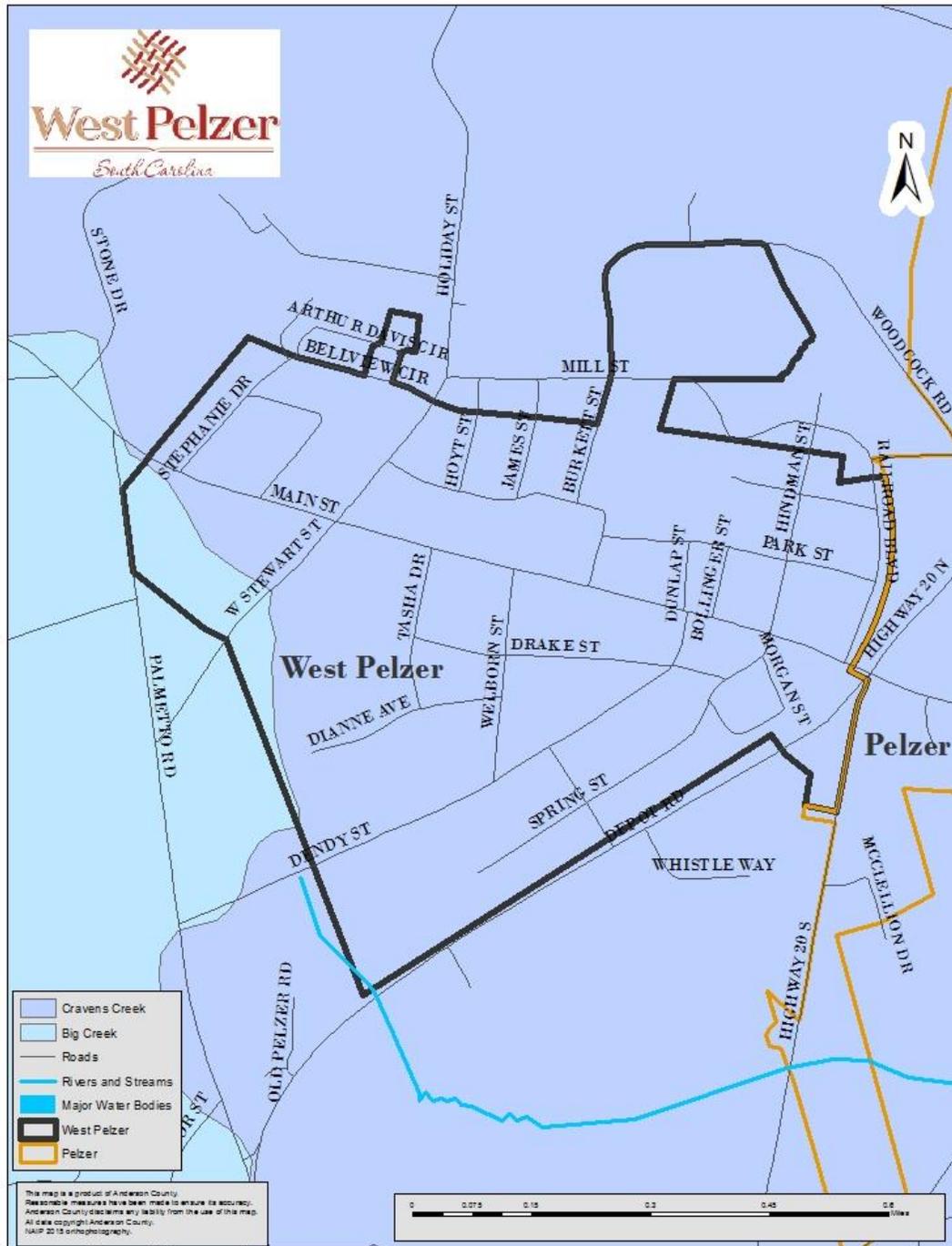
Water Resources

A watershed is the area in which all water, sediments and dissolved materials flow or drain from the land into a common river, lake, ocean or other body of water. Most of West Pelzer lies in the Cravens Creek sub-watershed. A portion of the western edge of town, however, lies in the Big Creek sub-watershed. All water from tributaries and creeks drains into the Saluda River Basin. Map 3.7 below indicates the sub-watershed features on the landscape.

Watersheds are impacted by land use. In a more developed setting, reduced amounts of rainfall go back to recharge groundwater, while surface flow and stormwater runoff is increased. Stormwater can pick up debris, chemicals, dirt and other pollutants before flowing into a storm sewer system or directly into a water body. Settings with forested green space allow more rainfall to go back to the ground to recharge groundwater and can reduce the amount of stormwater runoff. At the time of this plan's development, no impaired waters were listed on SC DHEC's 303(d) list in the Town of West Pelzer. The nearest impairment is on the Saluda River near Timmerman Ramp and affects fish.

According to the National Flood Insurance Rate maps, West Pelzer lies outside of the 100 year flood plain in Zone C which indicates minimal flooding. While floodplains are not a development constraint within the town limits, some areas are susceptible to flooding from runoff after a heavy storm event.

Map 3.7: Water resources



Summary

An analysis of the natural environment of West Pelzer indicates that the area offers opportunities for both growth and open space. In general, gentle sloping topography, moderate temperatures and precipitation and minimal flooding present a picturesque town for citizens and visitors.

4. Cultural Resources

The Cultural Resources element presents a profile of the unique features and activities in West Pelzer that contribute to the cultural life in the community. Historic structures, unique residential or commercial districts, unique natural or scenic areas, archaeological resources, and other similar features are typically considered in the Cultural Resource element. While most of the cultural activities in West Pelzer are focused on churches and civic groups, the inventory presented here is significant in demonstrating the vitality of the community.

Religious Activity

There are multiple denominations among West Pelzer residents including Baptist, Church of God, Presbyterian, and Wesleyan. West Pelzer has three churches within the town limits: (1) Living Water, (2) West Pelzer Baptist Church, and (3) Zion Assembly Church of God. Besides weekly services, churches in town also hold other events such as annual revivals, concerts, and fairs. West Pelzer Baptist Church also operates a daycare during the week.

Civic Organizations

Several civic groups are active in the West Pelzer area. These are listed below. Many of these groups raise funds or sponsor programs for the community.

Athletic Booster Club
Boy Scouts/Girl Scouts
Eastern Star
Hejaz Country Boys and Girls
Parents and Teachers Organization
Lion's Club
Masonic Lodge
West Pelzer Get Together Club
Woodmen of the World
Yellow Jasmine Club

Source: *A Comprehensive Plan for the Town of West Pelzer, SC 2011*

Cultural Activities

A number of cultural and recreational activities take place in West Pelzer and in nearby communities. These activities are listed below.

Boo in the Park
Palmetto Business Association
Mill Town Players
Palmetto High School sporting events
Pelzer Christmas Lights Display
Williamston Recreation Department
4 th of July Celebration
West Pelzer Fall Festival
Williamston Spring Water Festival

Source: *A Comprehensive Plan for the Town of West Pelzer, SC 2011*

Significant Structures and Districts

Five notable structures lie within or just beyond the West Pelzer town limits. These structures are listed below. These structures are identified as “Historic,” but are not eligible for National Register designation (South Carolina Institute of Archaeology and Anthropology, South Carolina Department of Archives and History, website visited 2/27/17, Town of West Pelzer).

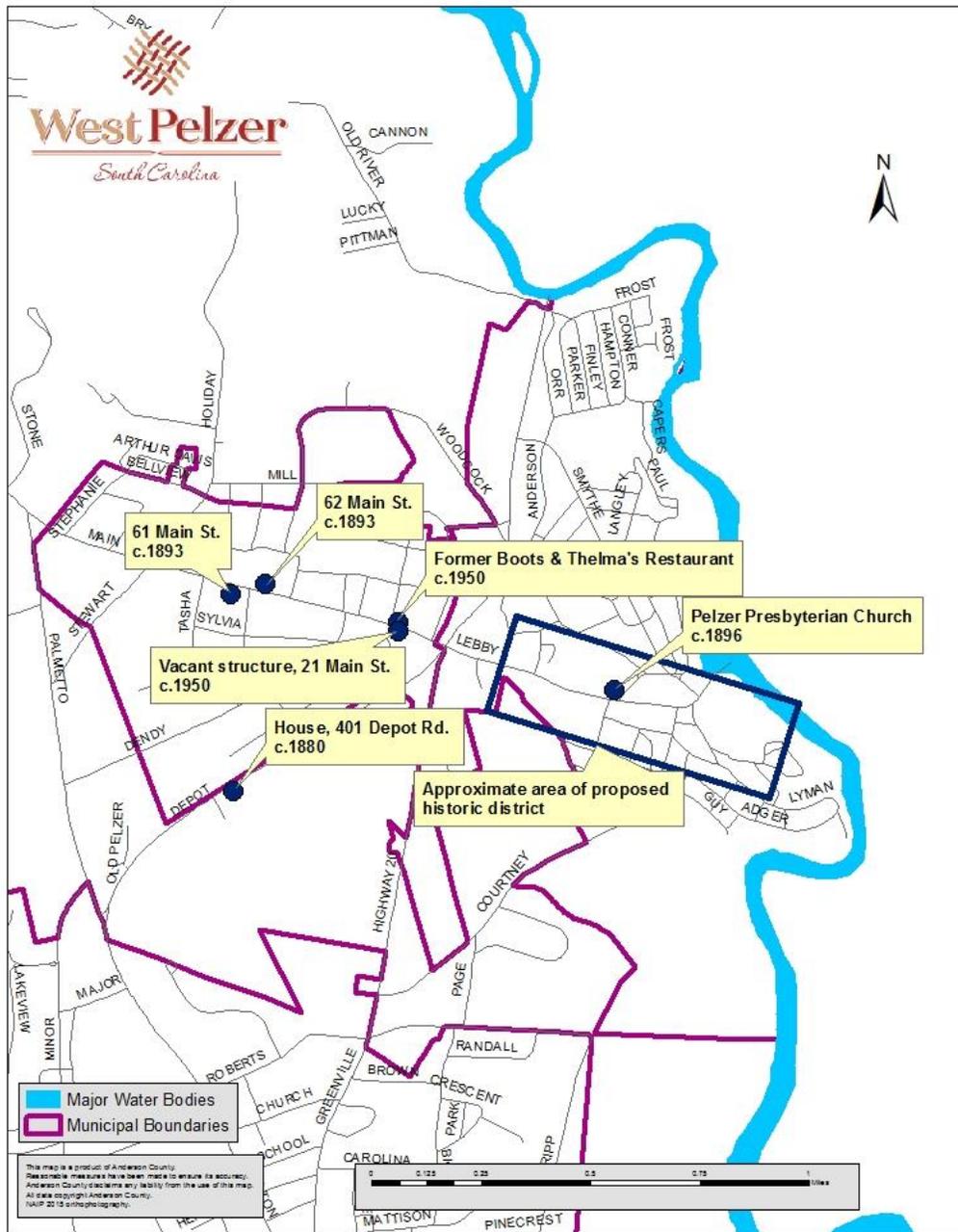
1. House, 401 Depot Road (c. 1880)
2. The former Boots and Thelma’s Restaurant (c. 1950), now Mill Town Place Restaurant
3. Vacant structure, 21 Main Street (c. 1950)
4. House, 61 Main Street (c. 1893)
5. House, 62 Main Street (c. 1893)

In addition to the above, another significant structure, Pelzer Presbyterian Church, is located in the neighboring town of Pelzer. Pelzer Presbyterian Church was granted National Register status in 1993. Dating back to 1896, the church is significant for its architecture. (South Carolina Institute of Archaeology and Anthropology, South Carolina Department of Archives and History, website visited 2/27/17).

Also in the Town of Pelzer is a proposed historical district that follows Leby Street and extends from Hale Street to the Saluda River. The Pelzer Presbyterian Church lies within this proposed historic district. (South Carolina Institute of Archaeology and Anthropology, South Carolina Department of Archives and History, website visited 2/27/17).

Map 4.1 identifies these structures and districts.

Map 4.1: Significant Structures and Districts



Data from South Carolina Institute of Archaeology and Anthropology and South Carolina Department of Archives and History website, visited 2/27/17

Summary

The connections between a community’s cultural life, community identification, and civic pride run deep. A variety of cultural attractions, organizations, and features of interest are found in and around West Pelzer. These resources play an important role in not only West Pelzer’s cultural development, but also its socio-economic development.

5. Community Facilities

The Community Facilities element presents an inventory of various public facilities and services available in West Pelzer. These include water and sewer service, solid waste disposal, police and fire protection, EMS service, schools and libraries, parks and recreation facilities, and others.

Police Protection

The Town of West Pelzer's Police Department is located at 3 Hindman Street. The department is comprised of three officers (including the Police Chief), three auxiliary officers, and five reserve officers. The department offers 24-hour police protection. The main criminal activities reported in West Pelzer include traffic misdemeanors, vandalism, breaking and entering, and domestic violence. Illicit drug use is present in parts of town, as well.

Based on the public input survey administered for the 2011 Comprehensive Plan, two-thirds of respondents indicated that police protection in the town was adequate or exceptional. The remaining third gave the police department inadequate ratings. It was suggested by respondents at that time that additional lighting would be a deterrent for criminal activity.

Fire Protection

The Town of West Pelzer's Fire Department is located at 101 Main Street. It is a fully volunteer department with 30 firemen. The department serves the Williamston, Pelzer, and West Pelzer areas with an average response time of under three minutes. Based on the public input survey administered for the 2011 Comprehensive Plan, nearly all respondents (99%) rated fire protection "excellent." The 2011 Comprehensive Plan noted that additional fire hydrants located closer to residential and commercial properties would be an improvement that would provide better service. One hydrant should be placed every 1,000 feet for insurance purposes.

Water and Sewer Service

The Town of West Pelzer wastewater holding facility is located at 180 Mill Street. Renewable Water Resources (ReWa), a wastewater treatment provider with service areas in the Upstate, collects the Town of West Pelzer's wastewater. Charges on water and sewer bills are directed to ReWa on a monthly basis. Table 5.1 provides water and sewer rate information.

As of February 2017, the Town of Pelzer's sewer services were absorbed by the Town of West Pelzer. The merger, including additional joint services, is expected to provide considerable cost savings for both towns.⁶

West Pelzer's water system has previously received a satisfactory rating by the South Carolina Department of Health and Environmental Control (SCDHEC). In 2007, the town received a Community Development Block Grant (CDBG) to replace aging water lines. In August of 2011, the town received another Community Development Block Grant of \$447,500 to upgrade its water system. Using these two grants, the water system in West Pelzer has now been fully replaced and upgraded.

⁶ *The Journal*, March 15, 2017

Table 5.1: Utility rates

	Water			Sewer		ReWa	
	Base rate	Per 1000 gals.	DHEC fee	Base rate	Per 1000 gals.	Base rate	Per 1000 gals.
<i>Residential</i>							
Within town limits	\$17.60	\$3.00	\$1.00	\$18.70	\$1.85	\$11.00	\$5.61
Outside town limits	\$29.10	\$3.00	\$1.50	\$38.20	\$3.14	\$11.00	\$5.61
<i>Commercial</i>							
Within town limits	\$17.60	\$3.00	\$1.50	\$24.70	\$2.36	\$11.00	\$5.33
Outside town limits	\$29.10	\$3.00	\$2.00	\$42.20	\$3.64	\$11.00	\$5.33

Source: Town of West Pelzer

Notes: (1) Rate structure as of January 1, 2016

(2) Minimum fee for residential service in-town is \$67.76, out-of-town is \$91.55

(3) Minimum fee for commercial service in-town is \$77.49, out-of-town is \$96.27

Garbage Collection

Garbage collection is privately contracted to a local collector. Recently, a five-year contract was signed with Waste Industries. Residential garbage collection occurs once a week and business garbage collection is twice a week. Residential and commercial collection fees are \$9.00/month. Survey responses from the 2011 Comprehensive Plan found that respondents were satisfied with the collection services. Survey results also indicated that some residents keep garbage in their yards several days before pick-up, creating unattractive and unsanitary conditions.

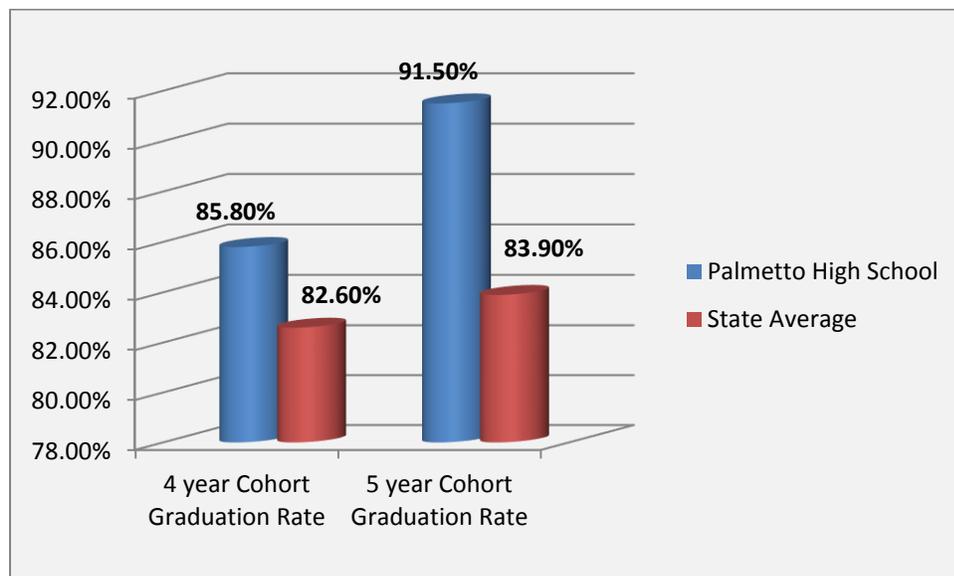
Emergency Medical Services (EMS)

The Pelzer Rescue Squad services the Town of West Pelzer. The Pelzer Rescue Squad also provides service to the areas of Pelzer, Williamston, Piedmont, and other areas of Anderson and Greenville County. The squad works in conjunction with other stations nearby to keep response times under 10 minutes.

Schools

Students of West Pelzer are served by Anderson County School District One, which includes West Pelzer Elementary, Palmetto Elementary, Palmetto Middle School, and Palmetto High School. For 2016, the graduation rate at Palmetto High School exceeded the state average, as shown in Chart 5.1. Enrollment and staff information for these schools can be found in Table 5.3.

Chart 5.1: Palmetto High Graduation Rates, 2016



Source: South Carolina Department of Education, Report Cards, <http://ed.sc.gov/data/report-cards/state-report-cards/2016/>

Table 5.2: Select Information from 2016 State Report Cards

	Grades Served	Enrollment	Number of Teachers
West Pelzer Elementary	PK – 5	455	28
Palmetto Elementary	PK – 5	621	43
Palmetto Middle	6 – 8	765	46
Palmetto High	9 – 12	1,034	52

Source: South Carolina Department of Education, Report Cards, <http://ed.sc.gov/data/report-cards/state-report-cards/2016/>

Library

Currently the West Pelzer area is served by the Lander Memorial Branch of the Anderson County Library System at 925 Greenville Drive in Williamston. Renovations to the Lander facility, or construction of a new facility at an undetermined location, have been proposed to be undertaken within the next five years (Anderson County Comprehensive Plan, 2016; Anderson County CIP, 2017).

Animal Control

A survey from the 2011 Comprehensive Plan indicated that approximately two-thirds of respondents believed animal control in West Pelzer to be unsatisfactory. Enforcement of animal control with respect to unattended cats, dogs, and other animals is important for public health and sanitary reasons. Currently, animal control responsibilities are shared by the Police and Public Works Departments.

Town Hall

Currently, West Pelzer's Town Hall is located at 3 Hindman Street. It is a small, four-room building, which houses the town clerk's office, the mayor's office, and council chambers. The Town Hall will be relocated to its new location at 30 Main Street in the summer of 2017.⁷

Parks and Recreation

Recreation areas in West Pelzer include the elementary school playground on W. Stewart Street, Midway Manor play areas on Mill Street, and Chapman Park on Main Street. Chapman Park includes a playground, open-air pavilion, and veterans' memorial.

Recreation opportunities in the Town of Pelzer include a baseball park, basketball courts, and a playground.

Summary

Map 5.1 shows community facilities locations within the Town of West Pelzer.

Many of the public services provided for West Pelzer residents received high marks in the 2011 citizen survey, and there have been a number of recent improvements to community services and facilities in West Pelzer. This is an important event; while serving the needs of residents, community facilities can also encourage investment and become the backbone of future development. Partnerships in service provision, such as the recent combination of Pelzer and West Pelzer wastewater services, enables economies of scale and can leverage resources for greater efficiency and effectiveness.

Chapman Park provides a convenient public recreation and gathering space on Main Street, with additional recreation opportunities available in the wider area. The new town hall facility, also on Main Street, will allow for greater capacity for town services and provide a more prominent location for the town's government. The prospect of an improved, or perhaps new, library branch in the area is exciting. A Little Free Libraries book exchange⁸ is provided at West Pelzer Elementary School.

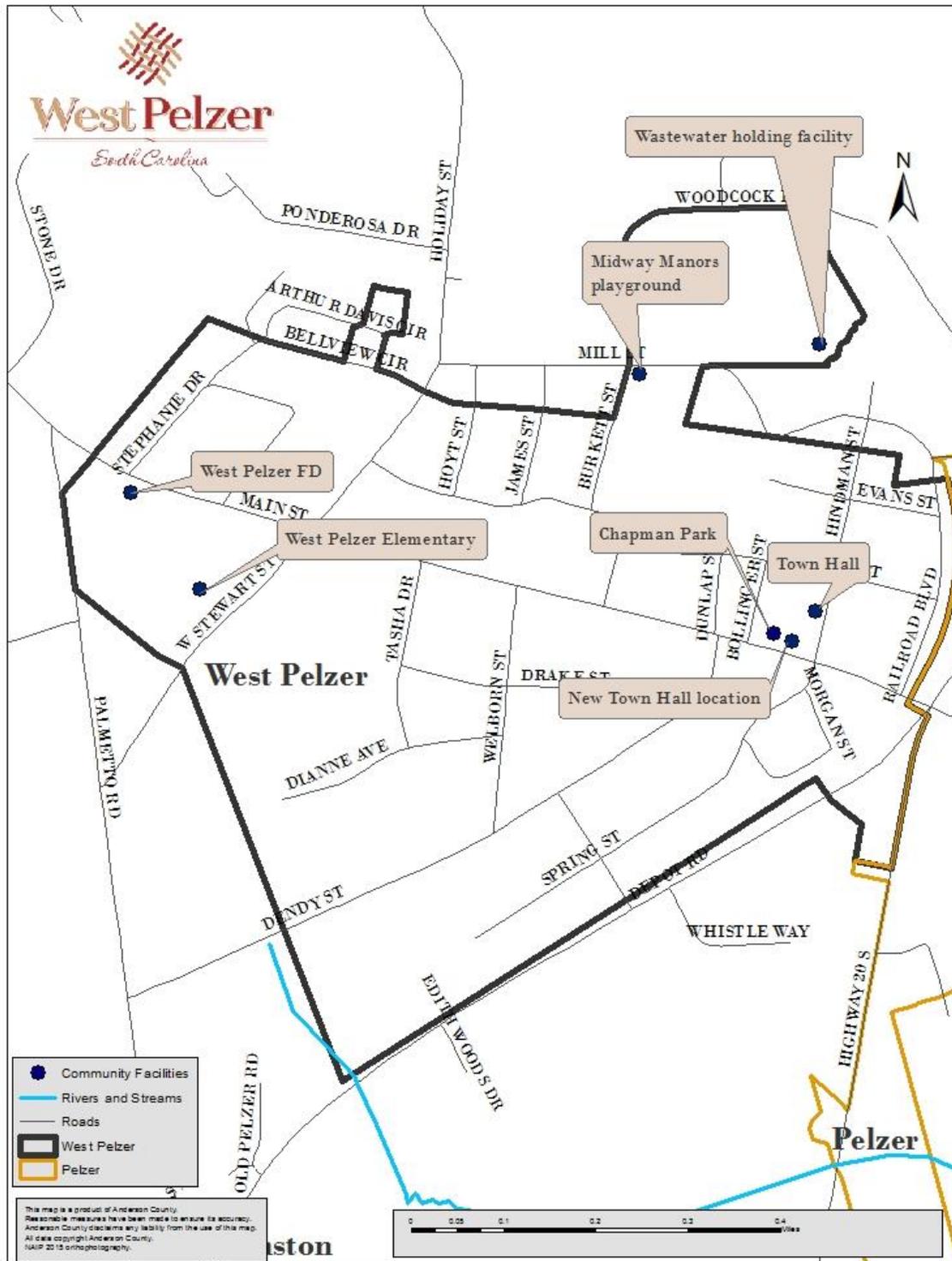
The community can certainly be proud of its high school students, who have recently outpaced the state in terms of graduation rates.

Additional demands on community facilities and services can be expected with an expanding population in West Pelzer in the coming years. Accessibility of all West Pelzer community facilities and services to all members of its population, regardless of their physical capabilities, is imperative.

⁷ *The Journal*, March 8, 2017

⁸ <https://littlefreelibrary.org/>

Map 5.1: Community facility locations



6. Housing

The Housing element presents a profile of the existing housing stock in West Pelzer. An assessment of housing type, location, condition, tenure, and values is included here. An assessment of housing regulations and potential incentives to encourage affordability is also included. Map 6.1 identifies residential areas in the town.

Housing Units

As Table 6.1 indicates, there are a total of 439 residential units in West Pelzer; of these nearly two-thirds are single family dwellings. Based on an inventory of the housing stock conducted for this study in March 2017, the occupancy rate of single family units appears to be very high, with only seven of 276 single family dwellings unoccupied. The occupancy rate of the multi-family units and manufactured housing units in town are estimated to be approximately 80% (Town of Pelzer, 2017). The table reflects these figures.

Table 6.1: Residential units

	Number	% of housing stock	Occupancy rate (est.)
Total residential units	439	100	
Single family	276	62.9	.97
Multi-family	100	22.8	.80
Manufactured homes	63	14.3	.80

Sources: (1) Anderson County Planning and Community Development Department
(2) Town of West Pelzer

Housing Tenure

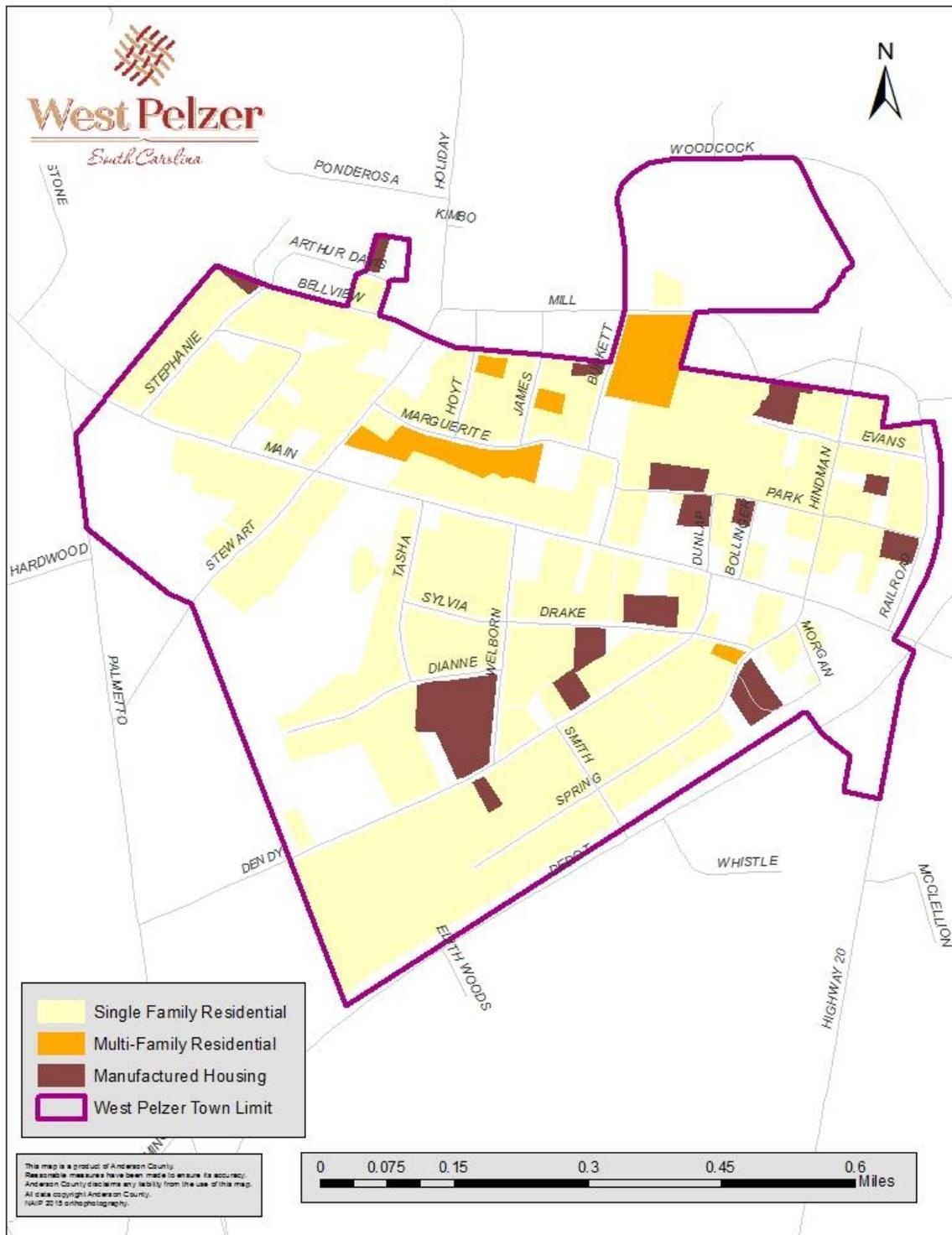
Table 6.2 below presents information concerning owner and renter occupancy. The most recent estimates suggest nearly as many tenants as owner-occupants in West Pelzer. Moreover, estimated owner-occupancy in West Pelzer rose then fell to below-2000 levels.

Table 6.2: Housing tenure

	2000		2010		2015	
	Number	%	Number	%	Number	%
Owner Occupied	199	53.6	207	62.5	203	50.6
Renter Occupied	172	46.4	124	37.5	198	49.4

Sources: (1) U.S. Census Bureau, Census 2000 Summary File 3
(2) U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimates
(3) U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

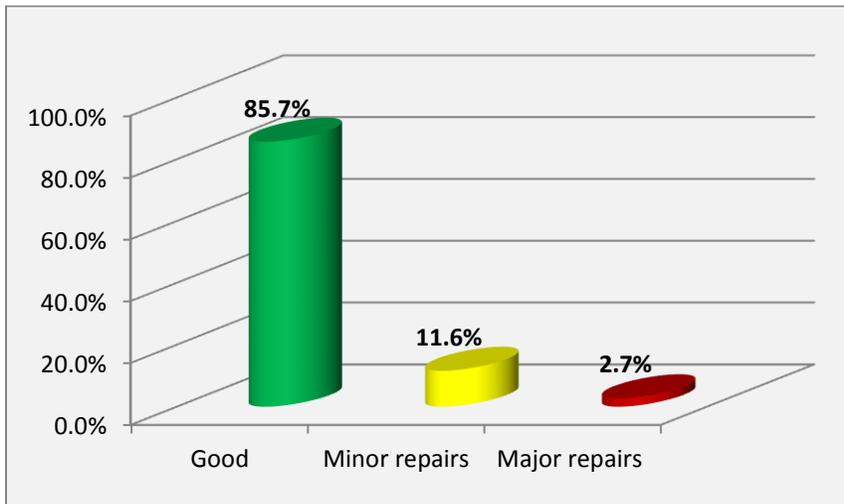
Map 6.1 Housing areas



Housing Condition

An inventory of the condition of housing units in West Pelzer was conducted for this study. Chart 6.1 presents these results. As the chart indicates, most of the housing stock in West Pelzer (85.7%) is considered to be in good condition.

Chart 6.1: Housing condition

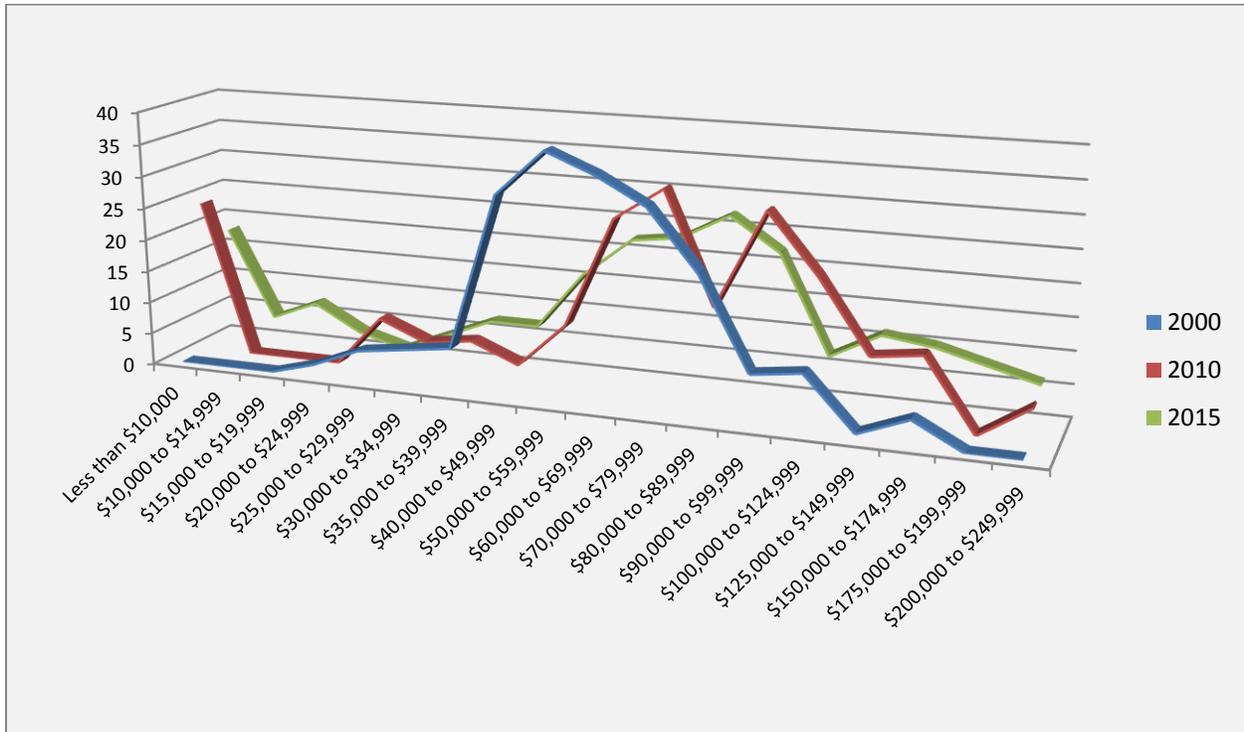


Source: Anderson County Planning and Community Development

Housing Values and Costs

Estimated housing values are shown in Chart 6.2 and median housing value is shown in Table 6.3. Generally, these figures suggest that the value of houses in West Pelzer has been increasing over time.

Chart 6.2: Housing values



Sources: (1) US Census Bureau, Census Summary File 3
 (2) US Census Bureau, 2006-2010 American Community Survey 5-year Estimates
 (3) US Census Bureau, 2011-2015 American Community Survey 5-year Estimates

Table 6.3: Median house value

	2000	2010	2015	% change 2000 - 2015
Median Value	\$58,400	\$76,400	\$75,400	22.5

Sources: (1) US Census Bureau, Census Summary File 3
 (2) US Census Bureau, 2006-2010 American Community Survey 5-year Estimates
 (3) US Census Bureau, 2011-2015 American Community Survey 5-year Estimates

For 2015, median gross rent in West Pelzer was estimated to be \$541⁹ and median monthly costs for mortgagees was estimated to be \$755.¹⁰

Affordability

“Affordable housing” is typically defined as housing that does not cost in excess of 30% of the household’s income.¹¹ Official federal definitions of affordability consider families spending more than 30% of their income on housing to be “cost burdened.”¹²

⁹ With +/- \$67 margin of error, US Census Bureau, 2011-2015 American Community Survey 5-year Estimates
¹⁰ With +/- \$32 margin of error, US Census Bureau, 2011-2015 American Community Survey 5-year Estimates

Determining housing affordability, from a technical standpoint, typically involves median household income estimates for an area of interest.¹³ Table 6.4 below contains information relevant to generic housing affordability calculations for West Pelzer.

Table 6.4: Affordable housing metrics

	2015 (est.)	30% of estimated MHHI
Median HH Income	\$26,958	\$8,087

Sources: (1) US Census Bureau, 2011-2015 American Community Survey 5-year Estimates
 (2) Anderson County Planning and Community Development Department

It is important to note that “affordability,” with respect to housing, is a relative term. Budgets, debt load, and specific needs of homeowners vary, such that housing that is affordable for some may not be for others. The quality of a home and the safety of its surroundings are other important considerations for homeowners, and can have a great effect on housing affordability.

Regulations and Incentives

The Anderson County Comprehensive Plan (2016) indicates the potential for revising the County Code to better accommodate diverse housing types, lot sizes, and related features so as to lower the costs of affordable housing development in the County (Housing Resources, p.12).

Suggested revisions include encouraging cluster development, conservation subdivisions, non-traditional single-family residences, or mixed use developments. Additional suggestions include revised minimum lot size standards, flexible lot size standards, alternative lot designs, mixed housing types, and inclusionary housing measures. Density bonuses, design flexibility, and streamlined permitting are possible incentives for encouraging affordable housing development.

West Pelzer may wish to consider measures such as these in encouraging the development of affordable housing units within the town. Currently, the town’s General Residential, High-density Residential, Manufactured Housing, Neighborhood Commercial, and Planned Development zoning districts could support affordable housing development.

Substandard Housing

Substandard housing refers to housing in such condition as to be legally unsuitable for human habitation. While the great majority of housing units in West Pelzer are in satisfactory condition, some

¹¹ South Carolina Community Loan Fund, <http://sccommunityloanfund.org/wp-content/uploads/2014/11/2016-Afford-Morts-Rents-State-of-SC.pdf>, visited 3/16/17

¹² HUD, https://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing, visited 3/16/17

¹³ South Carolina Community Loan Fund, <http://sccommunityloanfund.org/wp-content/uploads/2014/11/2016-Afford-Morts-Rents-State-of-SC.pdf>, visited 3/16/17

substandard units can be found. South Carolina, Anderson County, and Town of West Pelzer codes make provisions for addressing derelict residential structures.

In 2015, Anderson County received funding from the South Carolina State Housing Finance and Development Authority and the South Carolina Housing Corporation to undertake a Neighborhood Initiative Program (NIP) to abate blighted residential structures throughout the County. The program involves the purchase of blighted residences from their owners at fair market value, demolition of structures, and eventual return of the properties to a productive use. A total of six residential structures in West Pelzer were determined to be eligible for the NIP, however, none of these property owners elected to participate in the program.

Summary

West Pelzer is to a great extent a residential community. As Chart 8.1 in the Land Use element (Section 8) indicates, approximately 56% of the town's land base is occupied by single family, multi-family, and manufactured homes. Based on the data presented in this section, the value of homes in West Pelzer appears to be increasing over time. This event is obviously beneficial to homeowners and to the community at large. In this context, the availability of a variety of housing options that are of good quality, safe, and cost-efficient for owners and renters will continue to be an important consideration into the future.

Regulatory requirements pertaining to housing should serve the public health, safety, and welfare. Today, there is increasing concern regarding the ability of all South Carolinians to be able to obtain decent housing. This analysis has acknowledged requirements, incentives, and other options which may affect attainment of suitable housing.

7. Transportation

Transportation systems provide opportunities for moving people and goods, and connecting to other areas. The transportation system also has an influence on growth patterns and economic activity by enabling access to land. This transportation element considers transportation facilities, road construction and improvements, transit, pedestrian, and bicycle projects, and other components of the network.

It is important to note that a transportation system not only includes vehicles, but also other modes of travel such as biking, walking, and transit. A fully formed transportation system should enable citizens to have access to employment centers and public facilities and have a minimal impact on natural resources. Bikeways and sidewalks encourage people to walk and bike, along with stimulating commercial activity, attracting and revitalizing businesses, and promoting tourism.

With respect to transportation planning, West Pelzer falls within the Greenville-Pickens Area Transportation Study (GPATS) boundary. GPATS is the designated Metropolitan Planning Organization (MPO) for the Greenville Urbanized Area, which includes West Pelzer. The primary role of GPATS is to function as the designated recipient of all state and federal funds for transportation projects in the Greenville Urbanized Area.

Road Functional Classification

The functional classification of a road describes the character of service intended for the roadway, as well as the degrees of travel mobility and land access the roadway provides.

Map 7.1 below shows that all roads located within the town boundaries are classified as local roads with the exception of Highway 8 and a portion of W. Stewart Street which are classified as arterial roads.

As defined in the Anderson County Code of Ordinances, the classification groupings include minor local, major local, collector, and arterial roads. These definitions are stated below.

Local road (minor) is one designed primarily to access an abutting property. This road normally terminates in a cul-de-sac, loop or other turnaround, with no more two access points.

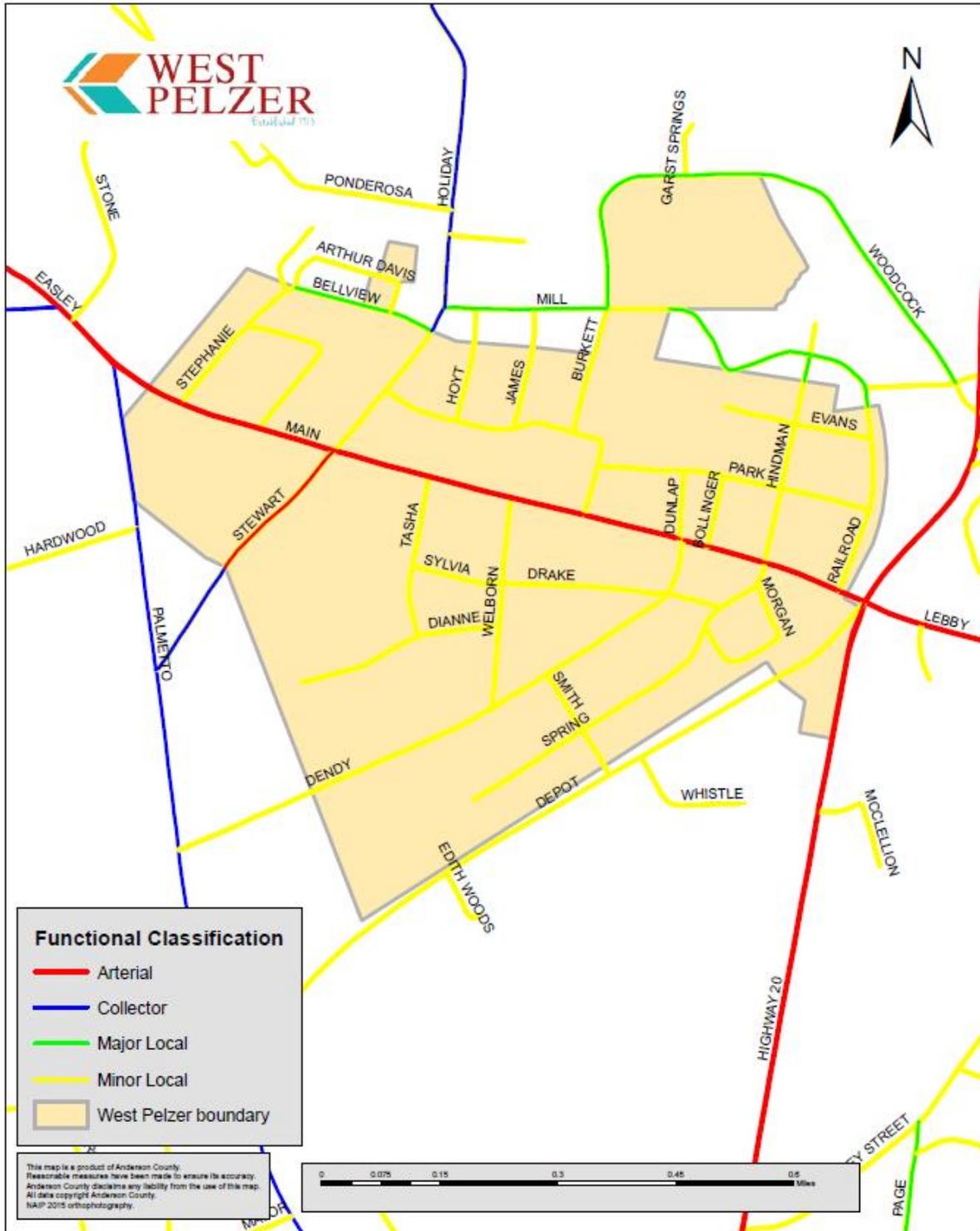
Local road (major) is one designed to access abutting properties. This road is characterized as one having two or more access points, and receiving traffic from minor local roads.

Collector road is a road that connects local access roads to the highway systems major and high-speed arterial roads. The collector road provides both land access service and traffic service within residential subdivisions, commercial and industrial areas. Collector roads form barriers between subdivisions and are designed for higher speeds and traffic volumes than major or minor local roads and shall not be designed as a cul-de-sac.

Arterial road is designed to carry through traffic and to carry intra-county traffic. Arterial roads are characterized as having access control, channelized intersections, restricted parking and signalization. The concept of service to abutting land is subordinate to the provision of travel service.

Map 7.1: Road functions classification

West Pelzer Functional Classification Map



Traffic Counts

Table 7.1 and Chart 7.1 below show trends in annual average daily traffic for the West Pelzer vicinity. Map 7.2 below shows the location of these traffic count stations. Traffic count station 160, which encompasses Highway 8 from the Greenville County line in Pelzer west to US- 29, has seen a slight decrease in traffic between 2009 and 2015. However, there is increasing concern regarding traffic volumes on Highway 8 (Main Street) as it passes through town. The additional traffic stations have seen a consistent flow of traffic over this seven year period.

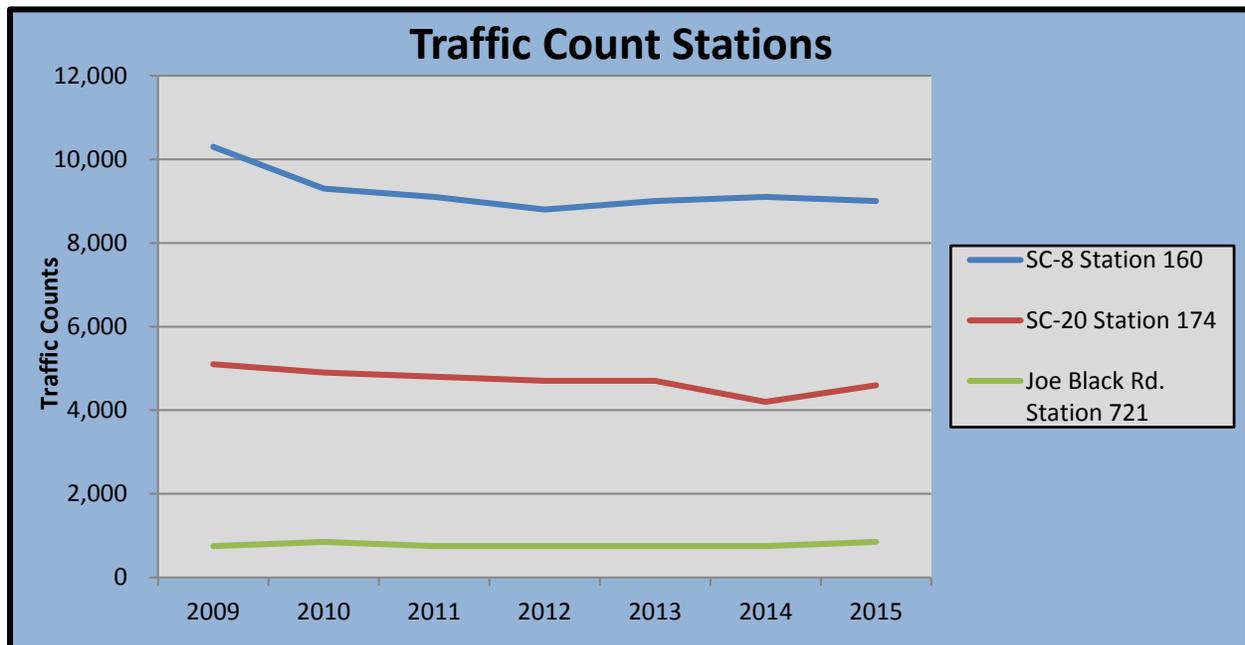
Highway 8 is among seven state maintained roads in West Pelzer. Others include Depot Road, Diane Avenue, Stephanie Drive, Sylvia Drive, Tasha Drive and Welborn Street. The remaining roads are county maintained.

Table 7.1: Average annual daily traffic counts

		Average Annual Daily Traffic						
	Station Number	2009	2010	2011	2012	2013	2014	2015
SC-8 (Greenville County line to US 29)	160	10,300	9,300	9,100	8,800	9,000	9,100	9,000
SC-20 (SC-8 to Greenville County line)	174	5,100	4,900	4,800	4,700	4,700	4,200	4,600
Joe Black Road (New Hope Rd. to SC-8)	721	750	850	750	750	750	750	850

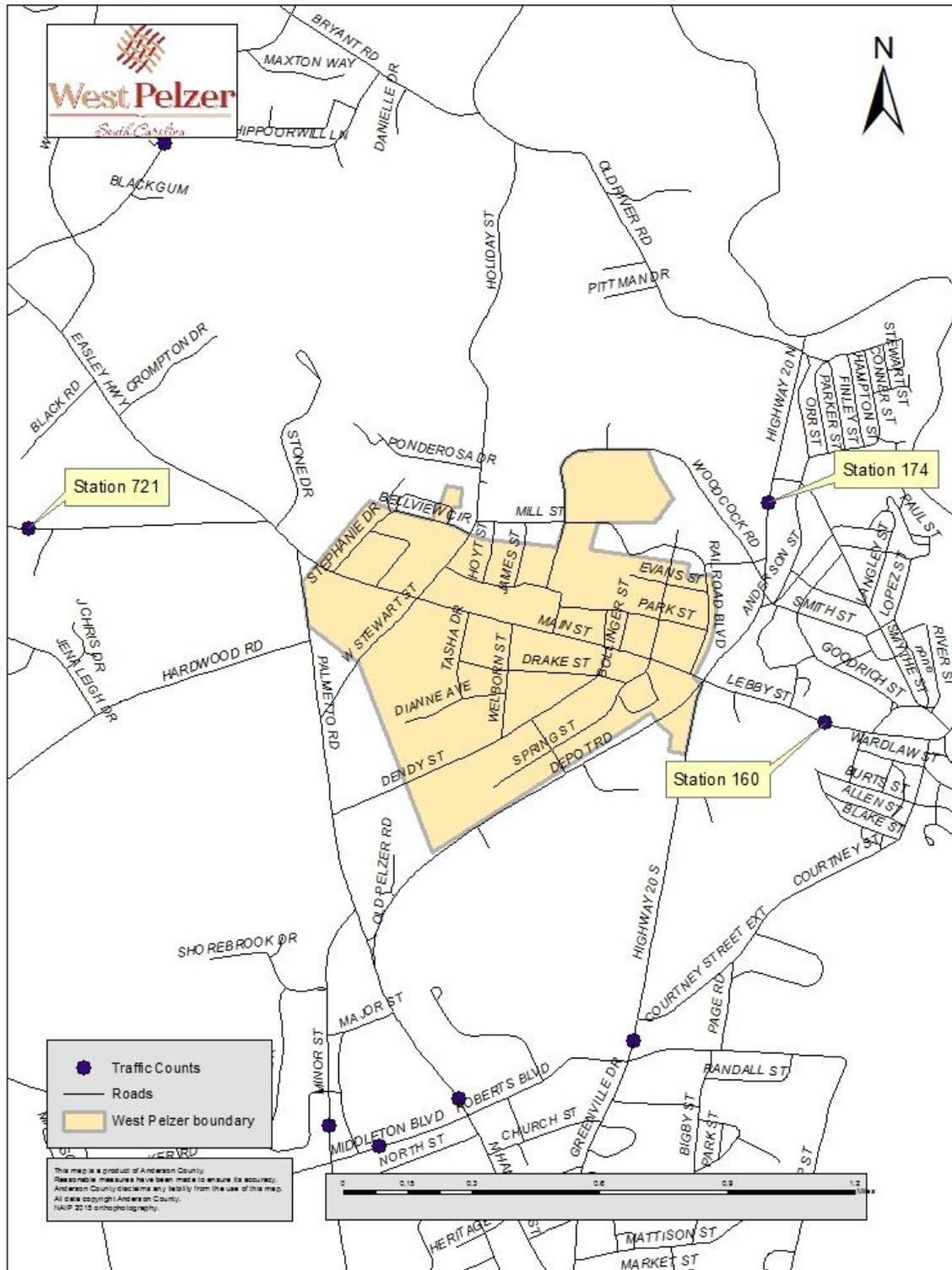
Source: SCDOT Traffic Counts 2009-2015

Chart 7.1: Traffic count trends



Source: SCDOT Traffic Counts 2009-2015

Map 7.2: Traffic counts stations



Accident Data

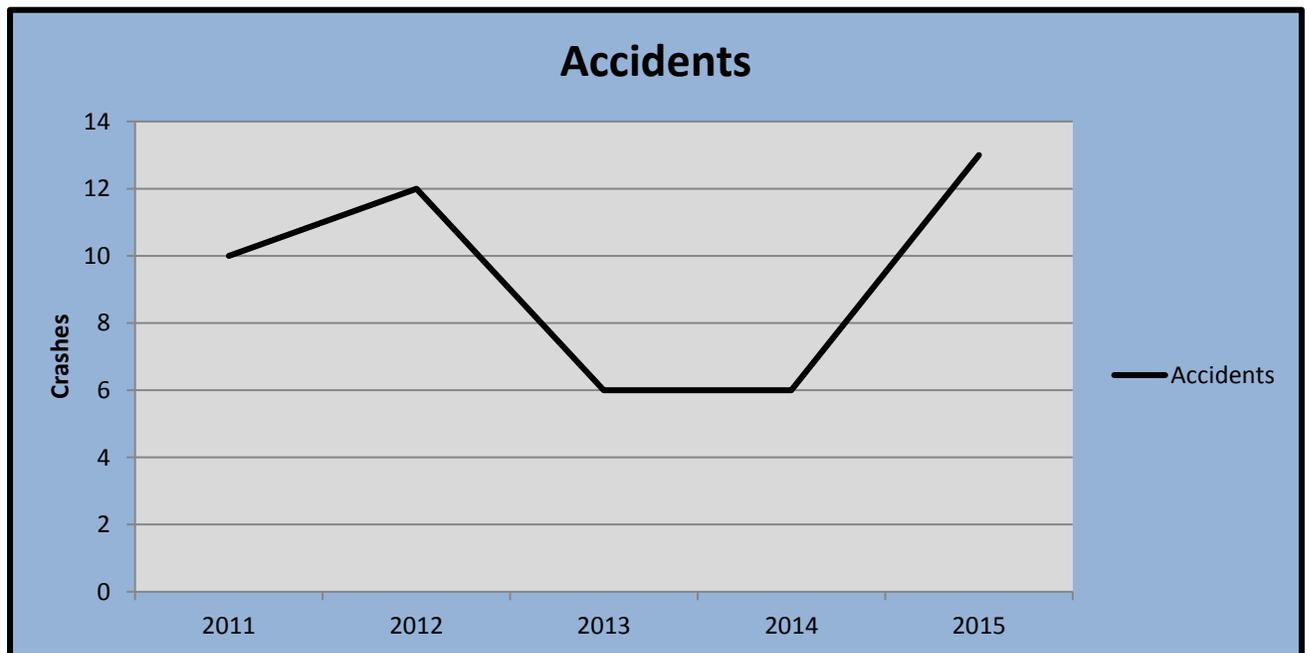
Table 7.2 and Chart 7.2 below contain information concerning traffic accidents in West Pelzer. Forty-seven (47) crashes occurred in West Pelzer, with no fatalities, between 2011 and 2015, with the majority of those crashes occurring on Highway 8. Map 7.3 shows the location of traffic accidents in town. There are two main accident clusters that can be identified from the map – around the intersection of Main Street and Stewart Street/Holiday Street, and on Highway 20 to the south of the intersection with Main Street/Lebby Street.

Table 7.2: Traffic accidents

West Pelzer Accidents		
	Crashes	Fatalities
2011	10	0
2012	12	0
2013	6	0
2014	6	0
2015	13	0

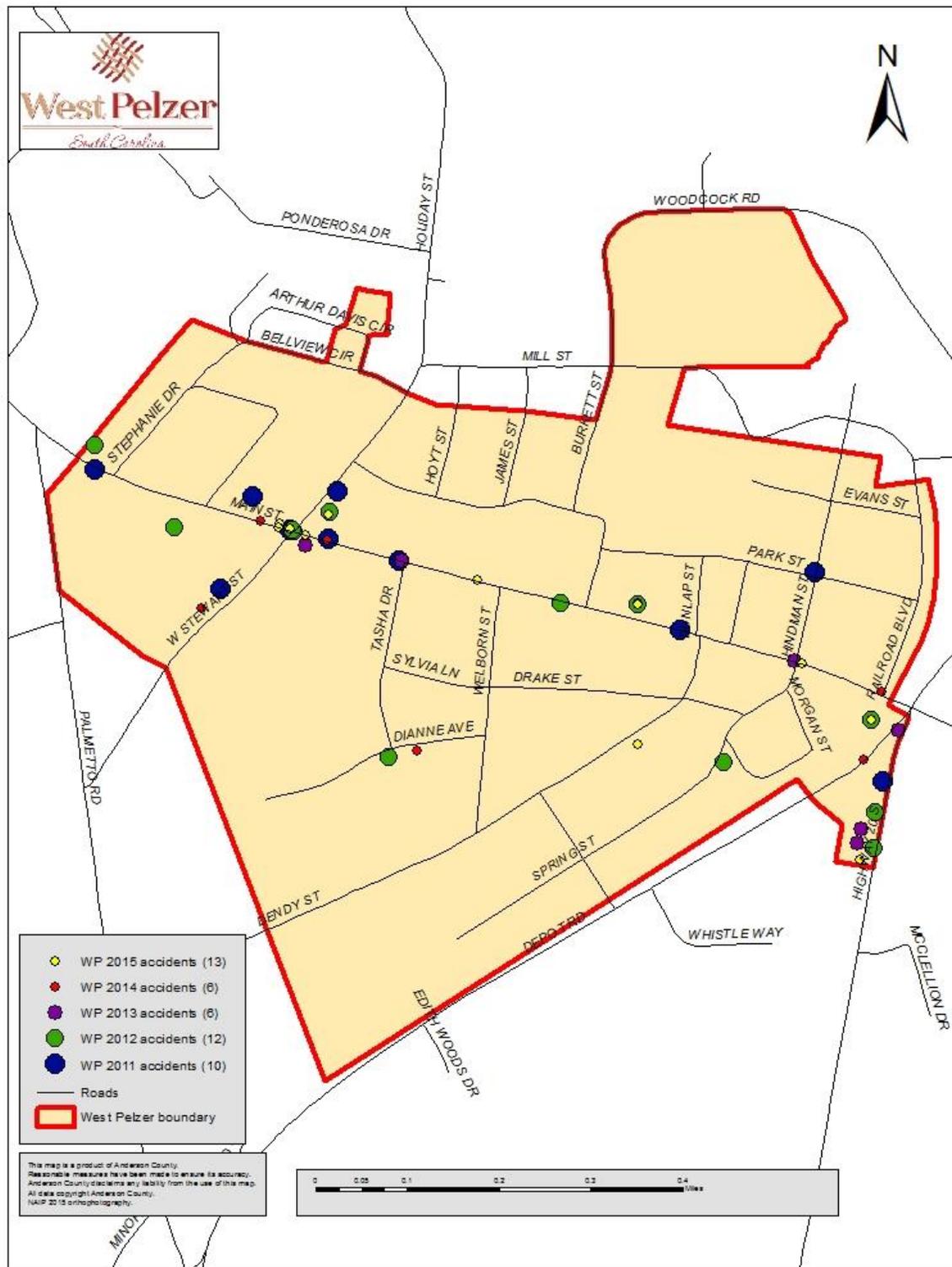
Source: Anderson County Planning and Community Development

Chart 7.2: Traffic accident trends



Source: Anderson County Planning and Community Development

Map 7.3: Traffic accidents



Sidewalks/Bicycle Lanes

Sidewalks are found along both sides of Main Street and along W. Stewart Street leading up to West Pelzer Elementary School. There are 2.3 miles of sidewalk, which extend from the intersection of

Highways 8 and 20 to Palmetto Road. Another portion of the sidewalk extends along the west side of W. Stewart Street from Main Street to Palmetto Road.

The Town of West Pelzer installed bike lanes in 2015. There are 1.3 miles of bike lanes on both sides of Main Street, from the intersection of Highways 8 and 20 to Palmetto Road. There is a slight break in the striping before the intersection at W. Stewart Street and Holiday Street in both the east and west direction due to the left turning lanes. Cyclist are encouraged to take the lane through these sections of roadway.

Maps 7.4 and 7.5 indicate the location of sidewalks and bicycle lanes in West Pelzer.

Streetscape Project

The Main Street/Lebby Street (Highway 8) Master Plan, included as Appendix A, will merge the towns of West Pelzer and Pelzer interests while preserving the characteristics that set them apart. Among its many objectives, the project will work towards improving the gateways into West Pelzer at the intersection of Highways 8 and 20, as well the gateway at Palmetto Road.

In addition to the streetscape project, the town desires to draft an ordinance to restrict and regulate large commercial vehicle traffic on Highway 8, with the goal of making the thoroughfare safer and more inviting for residents and visitors.¹⁴

Complete Streets

Complete streets are multi-modal transportation networks that safely accommodate access and travel for all users. Crosswalks should be highly visible to motorist to increase the safety of pedestrians. There are two intersections within the town limits where the crosswalks should be visible, the intersections of Main Street at W. Stewart and Holiday Streets, as well as the intersection of Main Street at Hindman and Springs Streets. Better striping will slow down vehicular traffic which enhances the safety of pedestrians. A mid-block crossing currently exist at Gray Mortuary on Main Street.

Greenways/Trails

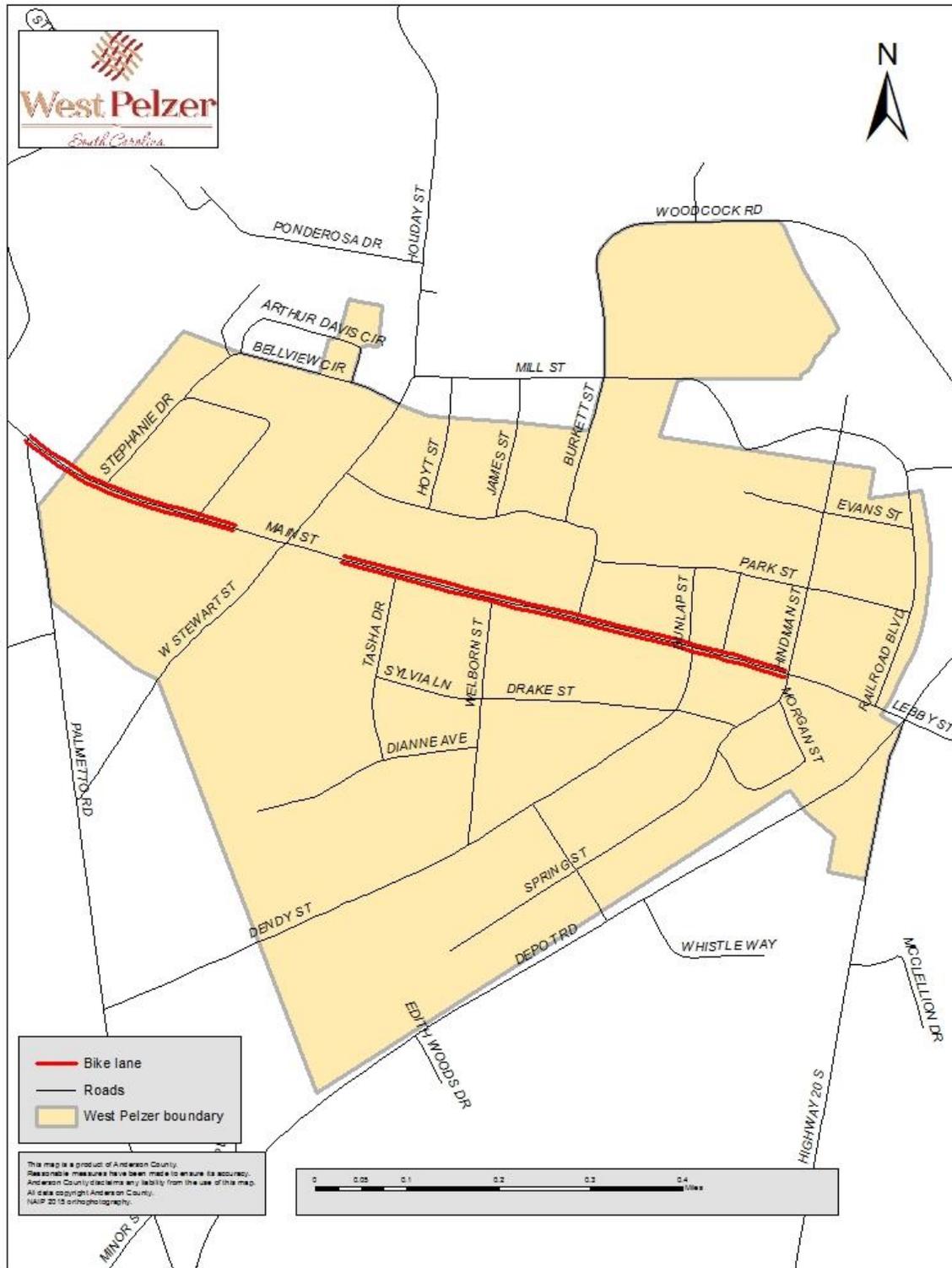
While greenways and trails do not exist within the current municipal boundaries of West Pelzer, there are comprehensive plans in neighboring towns that reflect long-term connections to West Pelzer along Depot Road and Palmetto Road. Considerations should be made to off-street facilities that further enhance the quality of life of residents and visitors.

¹⁴ *The Journal*, February 15, 2017.

Map 7.4: Sidewalks



Map 7.5: Bicycle lanes



Summary

The performance of the West Pelzer's street network for moving people and goods is very important. Streets are among the first thing people see when they visit cities and towns. Having an inviting entrance makes visitors feel welcome and want to tour the town. Gateway redesign and traffic concerns on Highway 8 through West Pelzer will be addressed during the Main Street/Lebby Street Master Plan project. Potential updates to Town ordinances will have a positive effect on traffic patterns, as well.

Bikeways, sidewalks, and greenways/trails are important pieces of the transportation puzzle, as they benefit the community in multiple ways, such as providing alternative access for non-drivers, promotion of a healthy lifestyle, and promoting a sense of community. When people feel they can safely reach their destination, it encourages them to walk or bike to their destination instead of using their car. This in turn helps the environment by reducing noxious releases into the air from vehicles, thus reducing smog and ground level ozone.

8. Land Use

Land use is a reflection of the demand for space resulting from population growth, economic expansion, and urban development. Land is also occupied by agricultural and resource extraction uses, environmentally significant areas, and species habitats. This land use element reviews existing patterns of the use of land in West Pelzer. It also reviews zoning districts currently in place in the town. Finally, the element examines options for the future use of land, which finds its expression in the future land use map, presented at the end of this section.

Existing Land Use

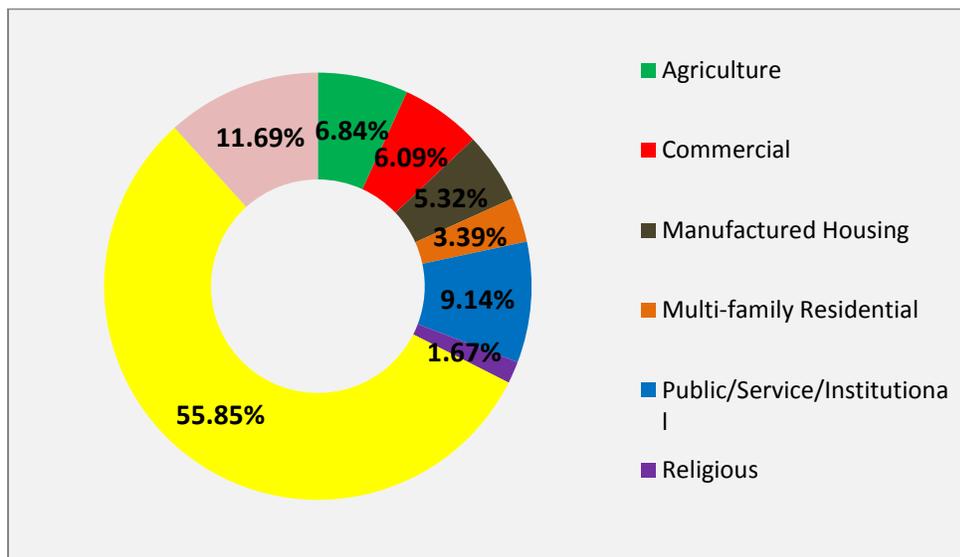
The Town of West Pelzer comprises a total of 284 acres. The majority of this land, approximately 92%, is in private ownership. Table 8.1 below presents the categories of land use in the town and the amount of acres in each category. Chart 8.1 shows the relative amount of land in each category. As these graphics indicate, single family residences comprise the dominant land use in town.

Table 8.1: Existing land use

	Parcels	Acres
Agriculture	1	19.48
Commercial	40	17.33
Manufactured Housing	21	15.13
Multi-family Residential	11	9.65
Public/Service/Institutional	15	26.02
Religious	4	4.74
Single Family Residential	295	158.95
Undeveloped	28	33.28

Source: Anderson County Planning and Community Development Department

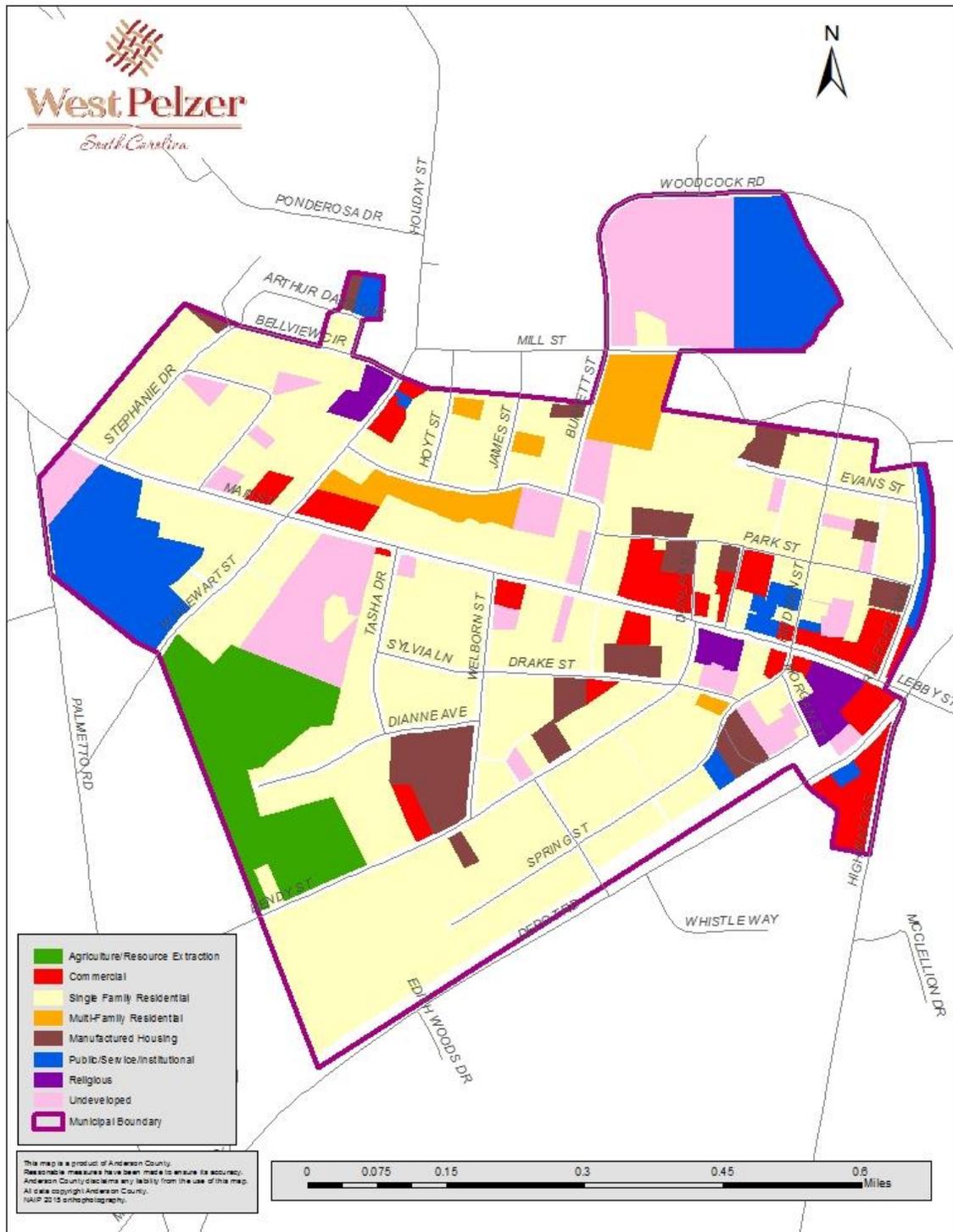
Chart 8.1: Land use ratios



Source: Anderson County Planning and Community Development Department

Map 8.1 below presents the spatial arrangement of the various land use types in West Pelzer. Commercial areas are located primarily on Main Street, and are most concentrated between Highway 20 and Dunlap Street. There are no industrial areas within the town limits. There are a few large parcels classified as undeveloped or agricultural uses.

Map 8.1: Current land use



Residential Density

As indicated in Table 8.1 above, residential uses – single family, multi-family, and manufactured units – together occupy roughly 63% of the land area in West Pelzer. The Housing Element (Chapter 7) notes the numbers of single family, multi-family, and manufactured units in town. Based on this information, the overall residential density in West Pelzer is approximately 2.4 units per acre. Table 8.2 indicates the density, in units per acre, of each dwelling type.

Table 8.2: Dwelling units per acre

	Units	Acres	Units/acre
Single family	276	158.71	1.74
Multi-family	100	9.65	10.36
Manufactured housing	63	15.13	4.16

Source: Anderson County Planning and Community Development Department

Zoning

The Town of West Pelzer zoning ordinance was adopted in 1999. The zoning ordinance applies to all land and improvements within the town limits, and is intended to implement the land use element of the Comprehensive Plan. The ordinance establishes the districts listed in Table 8.2. Please refer to “Town of West Pelzer Zoning Ordinance, 1999” for descriptions of individual districts.

Table 8.2: Zoning districts

District	Uses	Minimum Lot Size
D-1	Agricultural	40,000
R-15	Single Family Residential	15,000
R-8	General Residential	8,000
R-6	High Density Residential	6,000
MH	Manufactured Housing	4,000
OC	Office Commercial	Commercial use: none, Residential use: 6,000
NC	Neighborhood Commercial	Commercial use: none, Residential use: 6,000
CC	Core Commercial	none
GC	General Commercial	none
LI	Light Industrial	none
BI	Basic Industrial	none
PD	Planned Development	none
CO	Conservation/Open Space	none

Source: Town of West Pelzer Zoning Ordinance, 1999

Map 8.2 presents the arrangement of zoning districts in West Pelzer, with parcel boundaries indicated. Recent annexations have resulted in a situation in which the zoning designation for some new-to-West-Pelzer properties is undetermined. Table 8.3 notes the amount of acreage in each zoning district.

Map 8.2: Zoning districts

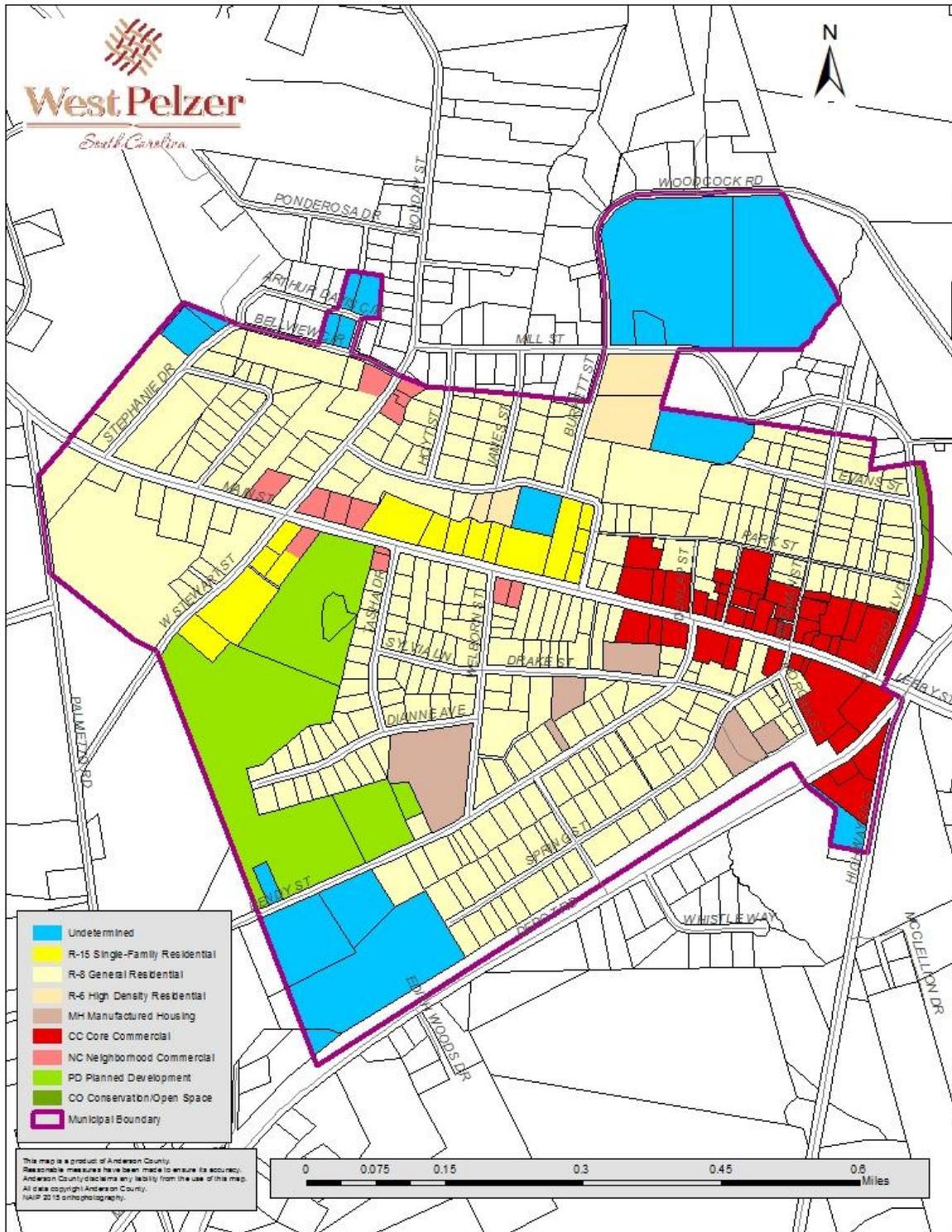


Table 8.3: Zoning district total acreage

District	Total Acreage
D-1	0
R-15	12.52
R-8	151.78
R-6	5.68
MH	9.18
OC	0
NC	5.93
CC	20.9
GC	0
LI	0
BI	0
PD	31.7
CO	0.99
Undetermined*	48.05

Source: Anderson County Planning and Community Development Department

Future Land Use

Map 8.3 below presents the future land use map for the town. Input from the public and town officials are combined with existing land use conditions to produce the map. The intent of the future land use map is to guide development towards a more efficient land use pattern.

Annexation

Annexation, in this context, is the process by which a municipality incorporates surrounding areas into its own area. Boundary lines change, and the municipality extends authority and services to the newly acquired area. West Pelzer could exercise the annexation option for incorporating new areas into its jurisdiction following South Carolina ordinances found in S.C. Code Section 5-3-10 through 5-3-315.

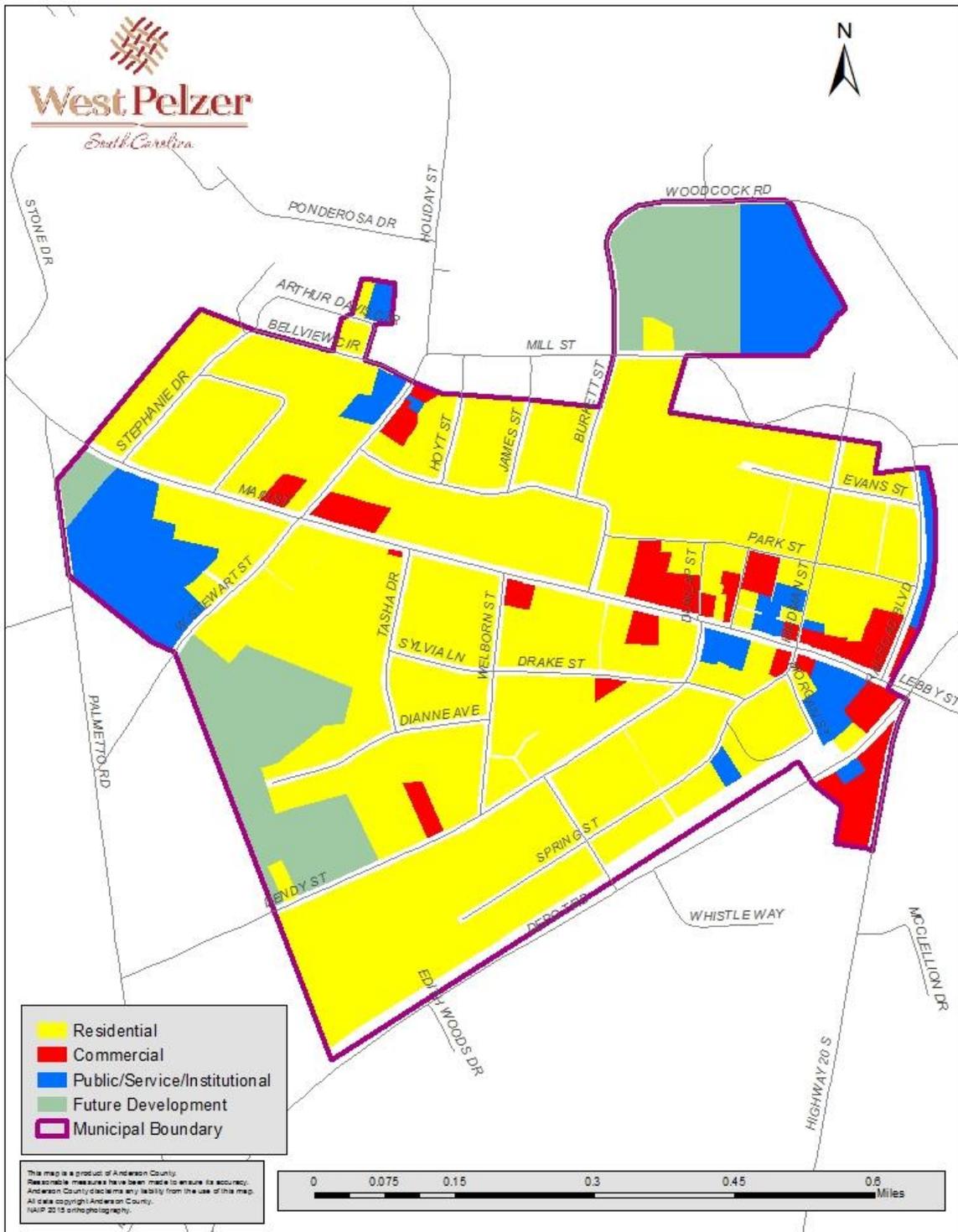
Summary

Based on this analysis, West Pelzer has room to grow. The town’s estimated population, 921 people, resides on approximately 185 acres, resulting in a residential population density of about five persons per acre. Additionally, the town currently has 2.4 residential dwelling units per acre. The population projections presented earlier in this document suggest that an additional 80 persons may reside in West Pelzer by the year 2040. Housing these new residents would require an additional 16 acres of residential area, and approximately 38 dwelling units, if current densities are maintained.

There is ample space in West Pelzer at this time to accept future residential development, as Table 8.1 above suggests. Remaining undeveloped land would therefore be available for other future uses.

The town will likely wish to review its current zoning ordinance and make necessary adjustments. The ordinance’s conformity with this Comprehensive Plan, including the future land use map, will be advantageous.

Map 8.3 Future land use map



III. Community Input

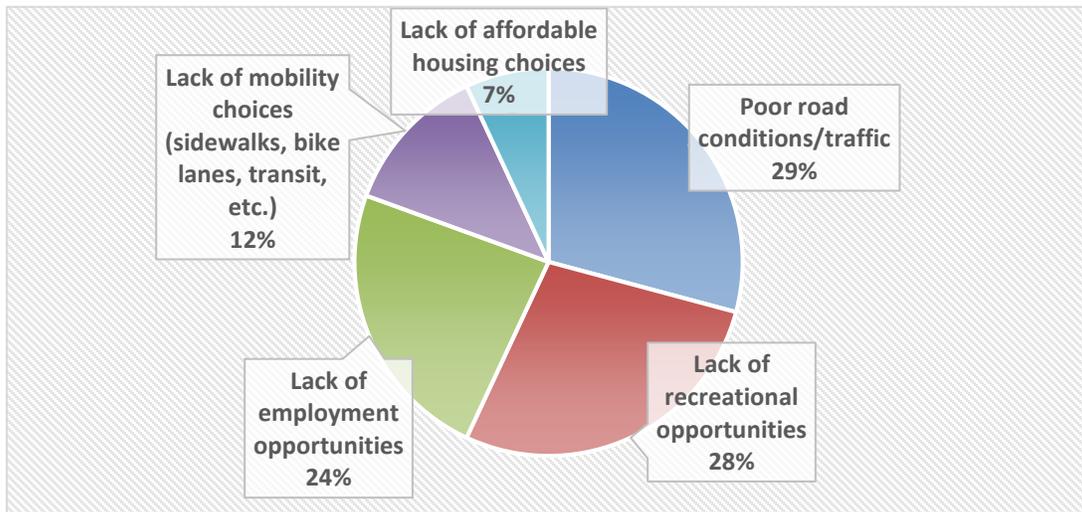
Input from the community is critical to the comprehensive planning process. The opinions, comments, critiques, and recommendations of local residents help to define the goals of values of the community. The comprehensive plan, in turn, charts the course for achieving these goals.

During the West Pelzer Comprehensive Plan process, community input was obtained through both a citizen survey, made available online and at the West Pelzer Town Hall, and a public outreach meeting, held at the West Pelzer Town Hall on April 17, 2017. Subsequent adoption of this Comprehensive Plan by ordinance will allow for an additional Public Hearing and public review.

1. Survey Instrument and Results

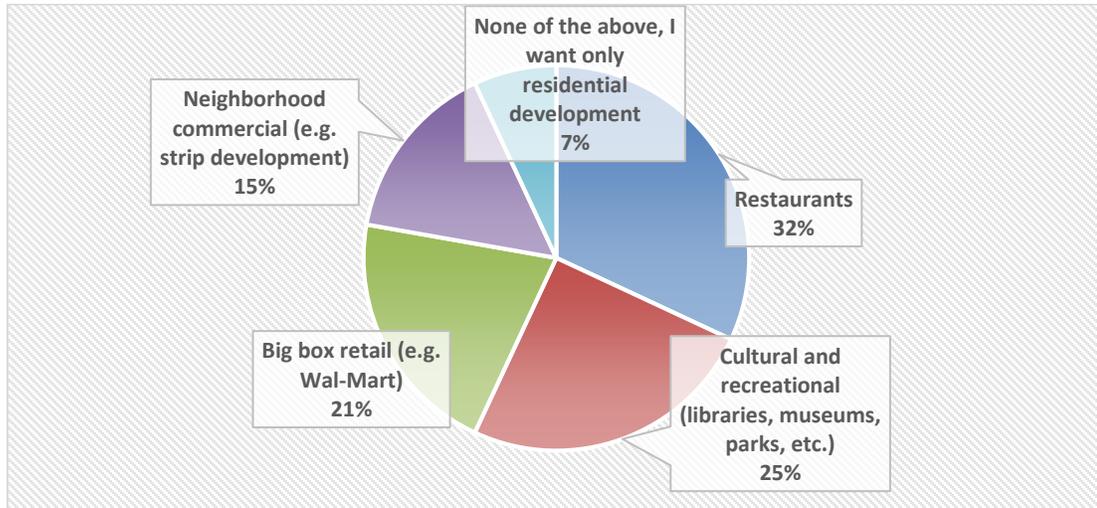
From March 20 through May 1, 2017, a survey of West Pelzer residents was conducted to gather community input on important growth and development issues facing the town. In total, 40 surveys were returned. Responses to survey questions are presented below.

Question 1: What challenges face residents or business owners? (Choose up to 3)



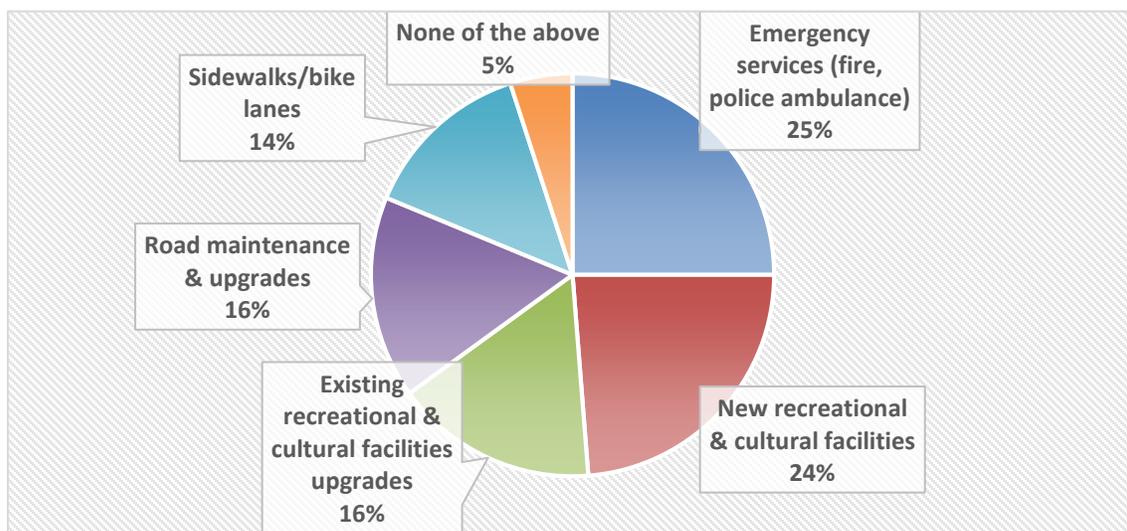
Most survey respondents indicated road conditions and traffic as the greatest challenge for West Pelzer, with a lacking recreational and employment opportunities close behind.

Question 2: What type of non-residential development would you like to see? (Choose up to 3)



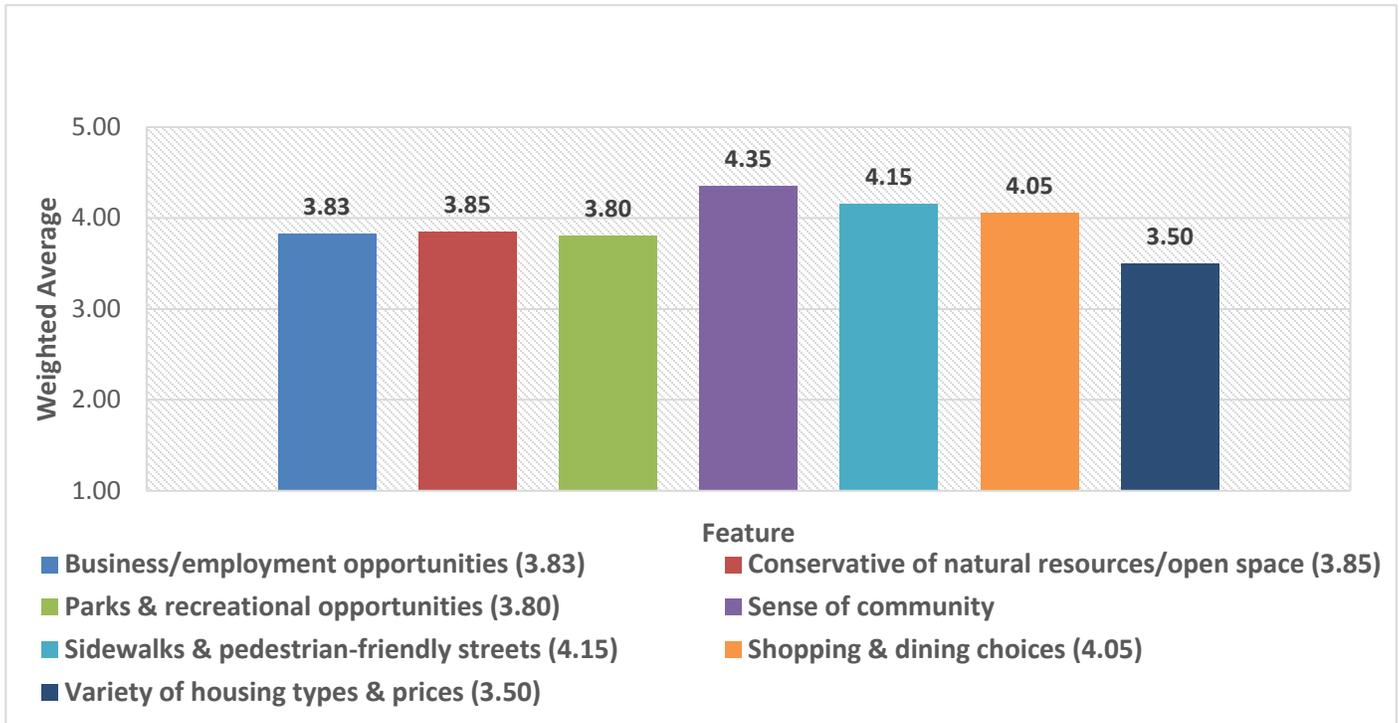
Most respondents indicated restaurants as their preferred non-residential development type, followed by cultural and recreational development.

Question 3: For which services or amenities would you be willing to spend? (Choose up to 3)



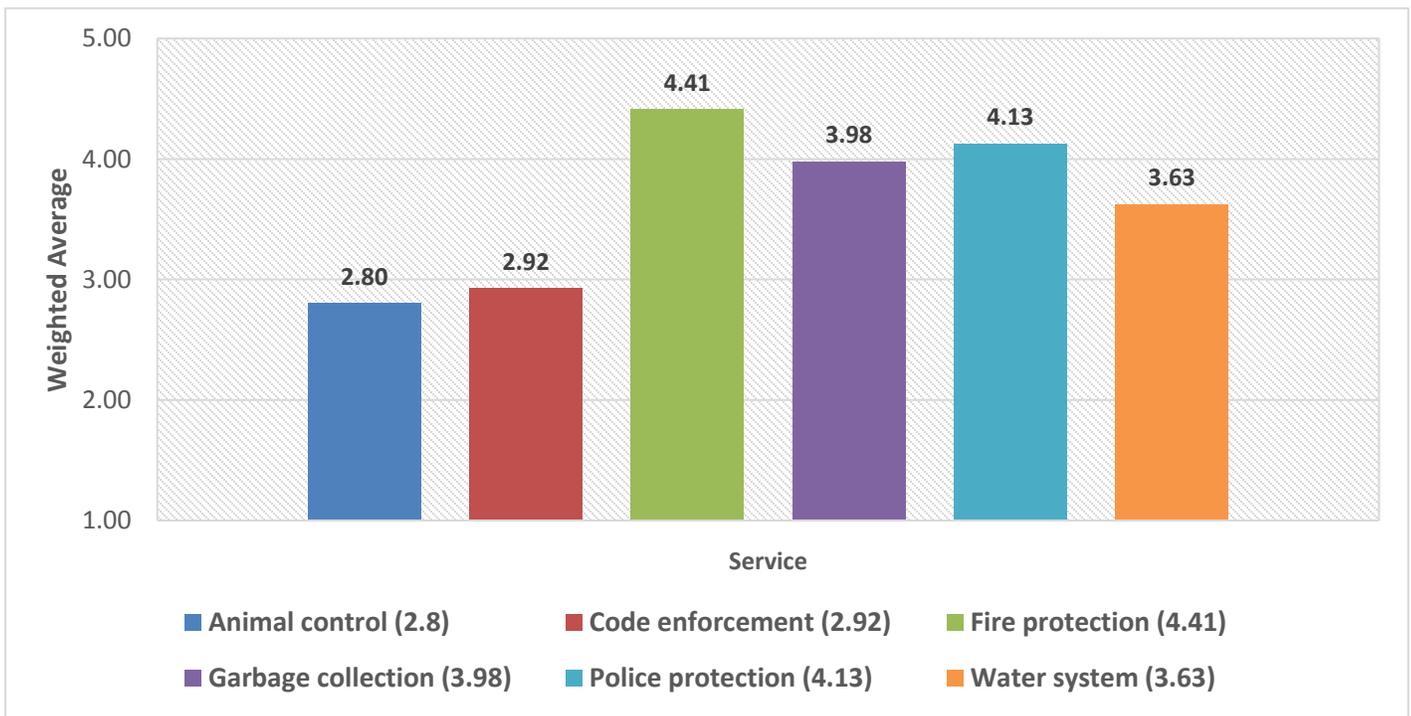
Most respondents indicated they would support spending for emergency services, followed by new recreational and cultural facilities.

Question 4: Rate the following from 1 (Not Important) to 5 (Most Important)



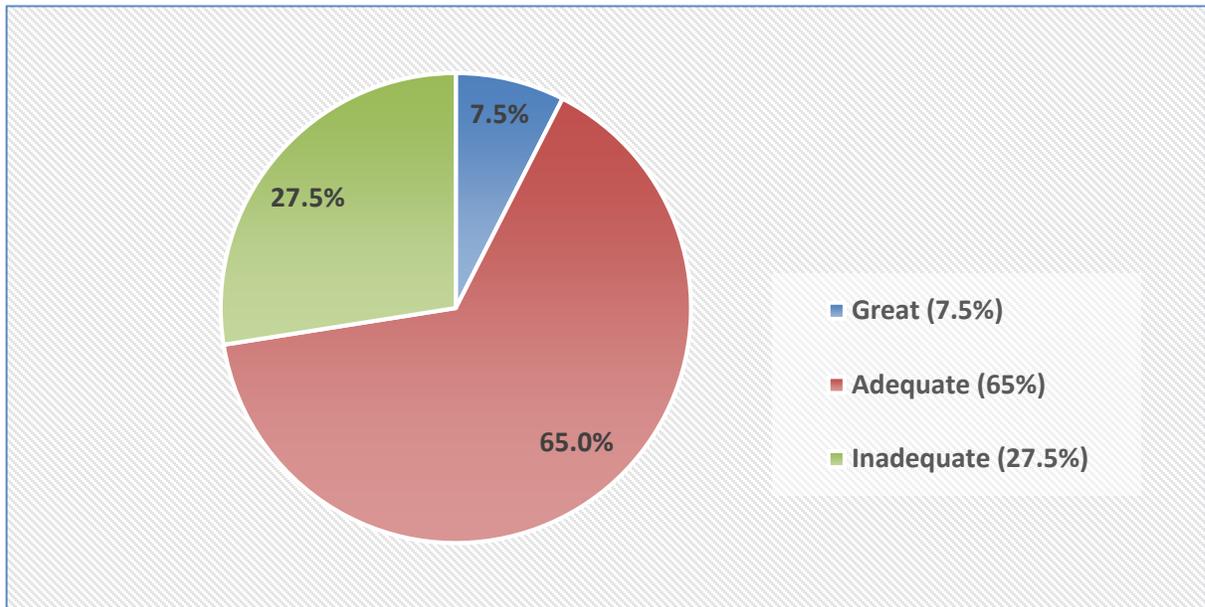
“Sense of community” was rated as the most important feature for West Pelzer, with “variety of housing type and price” the least important.

Question 5: Rate the following from 1 (Inadequate) to 5 (Great)



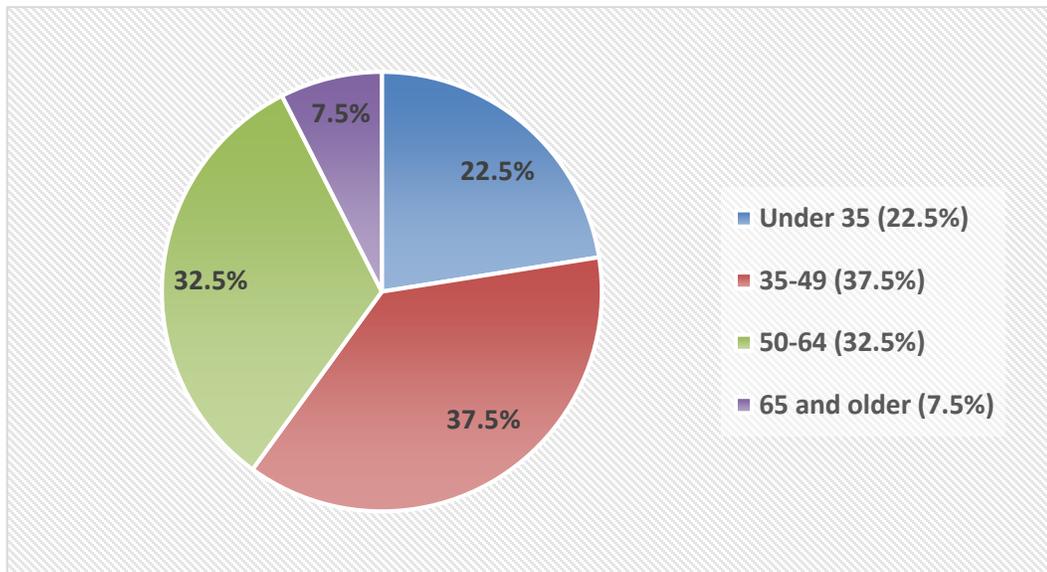
Fire protection received the highest rating, while animal control received the lowest rating.

Question 6: Rate pedestrian and bicycle safety in West Pelzer



A large majority of respondents rated pedestrian and bicycle safety “adequate.”

Question 7: Respondents’ age



The age of survey respondents ranged widely, with most in the 35 to 49 age cohort.

Question 8: How can the Town of West Pelzer better serve you? Please provide any comments

1. Add leaf/limb pickup on a regular basis to prevent burning
2. Need more community centered events
4. Code enforcement would help with law enforcement, animal control, sense of community, and encourage business/residential investment

5. Complete the work that Town has started! Complete roads for safety and appearances. Clean up property that has vacant and trashed out houses, get cleaned up. We will get new Towners. Springtime people will be riding and looking to buy homes and businesses. Thank you.
6. Continue the path the new mayor has set us on by becoming more technologically advanced and appealing/aesthetically pleasing to new residents.
7. Clean up Main St. homes and businesses and post City ordinances and ENFORCE them or FINE home/business owners.
8. Would like to see new housing developments or new residences come in to town to help raise property value. As well as getting rid of eye sores on Main Street to also help improve property values. And I know this has been an issue forever but maybe just maybe a truck route around West Pelzer.
9. Give the mayor a raise.
11. Cut down on transfer truck traffic, lower water bills.
13. Educate the people eating at Mill Town Place what a cross walk is. Walking an extra 10 feet isn't going to kill them but walking straight out the door and across the road without looking might.
14. Slow down cars going too fast on town roads.
16. Speed bumps on streets would be very helpful to slow down traffic. Specifically on Dendy St. where cars frequently spped quickly between Palmetto Rd and into town. Slower traffic means safer streets for pedestrians and especially kids. Speed bumps are relatively inexpensive.
17. Leash law and bag poop.
19. N/A
21. Slow down the fire trucks going down Main Street through the red light. I saw them just last night going through the red light at a very high rate of speed. If someone had pulled out or stepped out in front of them they would have been killed. This is not the first time I have seen this happened. It happens ALL the time. Thanks.
22. Enforcing codes...continue to improve appearance of town...

Traffic-related issues and the general appearance of the town are key ideas expressed in these comments.

Summary

The results of the community survey presented here suggest a number of issues for consideration. Survey respondents appear to be interested in traffic and roads, recreational opportunities, dining options, and the town's aesthetics. They appear willing to accept additional expenditures for recreational and cultural opportunities. Respondents approve of fire service, are relatively less pleased with animal control, and are willing to accept additional expenditures for safety. A sense of community in the town is an important concern.

2. Public Meeting

A public input meeting was held on April 17, 2017 at the West Pelzer Town Hall. The meeting gathered opinions and feedback from local residents on the plan results to date. Issues raised included traffic on Main Street, additional dining options, and walkability concerns.

Photos from the April 17, 2017 public meeting



V. Recommendations

1. Priority Investments

The following section contains statements of goals and strategies that address the needs and concerns of West Pelzer as presented in previous chapters. Goal statements are general policy statements about desired future conditions that follow the overall vision statement for the town. Strategies are action-oriented proposals for accomplishing set goals. Supporting entities are listed beside each strategy. These groups are those that will initiate and support the implementation of the program or project. Each strategy will be set under different time frames for their implementation within the community. Short range strategies are to be implemented in 1-3 years, medium range in 4-10 years, and long range strategies in 11-20 years. Several strategies are used within different goal areas.

The goals established for the Town of West Pelzer include the following:

Population: The town will encourage moderate population growth while fostering a sense of community.

Economy: The town will work towards continual revitalization of the downtown commercial district to attract additional businesses. This increase in the town's tax base will improve the quality of life for the overall community.

Housing: The town will promote and encourage quality housing within the community to maintain the health, safety, and welfare of its neighborhoods.

Natural Resources: The town will protect and maintain the natural environment to preserve the valuable resources that make the community a clean, healthy, and attractive place to live.

Cultural Resources: The town will take efforts to improve cultural opportunity to increase the pride and vitality of the community.

Community Facilities: The town will provide improved services that are responsive and accessible to the needs of the community.

Land Use: The town will promote the development of compatible land uses and encourage the redevelopment of declining areas.

Transportation: The town will promote all forms of transportation in a safe and healthy mode, inclusive of improved sidewalks, bicycle facilities, additional safety precautions, and ADA accessibility.

In addition, the Town of West Pelzer should provide action oriented results that are direct responses associated with the survey results, including:

- providing alternative solutions for leaf/limb pick-up
- community centered events
- enhanced code enforcement
- reduce dilapidated housing with residential districts
- enhance traffic calming measures along Main Street

2. Implementation Strategies

Population

Goal: The town will encourage moderate population growth while fostering a sense of community and family-oriented environment.

Action Strategy	Staff or Support Entity	Time Frame
Allow for specific densities of housing to accommodate future land use needs	Planning Commission	Short Range
Encourage area civic groups to sponsor and become involved in town improvement projects to promote a sense of community	Planning Commission Town Council Community Groups	Short Range
Promote the development of Chapman Park and other parks and recreational facilities throughout the town	Planning Commission Town Council	Short Range

Economy

Goal: The town will work to revitalize the commercial environment to attract additional businesses and therefore increase the town's tax base and quality of life for the overall community.

Action Strategy	Staff or Support Entity	Time Frame
Continue working with the Palmetto Business Association serving as a liaison between the business community/property owners	Mayor/Administrator	Short Range
Begin Phase 2 design development for streetscape enhancement project along Main Street ROW	Planning Commission Town Council	Short Range
Enhance neighborhood gateways to improve property values	Planning Commission Town Council	Short Range
Revise ordinances to regulate the aesthetic quality and appeal and prevent visual barriers throughout the town	Planning Commission Town Council	Short Range
Continue to offer incentives through grants to encourage existing business owners to improve their store facades	Planning Commission Town Council	Short Range
Pursue sources of funding repairs to sidewalks	Planning Commission Public Works	Middle Range
Establish a joint Parks and Recreation Commission with the Town of Pelzer	Planning Commission Town Council	Short Term

Housing

Goal: The town will promote and encourage quality housing stock within the community to maintain the health, safety, and welfare of its neighborhoods.

Action Strategy	Staff or Support Entity	Time Frame
Encourage enforcement of mobile home standards and make standards readily available to Anderson County officials, town residents, and potential residents	Planning Commission Town Council	Short Range
Apply for Community Development Block Grants to fund neighborhood rehabilitation and encourage redevelopment of adjacent properties	Planning Commission Town Council	Short Range
Research the availability of other federal and state funding sources to assist with housing and neighborhood improvements	Planning Commission Town Council	Short Range
Encourage redevelopment of vacant property and/or encourage traditional neighborhood development on larger parcels through infrastructure improvements, incentives, etc.	Planning Commission Town Council	Long Range

Natural Resources

Goal: The town will protect and maintain the natural environment to preserve valuable resources that make the community a clean, healthy, and attractive place to live.

Action Strategy	Staff or Support Entity	Time Frame
Encourage development that maximizes developable land and minimizes potential impacts of flooding and erosion through installation of best management practices	Planning Commission Public Works Town Council	Short Range
Enact a tree preservation ordinance to protect the tall and beautiful trees which are an asset to the community (Note: The town is currently a recognized bird sanctuary)	Planning Commission Town Council	Short Range
Establish an open space and greenway system throughout the town and neighboring communities to preserve natural areas and also create pleasant areas for active and passive recreation	Planning Commission Town Council	Middle Range
Establish a joint Parks and Recreation Commission with the Town of Pelzer	Planning Commission Town Council	Short Range

Cultural Resources

Goal: The town will take efforts to improve cultural opportunities to increase the pride and vitality of the community.

Action Strategy	Staff or Support Entity	Time Frame
Establish coordinated efforts between existing area community groups and the town to sponsor physical improvements within the community	Planning Commission Community Groups Town Council	Short Range
Coordinate with civic groups and organizations in increasing the cultural opportunities in the area	Planning Commission Community Groups	Short Range
Promote cultural awareness through partnerships with neighboring communities	Planning Commission Town Council Community Groups	Short Range

Community Facilities

Goal: The town will provide services and facilities that are responsive and accessible to the needs of the community.

Action Strategy	Staff or Support Entity	Time Frame
Establish a capital improvement program which prioritizes the town’s capital facilities and service needs and creates fiscal plans to accomplish these needs over time	Planning Commission Town Council Public Works	Short Range
Develop neighborhood parks through the community	Planning Commission Town Council	Middle Range
Develop an extensive greenway network for bicycles and pedestrians through open space, on-street networks and sidewalks	Planning Commission Town Council	Long Range
Provide traffic calming improvements along Main Street	Planning Commission Town Council	Short Range
Provide pedestrian crosswalks at all major crossings	Planning Commission	Short Range
Provide recyclable pick-up for residents wishing to participate for additional solid waste fees and to decrease the future land fill space needed	Planning Commission Town Council	Short Range
Develop a comprehensive stormwater management program to protect against excessive runoff	Planning Commission Town Council	Long Range

Land Use

Goal: The town will promote the development of compatible land uses and encourage the redevelopment of declining areas.

Action Strategy	Staff or Support Entity	Time Frame
Revise zoning ordinance which encourages quality future development and minimizes potential impacts between incompatible uses through appropriate use of buffering and screening	Planning Commission Town Council	Short Range
Discourage commercial activity in residential neighborhoods which often threaten areas with additional noise, traffic, signage, etc.	Planning Commission Town Council	Short Range
Provide incentives for improvement of areas targeted for redevelopment which particularly include mobile home park areas to protect property values and the quality of life in surrounding areas	Planning Commission Town Council	Short Range
Establish an identity throughout the town, specifically for the downtown area, through signage, streetscape and landscape improvements	Planning Commission Town Council	Short Range
Develop an annexation plan for adjacent land areas targeted at development opportunities	Planning Commission Town Council	Short Range
Establish an open space and greenway system through town to preserve natural areas and to create opportunities for active and passive recreation	Planning Commission Town Council	Short Range
Revise zoning ordinance to create an identity and encourage proper land use	Planning Commission Town Council	Short Range

Transportation

Goal: The town will encourage transportation improvements, inclusive of all modes of transportation

Action Strategy	Staff or Support Entity	Time Frame
Encourage commercial development guidelines and ordinances to include proper sidewalk to front of building and provide bike racks where applicable	Planning Commission Town Council	Short Range
Provide on-street bicycle facilities on SCDOT and county roads where applicable	Planning Commission Town Council	Short Range
Establish a bicycle and pedestrian master plan that provides opportunities for alternative modes of transportation	Planning Commission Town Council	Short Range