One Future. One Greer.

2010 Comprehensive Plan



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2010 Comprehensive Plan

City of Greer, SC

Introduction

In the year 2010 the City of Greer, an all American city, is recognized and included in the top 200 places to live in the United States. The reason for this recognition is the commitment made by the community to provide both an outstanding quality of life and business environment. This commitment to excellence began with the recognition of the importance of education. Through the efforts and support of all facets of the community, Greer has become a model for success in lifelong learning.

The Greer community offers its 25,000 residents a wide variety of housing, both in price and type. Whether it is in one of the central city's older neighborhoods, its suburban subdivisions (both stick built and manufactured housing), senior citizen complexes, or mixed use villages, citizens are offered a variety of housing and living opportunities.

Overcoming its large geographic area, the city, through its greenway system and its emphasis on the Center City, has successfully created a community-wide sense of belonging. The greenway system, still under construction, will link various residential neighborhoods with each other and with various recreational and cultural amenities across the community. Greer's Center City, the hub of the greenway system, has become a community gathering place where residents can come and dine, shop, be entertained, or just enjoy its small town charm.

The new Municipal Complex and the Amphitheater/Cultural Arts Center are just two of the reasons the downtown area has become a socially and economically vibrant attraction. New families have been attracted to Greer because of excellent employment opportunities in all types of businesses, whether it is in one of the state-of-the-art industrial or office parks. These families want to be a part of a city which provides excellent municipal services and a wide variety of shopping opportunities. The pleasant appearance of the city and the sense of pride and caring displayed by its citizens for one another reflect Greer's unique heritage and moral values.

Greer's development pattern reflects its commitment to planned and managed growth. Growth has been encouraged in those parts of the community with adequate road, utility, and school capacity. Mixed use villages have successfully provided their residents with the essential living requirements - housing, employment, recreation, education, and commerce on a smaller livable scale which is more pedestrian friendly and significantly reduces automobile traffic.

Another successful means of reducing traffic has been the utilization of a local commuter transit system within the community which also serves nearby Greenville and Spartanburg. This system will also be supplemented in the future with a regional light rail transit system connecting Atlanta and Charlotte.

This introduction to the City of Greer's 1999 Comprehensive Plan presented a vision for the future of this community. Ten years later, it is rewarding to see much of that vision has come to pass — tempered by the realization there is much left to do. Not so much in tasks left incomplete or in promises left unfulfilled, but in the fact that, while many great things have happened in 10 years, each success creates the need, and desire, to address new or evolving challenges. The vision put forth in 1999 is typical in that it describes the type of community in

which most people want to live, work, play, and visit. That same vision is alive and well — demonstrated by the continued desire for people in this community to share their thoughts and ideas while developing this new plan.

By engaging the community in conversation about what they believe has been done right and where they see need for improvement as the city moves forward, it quickly became apparent the overriding desire was to make this community better than any other. While required by state law, this plan is rooted not solely on legal requirements but in a guiding principle, embraced and advocated by this community for smart and responsible planning to manage the tremendous growth and rapid development the city and surrounding area continue to experience.

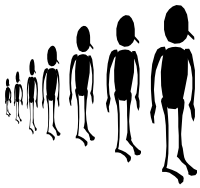
Purpose and Requirements of the Comprehensive Plan



South Carolina's Local Government Comprehensive Planning Enabling Act of 1994 requires local governments that regulate land use to do so under a written comprehensive plan. The plan must be reviewed and updated every five years with a new plan written every 10 years to address growth and development that has an impact on existing and future planning needs. The City of Greer adopted its first comprehensive plan in 1999 and reviewed it in 2004. This new plan will address the city's growth and development planning needs through 2020.

The comprehensive plan is developed through the combined efforts of residents, business leaders, and public officials to reflect all aspects of the community. It serves as a guide for decision makers in managing the city's future growth and development. Local governments use such planning tools as the zoning ordinance, land use and zoning maps, subdivision regulations, etc. to support the goals of the comprehensive plan. It evaluates core planning elements based on a review and inventory of existing conditions, allows adherence to a vision established through community input, and provides the framework for developing implementation strategies necessary to attain the vision.

The key elements of the plan are:



Population. This element includes information related to historic trends and projections; the number, size and characteristics of households; educational levels and trends; income characteristics and trends; race; sex; age and other information relevant to a clear understanding of how the population affects the existing situation and potential of the area.



Economic Development. This element includes historic trends and projections on the numbers and characteristics of the labor force, where the people who live in the community work, where people who work in the community reside, available employment characteristics and trends, an economic base analysis, and any other matters affecting the local economy. Tourism, manufacturing and revitalization efforts may be appropriate factors to consider.



Housing. This element includes an analysis of existing housing by location, type, age, condition, owner and renter occupancy, affordability, and projections of housing needs to accommodate existing and future population as identified in the population and economic elements. It should include a review of housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect the public health, safety or welfare. Possible incentives such as density bonuses, design flexibility, and streamlined permitting processes should be reviewed to encourage development of affordable housing.



Community Facilities. This element includes activities essential to the growth, development or redevelopment of the community. Special purpose district boards and other governmental and quasi-governmental entities such as the library board, historic preservation society, and public utilities board should be involved in plan development. It should include plans to address water treatment and distribution, wastewater management, solid waste management, public safety services, government facilities, educational facilities, etc.



Cultural Resources. This element includes historic buildings and structures, unique commercial or residential areas, unique natural or scenic resources, archeological sites, educational, religious or entertainment areas or institutions, and any other feature or facility relating to the cultural aspects of the community.



Natural Resources. This element includes information on coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, unique park and recreation areas, unique scenic views and sites, wetlands and soil types, flood plain and flood way areas, mineral deposits, air quality, and any other matter related to the natural environment of the area.



Transportation. This element considers transportation facilities including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element to ensure transportation efficiency for existing and planned development.



Land Use. This element deals with land development characteristics. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space and vacant or undeveloped land. The findings, projections and conclusions from the other elements influence the amount of land needed for various uses.



Priority Investment. This element reviews the likely federal, state, and local funds available during the next decade to address needed public infrastructure and facility projects such as water, sewer, roads, schools, etc. It is done in coordination with the counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the projects.

Process



The process used to develop this new comprehensive plan was much the same as 10 years before. Representatives from the community volunteered to dedicate several hours of their time over a six-month period to conduct a thorough review of each element. Each volunteer provided his or her views on how the community was faring and offered recommendations on goals and objectives for the future. Then, based on the collected feedback, a framework for the new comprehensive plan was developed. The final result would be a comprehensive plan that reflects a broad-based consensus of issues and

concerns that need to be addressed in the future — those that will result in a better quality of life for all.



Work on this new plan began in the fall of 2007 with pre-planning and the city staff creating a general timeline. As a first step, in November 2007, city staff held a Priority Investment in Our Community meeting. This meeting was held to address the requirements of the Priority Investment Act which amended the 1994 Comprehensive Planning Act to require, among other things, the cooperation with adjacent and relevant jurisdictions while making determinations of needed public infrastructure and facilities (such as water, sewer, roads, schools, etc,) and the sources of funding available for them over the next 10 years. Local fire districts, school districts, municipalities, counties, public and private utilities, state agencies such as SCDOT and SCDHEC, and others that provide services to the Greater Greet Community as a whole were invited to begin that dialogue necessary for responsible management of growth and development.

In January 2008, during the annual Council Planning Retreat, city staff conducted a joint workshop with the city council and planning commission to review the legal requirements and purpose for the comprehensive plan, establish the goals and objectives of the plan development process and attain feedback for the branding of the plan development. In February 2008, the 15-member steering committee was selected and immediately began formulating strategies to solicit participation from the community on the 25-member citizen committee and to finalize the branding of the plan development. By March 2008, the plan development was branded “One Future. One Greer.” and the solicitation strategy for public participation consisted of multiple newspaper articles and editorials, advertising on the city website and cable channel, distributing flyers, and making presentations to community groups and organizations.



In May 2008, a Community Kickoff Meeting was held. During this meeting the branding was publicly unveiled, the process was explained, roles and responsibilities of those involved were defined, a hands on Design Preference Survey workshop was conducted, a “City-At–A-Glance” presentation was made to review current city successes, progress, and issues, and applications were made available for the public to register to participate on the Citizen Committee.

By August 2008, the citizen committee was formed and, in a joint session with the steering committee, received a State of the City Report from staff that provided the historical growth and development progress to date in relation to each of the comprehensive plan elements. During this session, participants were asked to provide a "health checkup" by ranking eight areas of the city on a 1 (unhealthy) to 4 (healthy) scale. The results of this survey are displayed below with a percentage of responses for each area. In most aspects the city did quite well with only Transportation receiving a negative "checkup."

"City Health" Survey Results

	Rankings			
Elements	**1**	**2**	**3**	**4**
Population	0%	4%	52%	44%
Community Facilities/Cultural Resources	0%	16%	52%	32%
Housing	0%	29%	52%	16%
Economy	0%	16%	64%	20%
Natural Resources	0%	33%	56%	8%
Transportation	25%	58%	12%	4%
Land Use	0%	13%	80%	4%
Quality of Life	0%	0%	72%	24%

City of Greer



During the next four months, the committees participated in numerous workshops to review these historical trends in more depth and to identify the issues, challenges, and ideas for moving forward over the next decade. In November 2008, another joint meeting was held to discuss the issues, challenges, and ideas that had been identified to date; to review the goals and objectives of the 1999 plan for accomplishments and tasks left incomplete; to compare and contrast the 1999 goals with the current challenges, issues, ideas, etc. to determine viability, value, interest, necessity, etc. in retaining outstanding goals; and to begin identifying goals and objectives for the 2010 Comprehensive Plan.

In January 2009, both committees joined the city council and the planning commission to participate in a land use exercise that would set the groundwork for the Land Use element. This exercise was a hands-on workshop that allowed the participants to shape a tangible vision of Greer's future land use needs for generations to come. Poring over existing land use maps, four teams worked to produce their vision of how growth and development should occur over the next 10 years in relation to utilization of commercial, industrial and residential property.



This exercise was intended to reinforce the point of how all other elements of the comprehensive plan contribute to the city's Future Land Use Map. In March 2009, staff participated in the Urban Land Institute's "Upstate Reality Check," an exercise similar to the January workshop but on a regional scale. This exercise was designed to promote collaboration and coordination among regional political, business, environmental, and civic leaders in South Carolina's Upstate region. Participants were able to gain understanding of the region's shared growth issues and to discover ways to work together to achieve shared goals for housing, economic development, transportation, and green space needs

Over the next nine months, city staff worked to draft the plan. This involved updating the 1999 plan's statistical and demographic data to reflect the current state of the community, working with stakeholders to clarify roles and responsibilities, and developing the new goals and objectives. In December 2009, the steering committee began its review of the final draft. The plan was then brought to the planning commission for consideration (including an opportunity for the community to review the plan) prior to being sent to city council to be adopted.

Throughout the entire process, a primary goal was to ensure community involvement. The result is a comprehensive vision and recommendation for the planning objectives necessary to address future growth and development using responsible management practices. By embedding the community dynamic in the process, pride can be taken in the fact that the shape of the city's future is truly in their hands. Without the time and effort of those involved, this plan could have still been produced. However, it would have lacked the care traditionally taken to ensure that those things which already make Greer a great place to live, work, and play will continue to remain vital to the community over the next 10 years and beyond.

Participants

Along with many other members of the community, the following people dedicated their time and efforts to the City of Greer's 2010 Comprehensive Plan.

City Council
Rick Danner
Jay Arrowood
Wayne Griffin
Sandra Anderson
Lee Dumas
Wryley Bettis
Judy Albert

Planning Commission
Don Foster
Judy Jones
Morris Burton
Clay Jones
John Holland
Brian Martin
Larry Clifton

Steering Committee
Rick Danner
Ed Driggers
Jerry Balding
Greg Clark
Larry Clifton
Reno Deaton
Betty Farley
Sam Floyd
Joan Holliday
Randy Kemp
Rudy Painter
Chip Radford
Marvin Robinson
Keith Smith
Scott Turner

Citizen Committee
Ed Armendariz
Eric Barnhart
Larry D.C. Bounds
Paul M. Brown
Jimmie E. Carroll
Matthew Carter
Geraldine Doherty
Thomas G. Faulkner, III
Seth Fogle
J. D. Glenn
Catherine Hallissey
Joada Hiatt
Hank Holseberg
Tami S. Howell
Martha King LaFoy
Laura MacPherson
Tom McAbee
Caroline T. Robertson
Amanda Somers
Scott Stevens
Jim Stringer
Patrick Sudduth
Dewey Tarwater
Esteban Torres

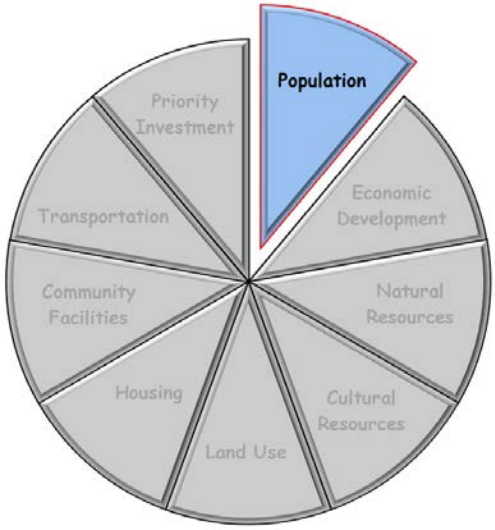
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Glenn Pace
Justin Glenn
Darlene Howard
Steve Owens

Additional Support
Tom Meeks (Greenville Co. Planning Dept.)
Dan McGee (Greenville Co. Planning Dept.)
Norm Wright (Greenville Co. Planning Dept.)
Kevin Robinson (Greenville Co. Planning Dept.)
Mary Walsh (Upstate Forever)

2010 Comprehensive Plan

City of Greer, SC

Section 1: Population



The population element of the comprehensive plan provides the foundation from which all other elements of the plan are developed. A thorough examination of past demographic trends along with a forecast of future growth is essential to assessing the city's needs in the planning and programming of services, housing, educational, and recreational facilities. Failure to provide the level of public services demanded could have a detrimental effect on future growth.

To develop a clear understanding of how the population affects the existing situation and future potential of the area, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the essential characteristics to review for the housing element:

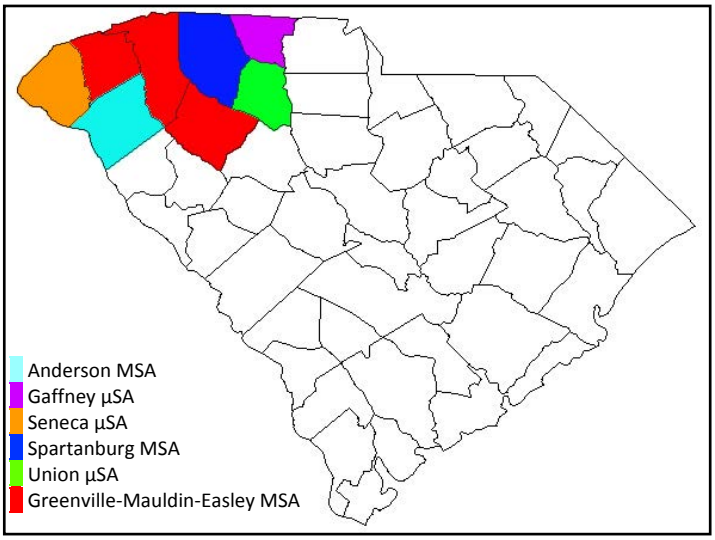
- historic trends and projections
- the number, size and characteristics of households
- educational levels and trends
- income characteristics and trends
- race; sex; age

Regional Context

In order to understand the City of Greer's population demographics, it is important to recognize the city's location in a regional context. The City of Greer, 21.6 square miles, is located in both Greenville County and Spartanburg County along the commercial I-85 corridor between Atlanta and Charlotte. Greer is equidistant from both the City of Greenville and the City of Spartanburg and at the center of some of the most significant infrastructure improvements and economic development that has occurred in both counties over the past 50 years. Traditionally, Greer's population has been impacted primarily from the commercial and industrial development concentrated in and around its core. However, over the past 20 years the regional economic

development footprint has begun to impact the city growth. With its central location and abundance of land available for residential development the city has quickly become one of the fastest growing cities in the state.

Figure 1-1
Core Based Statistical Areas of Upstate South Carolina



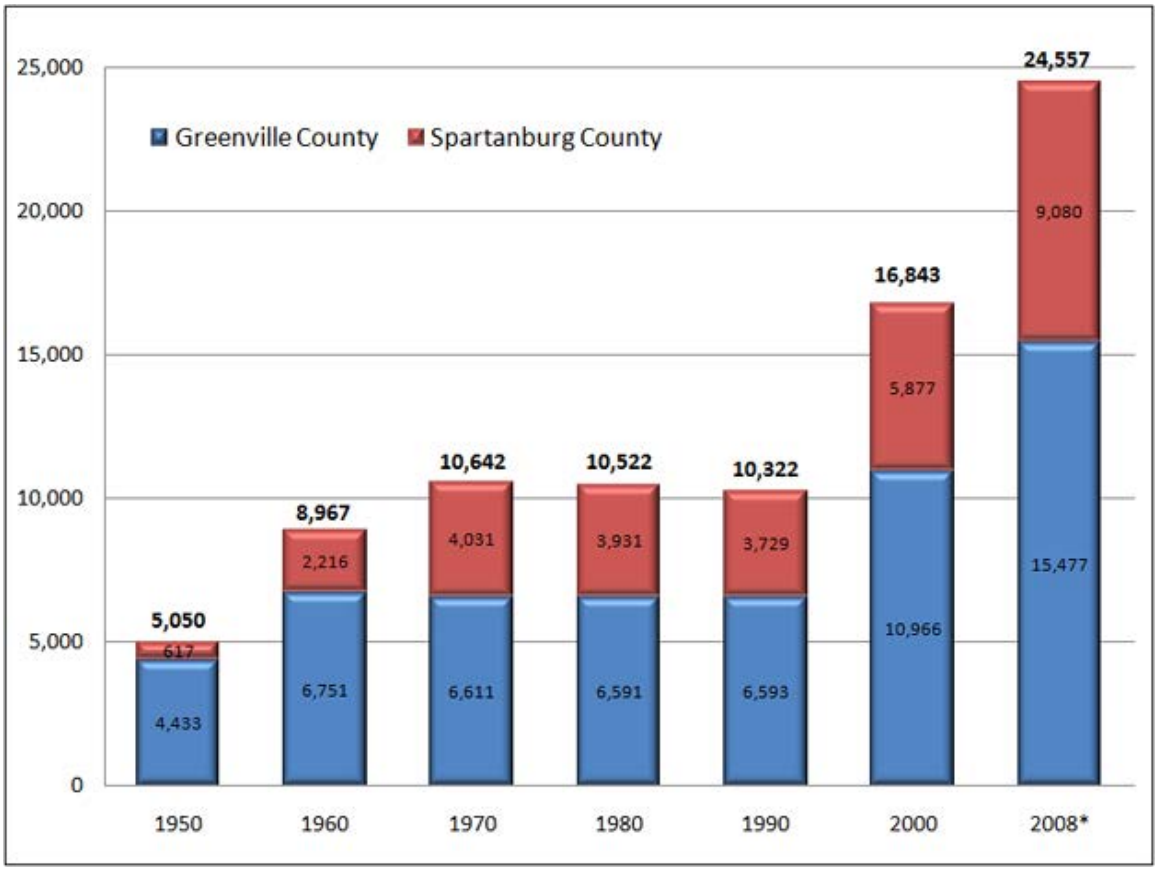
The City of Greer is part of the Greenville-Spartanburg-Anderson, SC Combined Statistical Area (CSA) shown in Figure 1-1. This 5,194 square mile area is comprised of three Metropolitan Statistical Areas (Anderson MSA, Greenville-Mauldin-Easley MSA, and Spartanburg MSA) and three Micropolitan Statistical Areas (Gaffney µSA, Seneca µSA, and Union µSA) in eight Upstate counties of northwestern South Carolina. The U.S. Census Bureau established CSAs as an aggregate of adjacent statistical areas linked by community ties.

Population Trends

The city's population growth between 1950 and 1970 can be attributed to the commercial and industrial boom starting in the late 1940s with construction of U.S. Hwy 29/Wade Hampton Blvd., the Superhighway, followed by the completion of Interstate 85 and the Greenville-Spartanburg Airport in the early 1960's. This transportation infrastructure continues to play a primary role in the economic development of the area. In 1994, the BMW Manufacturing Company' s decision to locate its North American automotive assembly plant just outside of the city sparked a new, and ongoing, commercial and industrial boom for the area.

Figure 1-2 shows the city's census numbers over the past 50 years. Between 1950 and 1970, the city's population doubled. The number of residents remained the same for the next 20 years. Starting in the early 90s the city again began experiencing significant growth with a 63% increase in the number of residents for a total population of 16,843 in 2000. The U.S. Census Bureau estimates the city's population to be 24,577 as of July 1′ 2008. These trends have followed cycles of economic development and infrastructure improvement in the area.

Figure 1-2
City of Greer Population 1950 - 2008



Estimated (U.S. Census Bureau) ***U.S. Census Bureau, American FactFinder***

In 1970, 62% of the city's residents lived in Greenville County, increasing to 65% by 2000. Since 2000, the city has seen significant housing development within both counties, although 2008 estimates indicate a slight shift with 63% of the residents living in Greenville County. This shift can likely be attributed to housing developments taking advantage of the availability of rural land in western Spartanburg County while Greenville County has maintained its dominance due to the expansion of housing development from the suburban areas of eastern Greenville County.

Within a regional context it is easy to see the magnitude of the city's population growth. For change in percentage of existing population, the City of Greer has outpaced all other cities and counties in the CSA since 1990. The city has also outpaced a majority of the municipalities and counties in the CSA for the number of residents added per day.

Table 1-1 details the population growth figures for the Greenville-Spartanburg-Anderson, SC CSA. The CSA has experienced strong population growth since 1990. Only one county had negative growth. Table 1-2 details the population figures since 1990 of municipalities within the Greenville-Spartanburg-Anderson, SC CSA whose populations exceeds 10,000.

Table 1-1
Population Growth by County
Greenville-Spartanburg-Anderson CSA
1990 – 2008

	U.S. Census Data			1990 - 2000		2000 - 2008		1990 - 2008	
	1990	2000	2008*	% Change	per day	% Change	per day	% Change	per day
Greenville Co.	320,167	379,616	438,119	18.6%	16.3	15.4%	20.0	36.8%	18.0
Spartanburg Co.	226,800	253,791	280,738	11.9%	7.4	10.6%	9.2	23.8%	8.2
Anderson Co.	145,196	165,740	182,825	14.1%	5.6	10.3%	5.9	25.9%	5.7
Pickens Co.	93,894	110,757	116,915	18.0%	4.6	5.6%	2.1	24.5%	3.5
Oconee Co.	57,494	66,215	71,274	15.2%	2.4	7.6%	1.7	24.0%	2.1
Laurens Co.	58,092	69,567	69,681	19.8%	3.1	0.2%	0.0	19.9%	1.8
Cherokee Co.	44,506	52,537	54,394	18.0%	2.2	3.5%	0.6	22.2%	1.5
Union Co.	30,337	29,881	27,672	-1.5%	-0.1	-7.4%	-0.8	-8.8%	-0.4
CSA Total	978,476	1,130,104	1,241,618	15.5%	41.5	9.9%	38.2	26.9%	40.1

Estimated (U.S. Census Bureau) ***U.S. Census Bureau, American FactFinder***

Table 1-2
Population Growth by Municipality
Greenville-Spartanburg-Anderson CSA
1990 – 2008

	U.S. Census Data			1990 - 2000		2000 - 2008		1990 - 2008	
	1990	2000	2008*	% Change	per day	% Change	per day	% Change	per day
Greenville	58,292	56,002	59,988	-3.9%	-0.6	7.1%	1.4	2.9%	0.3
Spartanburg	43,467	39,673	39,584	-8.7%	-1.0	-0.2%	0.0	-8.9%	-0.6
Anderson	26,184	25,514	27,027	-2.6%	-0.2	5.9%	0.5	3.2%	0.1
Greer	**10,322**	**16,843**	**24,557**	**63.2%**	**1.8**	**45.8%**	**2.6**	**137.9%**	**2.2**
Mauldin	11,587	15,224	21,784	31.4%	1.0	43.1%	2.2	88.0%	1.6
Easley	15,195	17,754	20,325	16.8%	0.7	14.5%	0.9	33.8%	0.8
Simpsonville	11,708	14,352	17,144	22.6%	0.7	19.5%	1.0	46.4%	0.8
Gaffney	13,145	12,968	13,200	-1.3%	0.0	1.8%	0.1	0.4%	0.0
Clemson	11,096	11,939	13,012	7.6%	0.2	9.0%	0.4	17.3%	0.3

Estimated (U.S. Census Bureau) ***U.S. Census Bureau, American FactFinder***

Population Demographics

The Census Bureau is charged with collecting population and demographic data every 10 years for everyone living in the United States. The next census is in 2010. The data collected impacts communities in a variety of important ways such as legislative districting at the national, state and local level and school district assignments. By forecasting growth based on population trends, communities are able to develop effective short and long range infrastructure strategies to meet the needs for affordable housing, access to medical facilities for the elderly, schools for children, job training centers for the workforce, etc. The data is also used to determine the annual allocation of approximately $300 billion in federal funds to local, state, and tribal governments for neighborhood improvements, public health, education, transportation, and much more.

Race

Table 1-3 shows the racial demographics for the city. Since 1960, the percent of the total population that identified themselves as White has steadily decreased. And from 1990 to 2000 this trend carried over to those who identified themselves as Black. The decreases in these two demographics coincide with an increase in the Hispanic demographic. In keeping with national trends, and the efforts for a more efficient census process, the city will likely see this trend continue as conservatively estimated in the figures for 2010.

Table 1-3
City of Greer Population By Race
1950 – 2010

	1950	%	1960	%	1970	%	1980	%	1990	%	2000	%	2010*	%
White	4348	86.1	7,967	88.8	8,021	75.4	7,850	74.6	7,524	72.9	11,935	70.8	18,459	69.8
Black	702	13.9	1,000	11.2	2,608	24.5	2,641	25.1	2,738	26.5	3,285	19.5	5,077	19.2
Hispanic							13	0.1	21	0.2	1,377	8.2	2,228	8.4
Other					13	0.1	21	0.2	39	0.4	246	1.5	714	2.6

Estimated (City of Greer) ***U.S. Census Bureau, American FactFinder***

Age

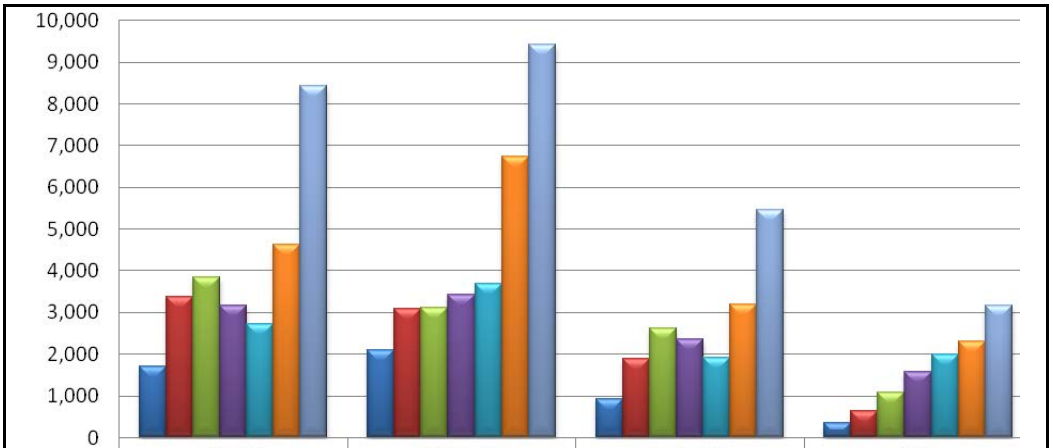
For planning purposes, age composition is vitally important because it has a bearing on land use issues. The age of the population or the number of people in different age groups translate into different types and demands for services at both the public and private sector levels. For example, the 21 to 44 age group represents the segment of the population likely to buy a house

or move if employment opportunities are unsatisfactory. The 21 to 44 and the 45 to 64 age groups represent the potential labor force. The 0 to 19 reflects needs for child care and primary education facilities. The 65+ age group has higher demand for health and elderly care services.

From 1990 to 2000, the primary groups for growth were people in the workforce and those with families. At the same time, the city still experienced gains in the 65+ age group. Figure 1-3 shows the trends of city age demographics since 1950.

The median age increased from 29.9 in 1970 to 34.9 in 1990. However, the median age had decreased to 33.7 by 2000. While the 65+ age group continued to increase, the rate of increase in the other age groups greatly outpaced that demographic, especially in the 20 to 44 age group. From 1970 to 1990, the 0 to 19 age group experienced steady decline. The exponential increase in the 20 to 44 age group between 1990 and 2000 led to a corresponding increase in the 0 to 19 age group, a dependent age group. Total working age population (20 to 64) increased from 5,617 in 1990 to 9,932 in 2000 with the majority of workers in the 20 to 44 age group. The estimated figures for 2010 show these trends should have continued since 2000.

Figure 1-3
Population by Age Group



	0 to 19	20 to 44	45 to 64	65+
1950	1,700	2,091	916	343
1960	3,374	3,092	1,875	626
1970	3,837	3,101	2,613	1,091
1980	3,175	3,421	2,350	1,579
1990	2,721	3,692	1,925	1,984
2000	4,620	6,742	3,190	2,291
2010*	8,441	9,416	5,452	3,169

Estimated (City of Greer) ***U.S. Census Bureau, American FactFinder***

Households

While the total increase in population and its age group distribution both impact demands for services, it is also important to consider how the population is distributed by household type. Table 1-4 shows the makeup of households from 1980 to 2000.

From 1980 to 1990 the city gained 254 total households for a 6.4% increase. During this time, the makeup of total households changed with a 6.9% shift toward non-family households and a 1% decrease in family households with children. While married couple households decreased by 10.3% and those with children decreased by 5.1%, single-head households increased by 3.5% and those with children increased by 4.1%. As a result, the total Persons per Household decreased from 2.6 to 2.4 and Persons per Family from 3.2 to 3.0.

The makeup of households changed however from 1990 to 2000 when the city gained 2,502 total households for a 59.4% increase. During this time there was a 0.3% shift toward family households and a 3% increase in those with children. Married couple households increased by 1.8% and those with children increased by 3.4% while single-head households decreased by 1.5% and those with children decreased by 0.4%. As a result, the total Persons per Household increased from 2.4 to 2.5 with total Persons per Family holding steady at 3.0.

Table 1-4
Households by Family Type

	1980	% of Total	1990	% of Total	2000	% of Total	2007*	% of Total
Total Households	**3,958**		**4,212**		**6,714**		**9,051**	
Family Households	2,921	**73.8**	2,818	**66.9**	4,510	**67.2**	5,275	**58.2**
With related children under 18	1,330	**33.6**	1,375	**32.6**	2,387	**35.6**	2,430	**26.8**
Family, Married Couple	2,201	**55.6**	1907	**45.3**	3,159	**47.1**	3,847	**42.5**
With related children under 18	963	**24.3**	809	**19.2**	1,515	**22.6**	1,585	**17.5**
Family, Single-head	720	**18.1**	911	**21.6**	1,351	**20.1**	1,428	**15.8**
With related children under 18	367	**9.3**	566	**13.4**	872	**13.0**	845	**9.3**
Non-Family	1,037	**26.2**	1,394	**33.1**	2,204	**32.8**	3,776	**41.7**

**Estimated* *U.S. Census Bureau, American FactFinder*

As a percentage of total households, from 1980 to 1990, the city was losing family households and the limited amount of growth that did occur was in non-family households (those who live alone, unmarried couples, house mates, etc.) However, from 1990 to 2000 this trend changed with two of every three households *added* being family households. Also, approximately 54% of

total family households *did not* have children present in both 1980 and 1990. But by 2000, 53% of total family households did.

It should be noted the 2007 estimate is about 1,390 fewer than the total number of households inventoried through the Local Update of Census Addresses completed by the city in 2009 in preparation for the 2010 Census Bureau. With no current data available that identifies the particular makeup of these households or occupancy rates it is impossible to accurately analyze the existing household demographics until after the 2010 Census data has been released.

Education

Table 1-5 presents information on the educational attainment level of the population age 25 years and older. The data shows that the population is becoming more educated, as there has been an increase in the number and percentages of the populace that have graduated from high school and attended college. Conversely, the number of persons with less than a high school diploma has decreased. These changes were gradual from 1980 to 1990 but more pronounced from 1990 to 2000. From 1990 to 2000, as a percent of persons age 25 or over, the number of people without a high school diploma decreased from 52.4% to 30.7% and those with some college or higher increased from 22.3% to 41.9%.

This shift toward a more educated populace is very evident in the 20-year period from 1980 until 2000. In 1980, approximately six out of every 10 persons age 25 or older had no high school diploma —a figure that dropped to three out 10 by 2000. In 1980, fewer than two out of every 10 persons age 25 or older had at least some college or higher, increasing to more than four out of 10 by 2000. Estimates for 2007 indicate that a trend toward a more educated populace has continued and should be reflected in the 2010 Census data.

Table 1-5
Years of School Completed
Persons Age 25+

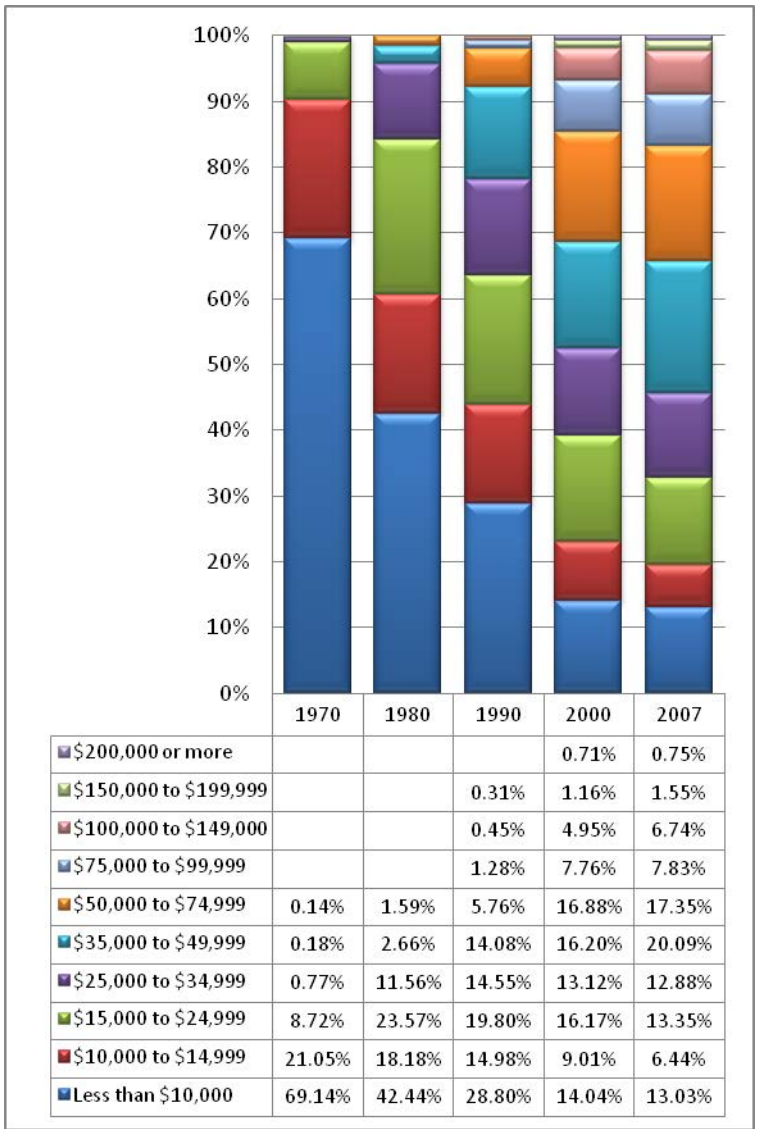
	1980	% of Total	1990	% of Total	2000	% of Total	2007*	% of Total
Persons Age 25+	**6,431**		**6,887**		**11,093**		**14,529**	
Less than 9th Grade	2,223	**34.6**	1,856	**27.0**	1,533	**13.8**	1,194	**8.2**
High School, No Diploma	1,759	**27.3**	1,752	**25.4**	1,874	**16.9**	2,096	**14.4**
High School, Diploma	1,407	**21.9**	1,740	**25.3**	3,041	**27.4**	4,559	**31.4**
College, 1 – 3 years	570	**8.9**	904	**13.1**	2,585	**23.3**	3,758	**25.9**
College, 4+ years	472	**7.3**	634	**9.2**	2,060	**18.6**	2,922	**20.1**

**Estimated* *U. S. Census Bureau, American FactFinder*

Income

Figure 1-4.
Household Income 1970 – 2007

Figure 1-4 compares household income distribution from 1970 to 2007 as a percent of total units. In 1970, 90.2% of all households earned less than $15,000 annually with a median annual income of $7,142. Income levels slowly increased over the next 20 years, reaching a median income level of $18,049 in 1990 with 49.3% making between $10,000 and $35,000 annually. However, in just 10 years from 1990 to 2000, the median household income almost doubled to $33,140 with 45.5% making between $15,000 and $50,000 annually. During this same period the percentage of households making more than $50,000 increased from 7.8% to 31.5%. The U.S. Census Bureau's 2007 estimates indicate a trend toward higher income levels continued with the median household income increasing to $36,983. The estimates show that annually 32.9% of households make less than $25,000, 33% make between $25,000 and $50,000 and 34.2% make over $50,000.



	1970	1980	1990	2000	2007
$200,000 or more				0.71%	0.75%
$150,000 to $199,999			0.31%	1.16%	1.55%
$100,000 to $149,000			0.45%	4.95%	6.74%
$75,000 to $99,999			1.28%	7.76%	7.83%
$50,000 to $74,999	0.14%	1.59%	5.76%	16.88%	17.35%
$35,000 to $49,999	0.18%	2.66%	14.08%	16.20%	20.09%
$25,000 to $34,999	0.77%	11.56%	14.55%	13.12%	12.88%
$15,000 to $24,999	8.72%	23.57%	19.80%	16.17%	13.35%
$10,000 to $14,999	21.05%	18.18%	14.98%	9.01%	6.44%
Less than $10,000	69.14%	42.44%	28.80%	14.04%	13.03%

Estimated
U.S. Census Bureau, American FactFinder

Table 1-6 details the number of persons living in poverty for which poverty status was determined. In 1970, 23.5% of those persons were living below the poverty level, decreasing to approximately 20% from 1980 to 1990, and further decreasing to 15.8% in 2000. In 1970, of the total persons living below the poverty level, at least 43.3% were children under 18 — decreasing to 37.1% in 1980 and 29.1% in 1990, but increasing slightly to 30.8% in 2000. In

1970, of the total persons living in poverty, 37.7% were between the ages of 18 and 64 years decreasing to 32.7% in 1980, increasing to 45% in 1990, and further increasing to 56.4% in 2000. In 1970, of the total persons living below the poverty level, 19% were over 65 years of age, increasing to 30.2% in 1980, decreasing to 25.9% in 1990, and further decreasing to 12.8% in 2000.

So from 1970 to 2000, as a percent of the total population, the city has improved in the number of persons living below the poverty level. In addition, fewer of those living in poverty are children and elderly. However, there has been a significant increase in the total persons between 18 and 64 living below the poverty level. No analysis based on the 2007 U.S. Census Bureau estimates regarding poverty has been made given the nature of the data provided in that survey. Poverty estimates are only presented as percentages without indication as to what total population estimates were used in its calculation. It is recommended this data be reviewed and updated once the 2010 Census data is officially released.

Table 1-6
Poverty Status

	1970	1980	1990	2000	2007*
Persons for whom poverty status is determined	**10,376**	**10,259**	**10,115**	**16,323**	
Persons below poverty level	2,438	2,038	2,008	2,584	16.2%
Related children under 18	1,056	756	584	795	19.7%
Persons between 18 and 64 years	919	667	904	1,458	15.4%
Persons over 65 years	463	615	520	331	13.9%
All Families	510	453	439	556	12.0%
Families with children under 18 years	330	344	300	450	20.4%

Estimated ***U. S. Census Bureau, American FactFinder***

Forecast

A population forecast is essential to comprehensive land use planning and to projecting future service levels of community facilities. A population forecast is a statement of the city's most likely future. It is a prediction utilizing assumptions that may happen based upon the analysis of the best information available. Given the most recent population growth activities, the assumptions used in this population forecast involve the city's physical development and growth potential, natural population increase and immigration, and local economic conditions. A 10-year period is generally selected as the forecast time period based upon the methodology used and the assumptions made. A 10-year period is far enough in the future to use for capital improvements planning, identification of future land use requirements, and for economic development purposes.

An aggressive annexation policy, extensive utility infrastructure development and improvement, best management practices in land use planning, and comprehensive economic development strategies are just some of the factors that should contribute to the City of Greer sustaining its population rate of growth into the foreseeable future. The population forecast assumptions for the next 10 years are:

1. The city's population will continue to increase due to the amount of vacant residentially zoned land that has, or will have, available infrastructure and will be developed.

2. The City of Greer will continue to strategically annex land over the next 10 years. The rate and amount of land annexed will not be as great as during the previous 10 years;

3. Due to changing demographics (younger families moving into new residential subdivisions), the rate of natural increase (birth rate versus death rate) will increase, and the current period of immigration should continue.

4. There will be a small, steady increase in population of those 65 years and older. The rate of this increase is dependent on the availability of affordable housing and medical care.

5. The population growth rate will likely continue its upward trend but at a much slower rate than previous years and will depend on the level of local economic growth and the availability of adequate public utility and community services.

Based upon these assumptions, the population forecast for the next 10 years is for a continuation of the population growth that occurred over the past 10 years. From 1999 to 2007, a significant amount of home building activity, annexation, and record economic development activity took place. Each of these areas slowed starting in mid-year 2008 as the result of a national economic recession which is predicted to continue until at least 2010. However, with signs of recovery already starting in late 2009, it is likely that the growth and development experienced in the past 10 to 15 years will again pick up, resulting in continued population growth and diversification.

A maximum build-out population analysis was performed as part of the forecast methodology in 1999. The build-out population provides the city with an idea of how many additional persons can be accommodated through available land for housing based on a specified density level. The 1999 forecast indicated a build-out population of 32,749 additional persons above the estimated population at the time of 16,658. The actual population in the 2000 census was 16,843. The city's current build-out population is 36,843 persons above the current population estimate for 2010 of 26,478. Compared with the population projections detailed in Table 1-7, this current build-out estimate is more than adequate to meet population and housing needs

over the next 10 to 20 years without taking into account future land annexations. Development activity trends should continue to be monitored and the forecast should be compared with the actual population as enumerated by the U.S. Census Bureau in 2010 and as it is estimated each year, with appropriate action taken as required.

Table 1-7
City of Greer Population
2000 – 2030

	Population
2000	16,843
2008	24,557*
2010	26,478**
2020	34,453**
2030	42,433**

**** Estimated, U. S. Census Bureau***
***** Estimated, City of Greer***

The population estimate for 2010 is based on the city's efforts through the Local Update of Census Addresses in preparation for the 2010 Census. It indicated there are currently 10,591 housing units available in the city. Based on the actual persons per household modifier of 2.5 experienced by the city over the past 10 years, the estimated population for the 2010 Census is 26,478. Estimating the population increase beyond 2010 is based on growth trends attributed to factors such as surrounding land available for annexation, changing trends in housing density, and continuing effective economic development strategies. The resulting projected population increases are significant, but based upon these assumptions of sustained growth trends they are very likely to happen.

Goals

The following goals for population reflect the need to insure the demographic data for the city is timely. Demographic data references contained in this plan are based on estimated figures through 2008 with the last official Census data being published in 2000. It is forecasted that development activity and population trends for the next ten years will be similar to those over the past ten years. Once available, data estimates contained in the Population Section should be updated with actual data from 2010 Census to insure best management practices in growth and development planning for the next ten years.

The city should make sure resources are dedicated to partner with the U.S. Census Bureau and complete the Local Update of Census Addresses process to ensure an accurate census count in 2010.

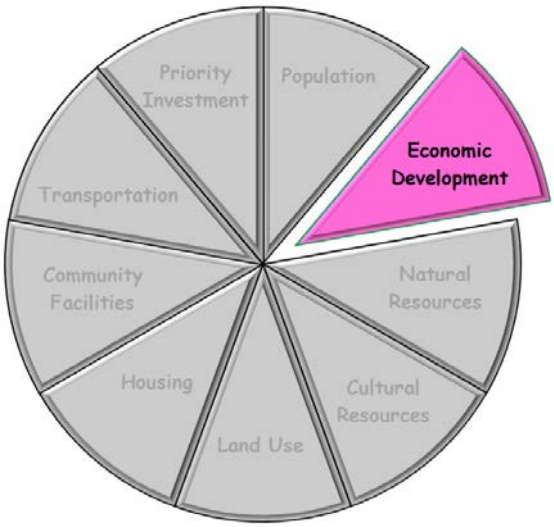
Once the official population data is released by the U.S. Census Bureau in December 2010 the city should update the comprehensive plan and adjust the forecast as necessary.

The city should continue to be responsive to the needs and issues of its residents with policies that reflect the demographics of its population.

2010 Comprehensive Plan

City of Greer, SC

Section 2: Economic Development



The economic element should include all matters affecting the local economy. The impact of historical trends, an analysis of workforce demographics, and a review of current economic development strategies are just some of the relevant keys to a comprehensive economic base analysis. Tourism, manufacturing and revitalization efforts are possible characteristics that should be considered when relevant to development strategies and conditions. The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the economic development element:

- Historic trends and projections based on the numbers and characteristics of the labor force
- Where the people who live in the community work
- Where people who work in the community reside
- Available employment characteristics and trends
- An economic base analysis

Historical Context

The economy of the area around what is known today as Greer was agriculturally based until the mid 19th Century and the construction of the railroad. Development toward the birth of the town occurred in 1873 when the Richmond and Danville Air Line Railway (now the CSX Railway) established a line between Atlanta and Charlotte. A station was built on land that belonged to James Manning Greer, and was named Greer's Station. The first post office was located in the new depot, Greer's Depot. Around this time merchants, blacksmiths and physicians began to set up shop in what is now the downtown area of Greer. In 1900, Greer's first bank, The Bank of Greer's, opened.



Greer's Depot

Piedmont and Northern laid a second railroad line through Greer in 1914. With two active train lines, Greer became an attractive site for commerce. The railway meant big business for local farmers, enabling them to ship their crops, mainly cotton and peaches, out of state. Greer also became a textile-manufacturing center, with flourishing mills that included Victor, Franklin, Apalache and Greer Mills. The communities that grew up around the mills were as close-knit as the outlaying farming communities. After World War II, the city began to grow and diversify its industrial base. A new hospital and high school were built. People came to downtown Greer from Spartanburg and Greenville to shop.

In the early 1960s, Interstate 85 was opened, as well as the Greenville-Spartanburg International Airport. The fellowship that had begun in the mill villages proved to be Greer's strongest asset. As the textile industry began to derail in the 1970s and 1980s, threatening to turn Greer into a ghost town, the citizens rallied and worked together to recruit new industry. Since the 1990s, Greer has experienced some incredible economic changes starting with the opening of the BMW Manufacturing Plant.

Workforce Trends

Table 2-1 shows Labor Force Status in 1990 and 2000. As the city's population increased during this time the total number of persons in the labor force increased by 74.3% from 4,760 to 8,295. As a percentage of total persons 16 years or older, there were 58.7% people in the labor force in 1990 and 65.0% in 2000. Civilian labor unemployment improved from 6.5% in 1990 to 6.0% in 2000. There are no current estimates from the U.S. Census Bureau regarding Labor Force Status estimates for the City of Greer.

Table 2-1
Labor Force Status 1990 and 2000

	1990	2000
Total Persons 16 years and over	**8,115**	**12,768**
In labor force	4,760	8,295
Civilian labor force	4,750	8,259
Employed	4,442	7,761
Unemployed	308	498
Percent of civilian labor force	6.5%	6.0%
Armed Forces	10	36
Not in labor force	3,355	4,473

U.S. Census Bureau, American FactFinder

Table 2-2 shows Employment by Industry Type for Greer's employed population 16 years and older since 1980. With population growth, the demand for services increases. This is reflected in a constant growth trend in that sector since 1980.

Table 2-2
Employment by Industry Type

Employment Category	1980	1990	2000	2007*
Employed population (16 years and over)	4,905	4,442	7,761	10,032
Agriculture, forestry, fishing, hunting, mining	59	83	20	154
Construction	312	424	707	882
Manufacturing	2,410	1,428	1,754	1,751
Transportation, utilities, Information	193	216	714	589
Wholesale, retail Trade	825	1,006	1,350	1,937
Finance, insurance, real estate	196	268	447	490
Services**	804	947	2,617	4,009
Public Administration	106	70	152	220

Estimated* ***U.S. Census Bureau, American FactFinder*

***Professional, scientific, management, administrative, waste mgt., educational, health and social, arts, entertainment, recreation, accommodations, food, other*

From 1980 to 1990, Greer lost 9.4% of its total labor force with manufacturing employment — a decline of nearly 1,000 jobs. While some of this decrease can be attributed to retirement and transfers, most of it reflects the changes in the textile industry. By 2000, the diversification of the area's economy was in full swing, with growth in other manufacturing industries as the textile industry began to slow down due to closings and automation.

From 1990 to 2000, all sectors experienced significant increases in the total number of jobs — except agriculture, which continued to decrease. Of the total employed population, the biggest gain was made in the service sector, which increased by 12.4% from 21.3% to 33.7% — an increase of 1,670 jobs. After experiencing significant job loss from 1980 to 1990, the manufacturing sector reversed course by adding 326 jobs. The circumstance of this dramatic increase in the total labor force and industry composition is the result of the economic development strategies put into place in the 1990s that attracted new manufacturing companies like BMW and their support businesses that located in the area.

U.S. Census Bureau estimates from 2007 show that while employment in the manufacturing industry has held steady since 2000, there have been continued increases in almost all other sectors, especially the service industry which employs one of every four workers. Table 2-3 provides details on the major employers for Greer.

Table 2-3
Major Employers in Greer

Company/Organization	# of Emp.	Major Product/Service	Type
BMW Manufacturing Corporation	5,000	Automobiles	Mfg
Mitsubishi Polyester Film LLC	662	Polyester Film	Mfg
Greer Memorial Campus	500	Health Services	Non-Mfg
Cryovac Division-Sealed Air Corporation	1152	Plastic Packaging Material	Mfg
Honeywell Engine Systems & Services	500	Parts for Gas Turbine Engines	Mfg
Ashmore Brothers	180	Road Building	Mfg
Michelin North America	952	Radial Truck Tires	Mfg
City of Greer	203	Government	Non-Mfg
Lear Corporation	392	Automotive Seats	Mfg
CDS Ensembles Inc	162	Bedding Manufacturer	Mfg
Greer Commission of Public Works	136	Utility	Non-Mfg
Creform Corporation	150	Modular Material Handling Systems	Mfg

Greer Development Corporation, 2008

Economic Development Strategies since 1999

The economic circumstances of the 1990s, among other reasons, prompted the City of Greer to begin an annexation strategy for the purpose of economic growth. During this period, the announcements of the expansion of the Greenville-Spartanburg International Airport and the location of the BMW Automobile Manufacturing Plant in the Greer area enhanced the development potential of the Greer community.

Together, the City of Greer, the Greer Commission of Public Works, the Greater Greer Development Corporation, the Greer City Development Corporation, the Greater Greer Chamber of Commerce, and the Greer Strategic Planning Committee established a broad-based, long-range plan for community development and quality of life enhancement. To gain the influence and credibility necessary to attract participation and support from all segments of the community regarding economic development, these organizations pooled their resources to form the Partnership for Tomorrow. Through a pair of five-year campaigns— one beginning in 1998 and the other in 2003 —the Partnership for Tomorrow raised $4 million and developed a strategic plan for community revitalization and economic development.

In 2002, the Greater Greer Development Corporation and the Greer City Development Corporation were consolidated into the Greer Development Corporation as a public/private partnership between the City of Greer and the Greer Commission of Public Works, the Partnership for Tomorrow, the Greater Greer Chamber of Commerce, and private sector businesses. With three full-time employees the economic development corporation is dedicated to recruiting and retaining industrial, commercial, retail, and office employment and investment.

In addition, the city participates annually in contributing development projects and strategies that support the Appalachian Regional Commission's Comprehensive Economic Development Strategy (CEDS) for Greenville County. The CEDS is a five-year strategic plan for economic development mandated through the Economic Development Administration of the U.S. Department of Commerce. The South Carolina Appalachian Council of Governments prepares the plan for this region and includes the development projects for the City of Greer under Greenville County. The current planning period is for 2007 through 2012. The purpose of the CEDS is similar to that of the comprehensive plan but on a regional scale. Its mission is to foster communication and partnership among the public, government decision makers, and businesses to better understand and improve economic conditions in relation to the various planning efforts throughout the region.

With these partnerships in place, the city moved forward to develop strategies that would form the basis of the following economic development goals and objectives for the comprehensive plan in 1999.

An Educated Population and Workforce

An overwhelming consensus on the key to successful economic development and a vibrant community was through the provision of an excellent learning environment supported by the business community and residents at all levels. This focus on education would provide the basis for a learned and skilled labor force and help provide opportunities for employment. There are several examples available of efforts over the past ten years to support this goal but a few key initiatives are highlighted here.

The Greer community has access to excellent education opportunities at both the primary and secondary level. The city works closely with Spartanburg County School District Five and the Greenville County School District to support efforts to address a growing population and to meet needs for modern facilities in the Greer area.

Details regarding educational facilities are included in Community Facilities section, but since 1999 there have been several school renovations and additions as well as new school construction. These include Woodland Elementary, Greer High, Greer Middle, Riverside Middle, and in 2009, Abner Creek Elementary. Also, the old Greer High School was converted into the J. Harley Bonds Career Center, a vocational education center.



Abner Creek Elementary School

In 2005, the Greater Greer Chamber of Commerce established a foundation to further education, promote social welfare, and advance human capital. In 2009, the foundation was rebranded as the Greater Greer Education Foundation in order to focus its efforts on providing grants to schools and educational organizations that serve the Greer area and to sustain and develop programs that will prepare the next generation workforce for business and industry.

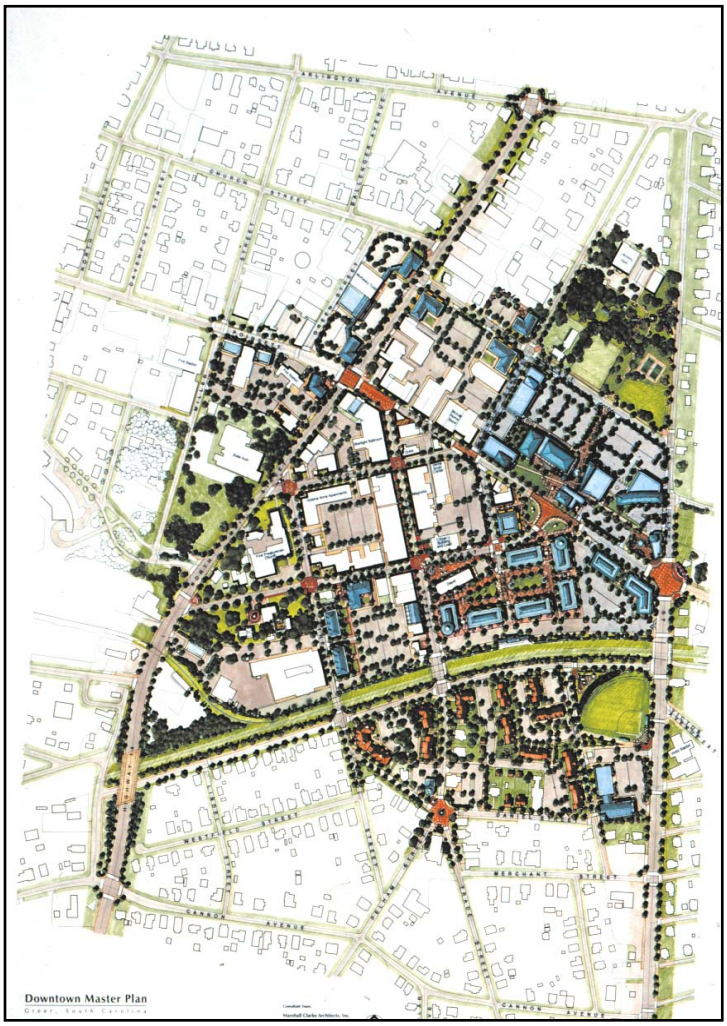
Many local industries and businesses partner with secondary school institutions to develop and recruit a diversified and well-educated workforce. BMW's partnership with Clemson University on the International Center for Automotive Research is a good example of this. Undoubtedly the city should continue to work with community and business leaders to develop programs and initiatives that create a well-educated community with the skills necessary to retain and attract future businesses.

Development of a Local Public Transportation Network

In order to meet increases in demand for public transportation services, an emphasis was placed on communicating with potential transit providers in Greenville and Spartanburg to include the Greer community as a part of a system that would transfer passengers to and from places of employment, shopping, and recreation within the city and counties.

Efforts to develop a public transportation network throughout the Greer community continue, but are hindered by various obstacles such as general public apathy and a lack of regional transportation initiatives. Partnering with the Greenville Transit Authority was recommended, but that system has experienced sporadic ridership the past few years (with only about 2,500 riders per day in 2005). This is due mainly to the lack of a dense, urban environment and sprawl that leads to long transit routes, increases operational costs, and diminishes effective service. However, a comprehensive analysis of public transit options necessary for implementation has not been conducted to date.

Promotion and Development of the Downtown Area



The downtown area was identified as potentially one of the most economically significant and exciting places to be in the Greer community. In developing the central business district, goals were set to help downtown evolve with its own sense of identity that complemented rather that competed with other commercial and business areas within the community.

The Partnership for Tomorrow, a partnership among the Greater Greer Chamber of Commerce, The Greer Development Corporation, and the City of Greer, initiated a campaign to promote the economic development opportunities and quality of life standards available in the city's downtown central business district.

Funded through the Partnership, a strategic plan was developed that included a master plan, performing property research and analysis, development of a plan for business recruitment, developing economic incentives packages, expanding downtown parking, developing a new municipal civic center, facilitating community input, identifying needed public infrastructure improvements, and marketing the area as the place to be for evening activities and entertainment.

Additional steps were taken to have the downtown district designated as a Historic District to preserve and protect the historical integrity of its buildings. With this designation, business and property owners would be eligible for financial assistance through grants and low cost loans to renovate and maintain their properties. These funding opportunities would be marketed as financial incentives for redevelopment opportunities in the downtown area.

Significant development has occurred in the downtown area as a result of these initiatives. New retail businesses and restaurants have opened and enjoyed great success. Funds through historic preservation and Partnership for Tomorrow grants have been used to renovate many properties. In 2008, the new Police and Courts Complex and City Hall building were completed and the Greer City Park opened in 2009. The downtown business district has been branded Greer Station with the catchphrase "Hip and Historic." Downtown parking has increased and infrastructure improvements to sidewalks, lighting, and crosswalks have been completed. The downtown district was successful in attaining historic designation and efforts are underway to establish a Board of Architectural Review to provide oversight of the historical overlay and allow for grant funding opportunities.

Compete in the Global Economy

The announcement of the BMW Automobile Manufacturing Plant locating in the Greer community put the area in a much better position to compete in the global economy. It was recommended that Greer's leadership seize the opportunity to further establish existing relationships with regional, state, and international entities to promote the Greer area for economic development purposes.



BMW Manufacturing Co., Greer SC

As part of this strategy, it was recommended to continue to support retention of existing businesses by providing assistance where possible. As a result, the basis of the city's economic development strategies over the past 10 years has been one of strong collaboration between the city and the business community. Important to both recruitment and retention is the effective promotion of amenities the city can offer businesses.

Growth in the Greer area exemplifies the benefits of partnerships with a variety of expanding and new companies in the area in recent years. The city, in partnership with the Greer Development Corporation, has enjoyed tremendous success in recruiting new industrial and commercial businesses in a variety of sectors. Since 1999, the types of businesses announcing capital growth for the Greer area have ranged from plastics, metal working, textiles, automotive, warehouse and distribution, chemical firms, and other commercial establishments. Greer Development Corporation has created a Target Industry Profile, shown in Figure 1-4, for recruitment of industry and businesses that complement or expand on existing businesses.

Figure 1-4
Target Industry Profile

Manufacturing

- Automotive Suppliers & Support Services
- Aircraft Parts Manufacturing, Service & Maintenance
- Fabricated Metal Products
- Plastics
- Wood Products & Services
- Chemicals

Warehouse / Distribution / Logistics Services

Health Care Services / Research & Development

Commercial

- Restaurants
- Home Furnishings and Accessories
- Apparel Stores
- Bookstores
- Specialty Food Stores
- Specialty Retail
- Sporting Goods/Bicycles
- Jewelry
- Toys, Games, Hobby
- Back Office Operations
- Information Services
- Movie Theatre

As a result of these efforts, new and expanding businesses in the Greer area have invested more than $1.6 billion and created more than 4,900 new jobs over the past six years,. The multiplier effect of these projects has been a net increase in economic activity of more than $300 million annually and more than 5,400 new jobs.

Table 2-4 details business development in 2008 and typifies the success the city has had since 1999 in attracting economic growth to the community.

Table 2-4
2008 Economic Activity in the Greer Area

Name	Type	Investment	Jobs
Cafe Rivera	Restaurant	$25,000	5
Home Helpers and Direct Link	Service	$25,000	25
Indigo Skye Photography	Retail/Service	$15,000	2
Pollywogs	Retail	$15,000	1
Liberty National Insurance	Service	$15,000	2
Northstar Creative	Service	$15,000	1
Girlfriends 205	Retail	$15,000	1
Ilgin Bearing	Mfg	$38,000,000	120
MC Tool	Mfg	$2,500,000	20
MGA Research	Service	$3,000,000	5
Cafe Mundo	Restaurant	$15,000	2
The Grapevine	Retail/Service/Art	$15,000	1
Kids R Kids	Service	$3,000,000	30
Baier and Michels	Distribution/Mfg	$25,000	2
Lear Corporation	Mfg/Assembly	$10,800,000	140
Synapse Chiropractic	Service	$20,000	3
Rental One	Service	$250,000	11

Greer Development Corporation

Since 1998, 72% of new jobs and 93% of capital investment have come from the expansion of existing business. To facilitate business retention and expansion, the city implemented a program in partnership with Greer Development through which business owners may meet with city officials to discuss concerns and initiate requests for assistance regarding matters that will help the success of their businesses.



To effectively communicate the city's economic development interests with elected officials at the state and federal level, the city began utilizing a lobbying firm in 2007. In addition, the city implements other advocacy measures such as those found in the Cities Means Business program. This program was implemented statewide by the Municipal Association of South Carolina in 2008 to increase awareness of the important relationship between strong cities and the state's economic competitiveness. The program promotes how cities are the engines that drive economic development through comprehensive service provision and providing a highly positive quality of life — two key elements that have made businesses realize why Greer is a great place to live, work and play.

Meet Infrastructure Needs

Having adequate infrastructure planning and development to address future economic development needs was also addressed in the 1999 plan. It was recommended that economic development strategies should capitalize on the utility infrastructure in place with support given to future planning initiatives of the Greer Commission of Public Works, the primary water, sewer, electric, and gas service provider for the city and parts of the surrounding community. It was also recommended that, because of Greer's location within two counties, there should be coordination with the South Carolina Department of Transportation, the Greenville Pickens Area Transportation Study (GPATS), and the Spartanburg Area Transportation Study (SPATS) to address roadway planning.

The city has actively followed the recommendations made in this regard, enjoying a close working relationship with Greer CPW to address infrastructure needs and planning. During the past 10 years, significant improvements to and expansion of water and sewer infrastructure has gone hand-in-hand with economic development. In addition, the city has made significant strides in storm water management for commercial and industrial development in accordance with state and federal requirements.

The city has also worked closely with federal, state, county, and regional transportation authorities to: widen existing arteries into the city; to construct a new overpass at I-85 and Highway 14; and to construct the new J. Verne Smith Parkway (Hwy. 80) as a secondary transportation route to U.S. 29. These transportation improvements, as economic development initiatives, have led to projects such as the Gateway International Business Center. The city has also maintained a proactive and comprehensive road management program in coordination with GPATS and SPATS by allocating matching funding each year to complete surface paving based on road quality and use.

Community Involvement and Information Sharing

The need for community leaders to communicate with the citizens regarding the challenges and issues facing the Greer community in effectively managing the area's growth was recognized as a vital component of the plan. To that end, the city has taken care to make sure that the community has the opportunity to receive information and provide comment on economic growth and management. The Greer Development Corporation has a detailed public website that development strategies and objectives based on contextual data and analysis regarding growth patterns and needs identified throughout the community. Citizens are afforded the

opportunity to attend planning commission and council meetings to follow the decisions being made by the city's leadership and to provide comment during public forum and petitioner periods of their agendas.

Goals

Since 1999, the city has continued to be proactive in refining sound economic development strategies in partnership with the Greer Development Corporation, the Partnership for Tomorrow, the Greer Commission of Public Works, the Greater Greer Chamber of Commerce, and other organizations. Each of these organizations has in turn developed programs of work and strategies that reflect the cooperative efforts among each other. With that in mind the city will implement strategies to attain the following goals.

Continue to develop the downtown as a unique commercial center for the community.

- Work with partner organizations to update the downtown master plan.
- Re-establish and support the Board of Architectural Review.
- Assist downtown property owners in attaining property improvement funding.
- Preserve and expand design standards for the central city areas.
- Continue to advance the Railroad Relocation Plan.
- Successfully recruit a unique retail anchor for the downtown.
- Market the residential potential of downtown to developers.
- Continue to develop event programming in Greer City Park and Events Center.

Continue to develop a marketable identity for Greer.

- Continue to work with partners to market the "Hip and Historic Greer Station" identity for downtown.
- Utilize professional services to develop a community wide identity for Greer as a great place to live, work and play.
- Work with partners to establish a Visitor's Bureau and Visitor's Center
- Develop a regional tourism strategy with surrounding communities.
- Incorporate Greer City Park and Events Center in marketing identity.

Continue to develop high quality, multi-national, and diversified industrial and commercial economic base

- Continue to partner with GDC on the business retention program
- Work with GDC to develop strategies to recruit restaurants and specialty retailers that support multi-national and multi-cultural business communities.
- Review and update commercial and industrial development standards
- Work with GDC to develop timely economic development data and materials.

Implement innovative commercial redevelopment strategies

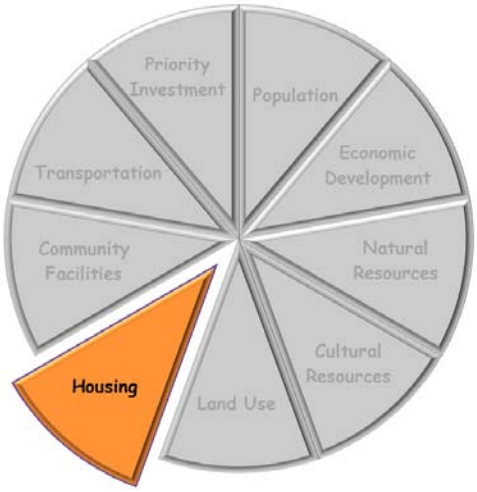
- Implement decentralization of commercial developments to provide for hubs connected to residential development.
- Foster developer participation in broad land use and design planning.
- Develop redevelopment strategies to address Brownfield sites
- Implement strategies to achieve infill annexation
- Implement green space design standards in land use regulation code.
- Promote mixed use residential and commercial development in the downtown area as well as within commercial hubs that connect communities.
- Utilize project driven Public-Private Partnerships for residential and commercial development.

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2010 Comprehensive Plan

City of Greer, SC

Section 3: Housing



Housing addresses a basic human need through the provision of shelter and is the fundamental building block of our neighborhoods and community. The housing element of the comprehensive plan serves to identify the existing conditions of residential structures, identify the character of existing neighborhoods, evaluate the current need for additional housing types, and project the housing needs of the future population.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the housing element:

- An analysis of existing housing by location, type, age, condition, owner and renter occupancy, and affordability
- An analysis to ascertain unnecessary housing regulatory requirements that add to the cost of developing affordable housing but are not necessary to protect public health, safety or welfare
- An analysis of market-based incentives that may be made available to encourage development of affordable housing such as density bonuses, design flexibility, and streamlined permitting processes

The objectives of this section identify the actions that need to be taken to ensure that safe, adequate, and affordable housing is provided for all Greer residents now and in the years to come.

Housing Characteristics

Adequate, safe housing is a basic human need. The American Public Health Association ranks housing as one of the top three significant issues affecting personal and community health. It is uncertain whether a varied and affordable housing stock of good quality brings growth to a community or whether it is population growth that provides the impetus for a supply of good,

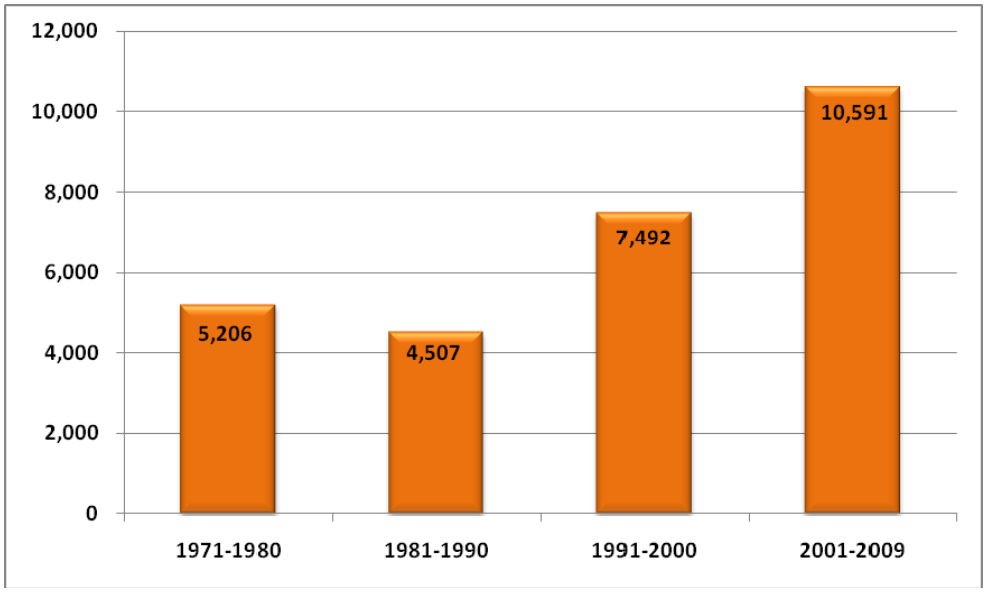
affordable housing. However, it is clear that the quality, availability, and affordability of the existing housing stock in a community weigh heavily in the decision-making process of businesses and industries that are considering new locations. Newcomers to the City of Greer also consider a variety of factors when choosing a new home such as quality of schools, public safety, convenience to jobs and services, and other community amenities.

The prediction of future housing needs is an inexact science because houses are very expensive consumer products that are subject to economic conditions. Interest rates and the economy have dramatic effects on the housing market. When such factors make home ownership unattainable for persons of lower income, many residents find themselves reliant on the rental market for housing.

Growth

Population growth usually has a direct correlation with growth in housing stock. As shown in Figure 3-1, Greer experienced a population increase of 63.2% from 1990 to 2000 and a significantly higher growth in housing units of 66.2% during the same time period. By contrast, the population of the state grew by 15% from 1990 to 2000, while the increase in housing units in these areas during that time period was slightly higher at 23.1%. From 2000 to 2009 the city's housing stock has increased 41.4% relative to an estimated 45% increase in population.

Figure 3-1
Number of Housing Units, 1971 - 2009

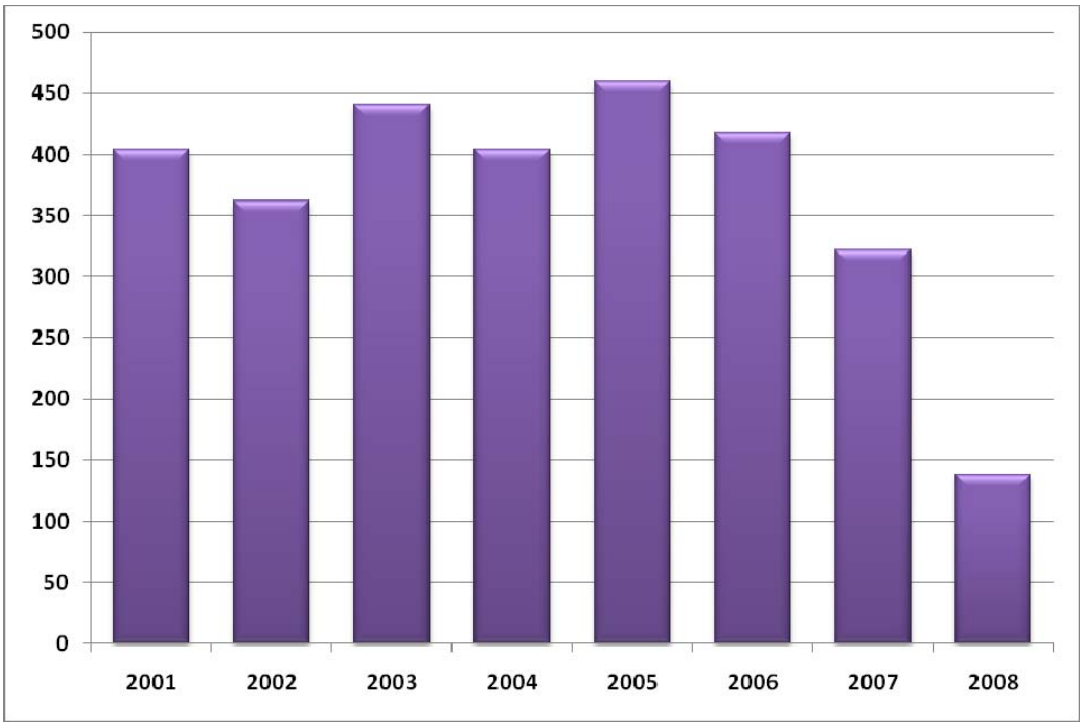


**Estimate*
City of Greer

Starts

An examination of residential housing starts through building permits issued since 2001 provides additional information on housing growth trends in recent years. As shown in Figure 3-2, housing starts for single-family construction remained steady from 2001 until the economic downturn in 2008, with a low of 138 starts in 2008 and a peak of 460 starts in 2005.

Figure 3-2
Housing Starts, 2001 – 2008



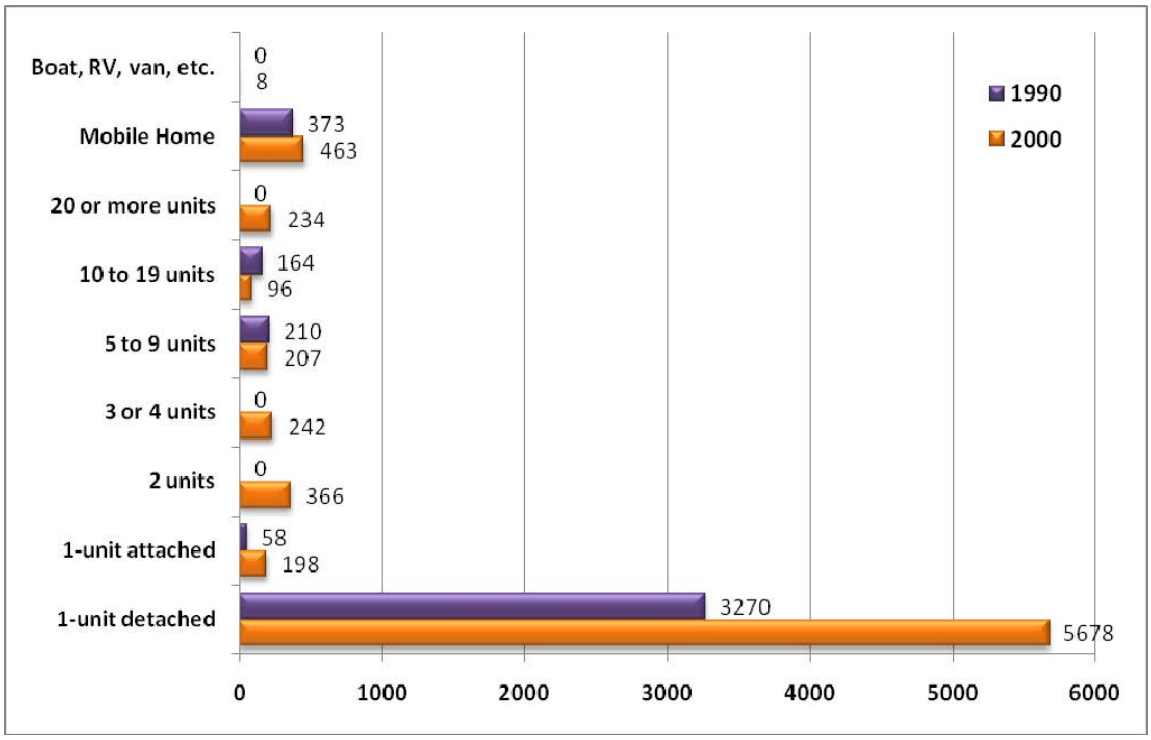
City of Greer

Types

As shown in Figure 3-3, Greer offers a diverse housing market in terms of housing types. Single-family (one unit detached) units are detached from other houses, with open space on all four sides. The U.S. Bureau of the Census includes single unit modular housing (built off-site and transported to the site) in their definition of single-family units. Detached single-family homes are the source of housing for many city residents, comprising more than three-quarters (75.8%) of available housing. Most single-family housing is constructed entirely on-site, in compliance

with local building code standards. Although this is the most popular type of housing, it is also generally the most expensive to construct. Single units that are attached (one unit attached) have one or more walls extending from ground to roof that separate the unit from adjoining structures. Duplexes include two housing units in one structure. Multifamily buildings contain more than two housing units within the structure. Construction costs for multi-family development are generally less per housing unit. These lower construction costs are passed on to buyers of condominium units and renters, making this housing type generally a less expensive alternative for residents. Nearly 16% of the city's housing stock is multifamily units. Costs for attached single-family and duplex construction are also generally less per housing unit than site-built, single-family homes. Only 4.9% of housing units (366 units) in Greer are duplexes.

Figure 3-3
Units in Structure, 1990 & 2000



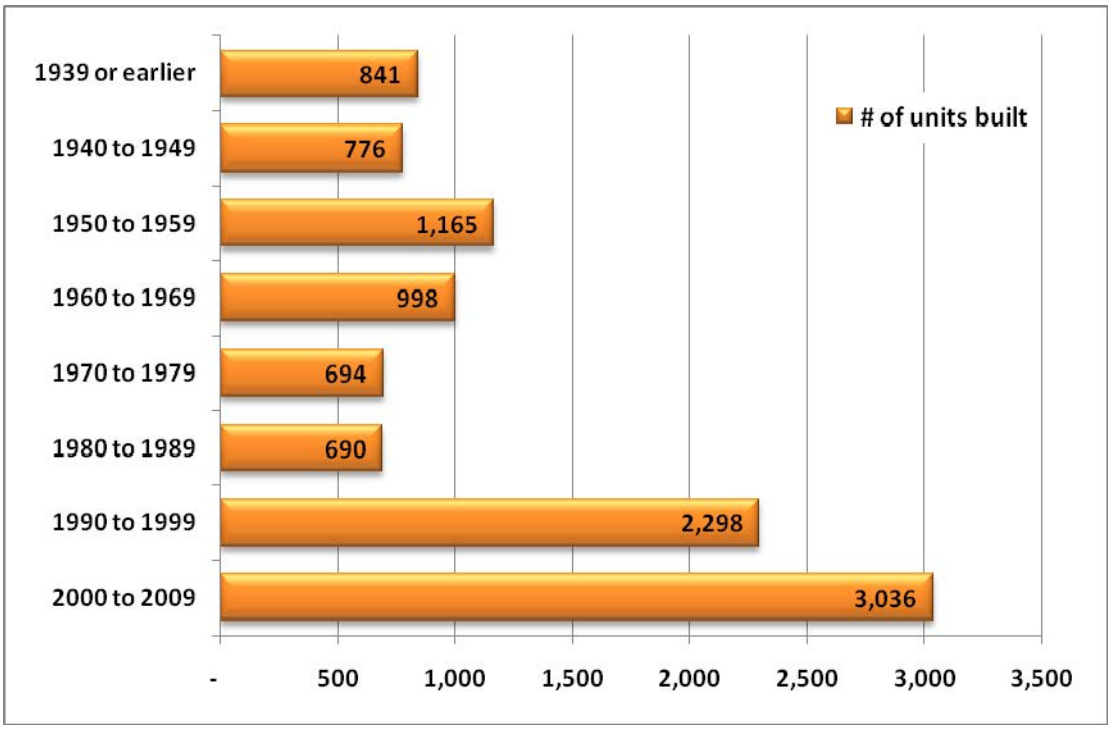
City of Greer

Age and Condition

Through 2000, the median year built of the housing stock in the City of Greer was 1971 and was older than the median age of housing statewide (median year built 1978). The median age of

renter-occupied housing stock was older (median year built 1969). The city's percentage of housing built prior to 1950 far exceeded that of the state at 11.1%, with only 6.1% of housing statewide built before 1940. As shown in Figure 3-4, more than 29% of Greer's housing stock (3,036 units) was built between 2000 and 2009 and 51% were constructed after 1990. The number of new units constructed over the past twenty years should end up having a significant impact on the median age of housing units once the 2010 census data is released.

Figure 3-4
Year Structure Built



City of Greer

Several factors can be used to evaluate the condition of housing in Greer. Housing units that lack complete plumbing facilities or that use wood as their primary source of heating fuel can, in most cases, be considered substandard. The quality of housing in the city is good, with only 27 units lacking plumbing facilities (0.4% of units) and 52 homes (0.8% of units) using wood as their primary source of heating fuel. Another factor that speaks to the housing condition is vehicle ownership which, while considered a necessity by most, is a luxury to persons of limited means. Of the housing units in Greer, 802 units (11.8%) have no vehicle available to the occupants.

Occupancy and Tenure

The Greer housing market averages a relatively low vacancy rate of only 9.1%, as compared with the state average at 12.5%. Of the city's occupied housing units, 61.5% are owner-occupied and 38.5% are occupied by renters. Statewide, 72.2% of units are owner-occupied. The average number of persons per housing unit in Greer is 2.47 persons – lower than the state average of 2.53 persons. The average for owner-occupied units in the city is 2.48 persons — again lower than the state average of 2.61.

Fifty percent of Greer householders are between 35 and 64 years of age, slightly less than the 56.8% statewide. In the city, 22.2% of householders are 65 years or older, slightly higher than the 20.9% statewide. Nearly 59% of owner-occupied households in the city are headed by persons aged 35 to 64 years, while 61% of owner-occupied households statewide are between 35 and 64 years of age. Ownership by younger city residents is similar to statewide ownership in the same age group at 15%. Younger adults in the city comprise a higher percentage of householders in rental units with nearly 54.4% of householders, much higher than the 22.3% statewide.

Cost and Value



The cost of housing in a community is generally the deciding factor when people relocate. While it is attractive to have affordable housing available, it is equally important to have a variety of housing types from which to choose. The "trickle-down" effect – the process of residents buying or moving into more expensive housing when their financial situations allow – frees less expensive housing for persons with lower incomes. However, this effect can only work when there are homes available. Conversely, older residents are often looking to "downsize" by moving into housing that is smaller, requires less maintenance, and is generally less expensive than their previous home. Quality housing that meets these diverse economic and social needs is essential to a balanced and sustainable housing mix within a community.

The median value for owner-occupied housing units in Greer is $95,800 – higher than the median value for owner-occupied units statewide at $94,900. Median gross rent in Greer is higher at $522 per month than for the state at $510. A more detailed analysis of housing value reveals that the values of owner-occupied housing in Greer are low compared to values

statewide. Nearly 54% of the owner-occupied units in the city are valued from $40,000 to $99,999 – a higher percentage than statewide at 44.4%. At the other end of the spectrum, only 4.2% of homes in the city are valued at more than $175,000, while nearly 14% of South Carolina homes are in this value category. Thirty-three percent of homes in the city have values of $100,000 to $149,999, as compared to the 22.1% of homes statewide in this range. Forty percent of homes in the city are valued from $50,000 to $99,999; and 4.9% are valued in the higher price ranges above $200,000 as compared to 12.8% statewide.

Housing Affordability



Affordability is a key factor in the housing market. The cost of housing must be compatible with household incomes if a community is to meet future housing needs. Lending institutions base affordability generally on housing costs not exceeding 2.5 times the gross household income. This translates into approximately 30% of household income for gross housing expenses. It is universally accepted that a housing unit is considered affordable if it costs no more than 30% of the occupant's income. Conversely, a household is considered cost-burdened if its occupants are paying more than 30% of their income for housing costs.

Census data can be useful in developing a picture of housing affordability in the City of Greer revealing that median homeowner costs (for persons with a mortgage) are only 21.5% of household income in the county – well within the definition of affordable housing and slightly higher than the statewide percentage of 20.5%. Median rental housing costs are also within the affordable range for Greer residents. In 1999, monthly median gross rent comprised 22.5% of household income in the city – low when compared to the state at 24.4%.

Additional data depicting housing costs as a percentage of household income provides more detailed insight into housing affordability conditions in Greer. Twenty-one percent of homeowners in the City of Greer (818 housing units) who own their own home pay mortgages that total 30% or more of their household income – slightly lower than the state percentage of 19.5%. More than one-third of renter households in Greer (33.2%) pay rent that exceeds 30% of their household income. This is very similar to the percentage statewide, where 33.3% of renter households pay rent that exceeds 30% of household income.

An even greater concern is that gross rent for nearly 16% of renter households in Greer (399 housing units) equals 50% or more of their household income. While those percentages are in line with the 16% of renters statewide paying more than half of their household income for

rent, it is of concern that a significant number of households are severely cost burdened by their housing costs. Renters paying more than 50% of their household income for rent in the city comprise more than 15% of the total households in this category citywide.

Housing Strategies

Since 1999, the city has focused on implementing strategies that address neighborhood revitalization, community development, and affordable housing. Properties in neighborhoods that are properly maintained generally increase in value and are an asset to the community. Residential areas in Greer experiencing decline have warranted revitalization initiatives by focusing resources and incentives to ensure conditions in these areas do not worsen. To support strong, viable communities, new developments are being designed to minimize adverse impacts to existing neighborhoods, the environment, infrastructure, and services. The city has also been supportive of developments that provide affordable housing alternatives, as well as a mix of housing that meets the varied income levels of those seeking to make Greer their home.

Neighborhood Revitalization and Affordable Housing

Revitalization of the city's traditional core neighborhoods is vital to protecting the quality of life for residents and the integrity of the Greer community as a whole. These core neighborhoods surround the center city and the downtown business district. The vitality of these neighborhoods and businesses relies on the ability for each one to support the other. Neighborhoods need the convenience of nearby of goods and services while businesses thrive in close proximity to customers who have easy access to them. To that end is imperative that these neighborhoods are not allowed to decline to the point of having an adverse impact on the rest of the community and its ability to grow.

In partnership with the Greenville County Redevelopment Authority (GCRA), the city has steered millions of state and federal dollars into housing rehabilitation, community improvements, and affordable housing programs over the past 10 years through Community Development Block Grants (CDBG), the HOME Investment Partnership Program, and Neighborhood Stabilization Program (NSP) funds. The number of projects are too numerous to detail, but include park and community center improvements, beautification projects, housing rehabilitation, and elderly and low income housing assistance.

Affordable housing for the city's low income and workforce population continues to be a top priority for the city. Through organizations such as GCRA and the Greer Housing Authority, the community has access to housing affordability programs and funding from HOME, S.C. Housing Trust, and other agencies and organizations. These partnerships and programs must continue to be supported as they are vital to insuring a stable community.

Areas that continue to need attention include the west central portion of the City of Greer such as the Sunnyside Neighborhood and the Victor Mill Village. A community-wide housing strategy plan is needed to assess and prioritize the specific housing-related needs of our declining neighborhoods. Once the specific revitalization needs of areas are identified, funding sources can be more efficiently targeted to support revitalization and affordability efforts. An example of master planning for declining neighborhoods is the one prepared by the Greenville County Redevelopment Authority for the Needmore Community in 2007. This plan provided a detailed analysis of existing conditions of housing, infrastructure, environmental, community facilities, etc. for the neighborhood, solicited community input from the residents, performed detailed studies of specific sites within the neighborhood, and made recommendations for improvements and process for moving forward with redevelopment efforts.



Active efforts by a recently-organized neighborhood association in Victor Mill Village have resulted in a renewed community spirit and have become a catalyst for neighborhood revitalization. Similar older neighborhoods should be encouraged to establish community associations dedicated to neighborhood enhancement and preservation.

Community Design and Neo-Traditional Planning

One area of particular interest in community design nationwide is neo-traditional planning. Also called new urbanism or Traditional Neighborhood Development (TND), neo-traditional planning is a design movement of developers, architects, and site planners back to the 1920s style of American city development. The movement calls for designing neighborhoods, as well as cities, to become more functional by mixing land uses rather than segregating them through typical zoning standards. Neo-traditional planning also focuses on the pedestrian and seeks less dependence on the automobile. Early 20th Century cities included a mixture of stores, homes, and workplaces within the neighborhoods.

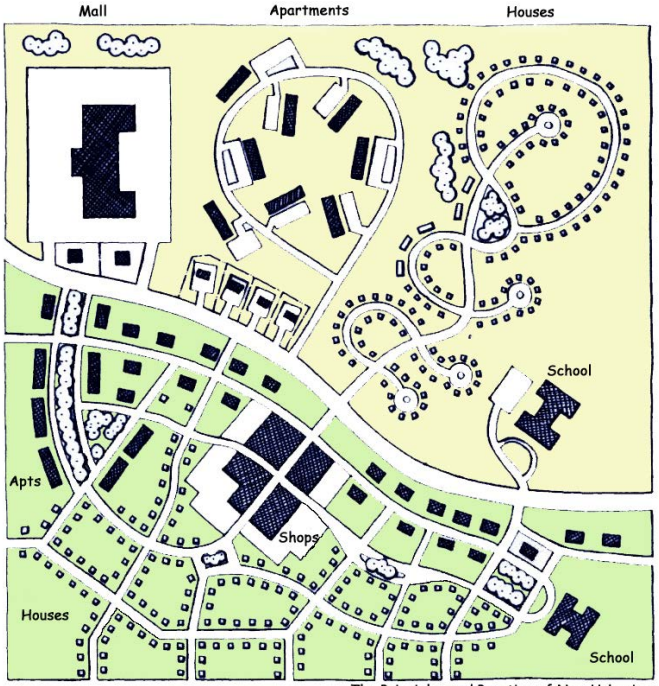
Greer has many examples of this type of development as demonstrated in its mill villages. These older mixed-use, traditional neighborhood developments encouraged residents to walk

or bike to work, to social and recreational activities, and to visit their neighbors. When residents did travel by car, distances and travel times to essential services was relatively short. When compared with newer developments, these older, mixed-use developments conserved energy, produced less air pollution, and encouraged social interaction between neighbors.

To achieve similar benefits in new developments, small-scale commercial businesses as well as churches and schools should be encouraged to locate within or near newly-developed residential areas. Examples of small scale commercial uses include offices, shops, cafes, bakeries, and other types of service businesses that are manned during business hours, do not require large-scale deliveries, and do not produce excessive levels of light or noise. Integration of such service businesses can provide community members the option of walking rather than depending on an automobile, resulting in reduced traffic on the city's road system. These mixed-use developments also provide light daytime activity in neighborhoods, which can help to reduce crime during the hours when many homeowners are typically at work.

The graphic on the right contrasts Conventional Suburban Development (CSD) in the upper yellow portion with Traditional Neighborhood Development (TND) in the lower green portion.

The type of sprawl that can have a negative impact on existing neighborhoods is characterized in the CSD by the separation of housing, commercial and community land uses in a low-density, dispersed pattern that is automobile-dependent. The traditional neighborhood mixes these varied land uses together in an interconnected pattern of streets and blocks that creates a walkable neighborhood as depicted in the TND.



The Principles and Practice of New Urbanism
University of Miami School of Architecture

A modern version of neo-traditional development, O'Neal Village, is being developed in the northern portion of the city. O'Neal Village is a neo-traditional development that brings homes closer to the street, accentuates the importance of pedestrians, and is truly a self-sustaining community. This type of village development pattern should be encouraged as an additional development option.

Other land uses often not included in residential developments in Greer are playgrounds and accessible public open space. While developers and the public generally look to local governments to provide these amenities, local governments increasingly propose that neighborhood parks should be provided by the developer or property owners in order to meet the recreational needs of residents.

The location of neighborhood parks should be encouraged within walking distance of all residential areas. The city has begun working with developers during the early planning stages of the development process to encourage the incorporation of playgrounds and open space into residential developments. The city should continue reviewing ways to provide incentives, such as density bonuses or conservation easements, to encourage these facilities in new developments to include sidewalks, bike lanes/paths, and jogging trails.



Historically Significant Neighborhoods

Greer is home to many neighborhoods of historic and cultural significance. Some of these neighborhoods date back to the earliest settlement of the region while others exemplify housing development characteristics of certain time periods. The Mountain View Heights neighborhood, located between East Bearden Street, East Arlington Avenue, and Main Street, evolved as the first residential district in the City of Greer. The homes have various architectural styles and construction types. This area is seeing resurgence in ownership and pride.

Of particular note in the city are the many neighborhoods that were constructed by area textile mill owners to house workers within close proximity of the mills. These residential areas, known as mill villages, were designed as self-contained and self-sufficient communities. The design of these villages is generally held as the forerunner to the post-World War II tract subdivision. In the City of Greer, the first two mill villages built were the Victor and Greer Mill Villages.



The Victor Mill Village was constructed in 1896. The village originated around Victor Mill and is located along South Line Street, extending eastward parallel along the Norfolk Southern Railroad to 11th Street and crossing Victor Avenue to 26th Street. The architectural style of the Victor Mill Village is similar to the clapboard style homes that are typical of the

Upstate region, with homes located close together on small lots that are typically set back only 10 feet from the roadway.

As the domestic textile industry declined and textile mills closed in recent decades, the mill villages have transitioned to privately-owned homes. With the employment center for these communities no longer in existence, workers have looked and often moved elsewhere for employment. The company stores have long closed and, in some cases, homes that were formerly maintained by the mill have fallen into disrepair.

The City of Greer is now working to encourage residential development within the Downtown District in order to enhance the balance of land uses and to invigorate the downtown areas after-hours. By highlighting these areas, tourism and historical awareness can contribute to increased efforts to protect these valuable resources. These urban neighborhoods warrant protection from the encroachment of future development and from decay and destruction. The main objective for these areas is to designate them as residential resources of local, state, or national historic significance. Recognition of these areas as cultural and historical resources can fuel neighborhood identity and community pride. Informational markers and signs detailing the significance of these areas will provide visual recognition for these neighborhoods.



The city should consider developing a process in which historic properties are highlighted or “flagged” to ensure that these sites are not substantially altered or that the overall neighborhood character is not adversely impacted due to construction or demolition. In addition, Historic Preservation Zoning Overlay Districts could be implemented for historically significant residential areas in Greer. These districts would include appearance standards to preserve neighborhood, architectural and design character. The districts would qualify for special incentives for property owners to obtain low-interest loans for rehabilitation to offset expensive renovation and material costs for these older homes. The city has begun to work closely with the South Carolina Department of Archives and History to fully develop and implement these types of programs.

Home Ownership Responsibilities

Home ownership is the ultimate American dream. However, for some residents in Greer, this dream is unattainable. In order to meet this need, local governments and service providers must work in various capacities to encourage an increase in the number of individuals who can

own their own home and to educate the public on the responsibilities of home ownership. Currently, the GCRA offers these types of programs to those receiving grants for rehabilitation and loan repayment assistance. While effective, more could be done to meet the demands for this type of crucial need. Improving economic literacy to encompass money management, home equity, mortgage loans, and the importance of credit history is a core need for city residents.

The city has identified numerous ways to benefit the community in this regard but there remains the challenge of creating effective and appropriate partnerships and implementation strategies. For example, partnering with education providers to integrate these concepts into school-based curricula at both the secondary and post-secondary levels would equip young adults with the financial awareness and knowledge required for future home ownership. Additional partnerships with the Board of Realtors, financial institutions, the Homebuilders Association, Clemson Extension, and others could work toward the development of an annual program to offer instruction and advice on home ownership responsibilities. This two-pronged process would provide residents with information to strengthen their ability to buy and properly maintain their own homes.

The city should continue to broaden strategies that increase property values in order to protect the investments of property owners and strengthen its tax base. In addition to educational programs, the city could work to provide technical assistance to both new and old neighborhoods in forming neighborhood associations, developing deed restrictions that establish property maintenance standards, and other related information. In addition, the city should review and amend as necessary its property codes in regards to issues such as notification procedures of property maintenance violations and clear standards for resolution of violations that pose a threat to the health, safety, or welfare of the community.

Goals

The following goals focus on continuing efforts in regards to affordable housing, community development, revitalization, and redevelopment as well as maintaining its partnerships and looking for new ones in addressing its needs for the next ten years.

Provide safe, affordable housing and communities that meet the diverse needs of residents.

- Continue to partner with agencies such as GCRA to provide residents access to grants and funding for affordable housing and rehabilitation assistance.
- Encourage housing density as a cost control measure in conjunction with infill development.

- Implement design guidelines that provide for community safety elements such as lighting and sidewalks.
- Partner with infrastructure providers such as Greer CPW, SCDOT, Greenville County Transportation Committee, school districts, etc. in planning for new residential developments.
- Continue to work with police, fire, medical service providers to ensure health and safety needs are being met.
- Continue to partner with agencies and the community to redevelop Brownfield sites located in the city.

Develop and Implement strategies for revitalization of the city's core neighborhoods.

- Amend the city code as necessary to encourage and allow infill, mixed use, and high density development projects.
- Partner with area realtors and Greer CPW to identify vacant and marginally developed properties within the core of the Greer community.
- Develop appropriate incentives, such as waiver of fees, expedited review processes, etc., for infill development projects that meet higher density standards.
- Implement development standards such as screening, compatible appearance, etc., to safeguards existing properties.
- Implement strategies to develop community master plans.
- Partner with agencies such as GCRA and the Greer Housing Authority to develop "Pride of Ownership" programs to educate residents on the benefits of property maintenance and upkeep.
- Develop a technical assistance program to assist communities in establishing Neighborhood Associations.
- Establish residential historical overlay districts for qualifying neighborhoods.

Implement strategies to encourage traditional neighborhood development.

- Develop and distribute information to educate residents, community leaders, developers, realtors, etc. on the benefits of traditional neighborhood developments.
- Partner with developers and realtors to identify traditional neighborhood development strategies.
- Promote the inclusion of green and recreation space in traditional neighborhood development designs.
- Encourage "walkable" communities with pedestrian and bicycle connectivity.

2010 Comprehensive Plan

City of Greer, SC

Section 4: Community Facilities



The community facilities element includes many activities essential to the growth, development or redevelopment of the community. Preparation of this element should include involvement of special purpose district boards, and other governmental and quasi-governmental entities such as the library board, historic preservation society and public utilities board. This element of the Greer Comprehensive Plan will review the existing situation with regard to community facilities, and formulate any goals and objectives that may be needed to insure that adequate community facilities are available.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the Community Facilities element:

- Water supply, treatment and distribution
- Sewage system and wastewater treatment
- Solid waste collection and disposal
- Fire protection
- Emergency medical services
- General government facilities expansion
- Educational facilities
- Libraries and other cultural facilities

Community Context

Communities are often compared and evaluated by their citizens based upon their quality of life. The quality of life in a community can include many things, but one true measure is the quality and quantity of community facilities that are offered. Community facilities generally relate to those public services offered to the citizens and businesses in a community which are necessary to support development. These services include such things as public safety,

recreation, education, utilities, etc. In response to updating existing facilities and in anticipation of future needs, the Greer community has been fortunate to have relatively new educational facilities, enhanced and expanded utility infrastructure, new municipal facilities, renovated and expanded recreational facilities, etc.

Primary Education

A community is not only a place to live, work, and recreate, it is also a place to educate the minds of children and adults alike. An educated population is essential to maintaining a prosperous economy and building an open and inviting community. One of Greer's strongest assets is its well regarded primary, secondary, and nearby post-secondary educational facilities.

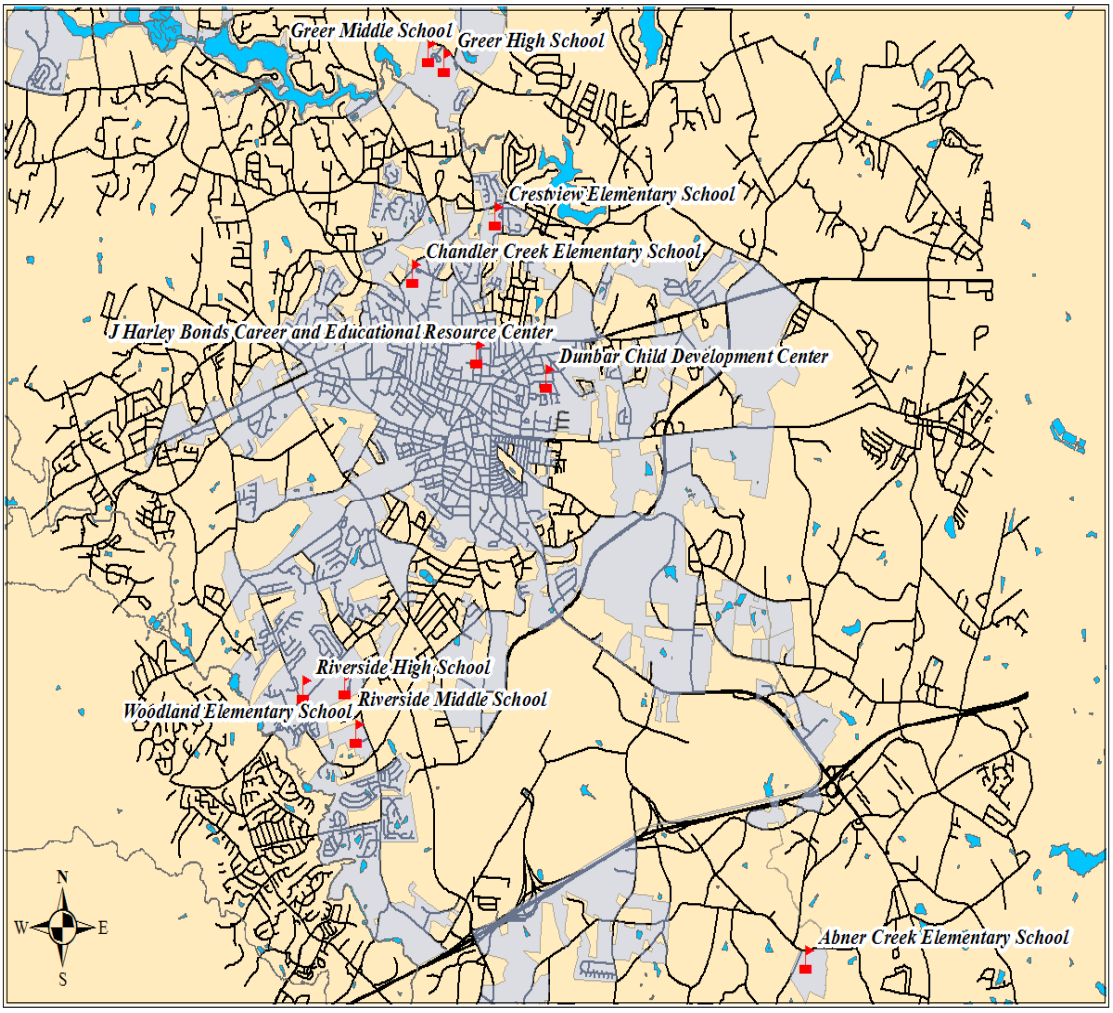
In order for these institutions to help build a better Greer, school official have continuously worked with city officials and community leaders to evaluate factors like population growth and demographics, the economy, and workplace skill needs when planning for new and expanded educational facilities. Moderate housing costs and quality schools all contribute to attracting many families to the area. More than 31% of the population is under 18 years old.

For every 100 new residential units constructed, the Greenville County School District receives on average 20 elementary, 10 middle, and 10 high school aged students. With the economic downturn during 2008, new single family residential construction has decreased. Several new residential developments of considerable size will continue to require close monitoring to gauge the timing and potential impact, particularly in the current economic downturn. Examples include Blue Ridge Plantation and O'Neal Village in the Blue Ridge area. The City of Greer strongly encourages each school district to meet with the developer and local government to discuss development phasing, timing, and marketing to better determine impact on the school system and to develop strategies to address such impact.

Demographic shifts are expected in high growth counties like Greenville and Spartanburg. Annual changes in school programs can also generate near-term facility needs. School districts work closely with the city to encourage an on-going exchange of information that fosters proactive planning rather than reactive problem solving.

As shown in Figure 4-1, the Greenville County School District currently has nine public school facilities within the city limits of Greer. These schools serve students from both within and outside the city limits, including students from a portion of Spartanburg County that was assigned to Greenville County schools by act of the State Legislature in 1951.

Figure 4-1
City of Greer Primary Schools



City of Greer

With the implementation of the BEST program, the Greenville County School District revised their design standards to improve safety and security for school buildings. The revised design standards included security cameras, exterior security door locks, and 'capture' areas at the front doors, HVAC systems for kitchens and gymnasiums, and paved walking tracks at elementary schools. Greenville County School District has schools that were constructed or modernized prior to the current construction program. Many of these schools were not able to benefit from these revised design standards because the projects at these schools were completed prior to the design standard revisions, or the original project scope did not include an upgrade or renovation of the facility, only an addition.

The Greenville County School District is just completing its most recent district-wide building program. The schools listed below are part of this program and are either new or have renovated and expanded facilities. With a good number of single and multi-family residences in various stages of development, enrollment in the majority of these schools is expected to grow. The school district updates its Long Range Facilities Plan and Capital Improvement Program annually to plan for projected students and program changes.

Dunbar Child Development Center
Grades served: 4-year-old kindergarten
Enrollment: 145
Established in 1999 at the former East Greer Elementary School site upgraded in 2005

Abner Creek Elementary
Grades served: 4K through 5
Enrollment: 320
Program Capacity: 602
Opened 2008

Chandler Creek Elementary
Grades served: 5K through 5
Enrollment: 831
Program Capacity: 874
Opened in 1999 in the renovated Greer Middle School facility.

Crestview Elementary
Grades Served: 5K through 5
Enrollment: 734
Program Capacity: 788
Completely renovated as a new school in 1997 (Kindergarten wing added in 2006)

Woodland Elementary
Grades Served: 5K through 5
Enrollment: 1,086
Program Capacity: 1,054
Relocated to new campus in 2002

Greer Middle
Grades served: 6 through 8
Enrollment: 939
Program Capacity: 1,022
Opened in its current location in 1999

Riverside Middle
Grades served: 6 through 8
Enrollment: 983
Program Capacity: 1,035
Opened in 1999

Greer High
Grades served: 9 through 12
Enrollment: 1,330
Program Capacity: 1,795
Opened in its current location in 1998.

Riverside High
Grades served: 9 through 12
Enrollment: 1,589
Program Capacity: 1,647
Rebuilt in 2006 for larger capacity

J. Harley Bonds Career Center
Grades served: Blue Ridge, Eastside, Greer, Riverside, and Wade Hampton High Schools
Enrollment: 465 (a.m. and p.m.)
Half Day Capacity: 350
Opened in 2003 in the old Greer High School site. Students at the career center pursue technical career interest while earning high school credit and dual (college) credit.

Future Needs

With statistically valid enrollment projections and defensible school capacity definitions, the school districts are able to answer key facilities planning questions for the future.

- Where will new schools or additional seats be needed over the next five years?
- Which schools should be included in rezoning?
- How much growth can be accommodated before overloading a school's core facilities?
- How efficiently is classroom space being used?
- Are portables justified at a particular school?
- Where can new special and alternative programs be housed?
- Can additional transfer requests be approved for a specific school?

Year(s)	Project	Added	Schools to be Relieved
2013	New Elementary School	1,000	Bells Crossing, Oakview, Bethel, *Woodland*
2014-2016	New Middle School	1,000	Beck, Bryson, Hillcrest, Mauldin, *Riverside*
2017-2020	New Middle School	750	*Northern Area Middle Schools*

Secondary Education

Within 20 miles of the Greer area, 10 colleges and universities provide area parents with higher education opportunities with a short commute for their children or to further their own education. Among these secondary education offerings — colleges, universities, and technical schools that serve the Greer community — are Bob Jones University, Converse College, Furman University, Greenville Technical College, North Greenville University, Spartanburg Methodist College, Wofford College, and the University of South Carolina Upstate. Recognizing that access to an excellent learning environment is a key to successful economic development and a vibrant community, city and business leaders have begun working together to help residents take full advantage of available secondary education opportunities.

Library System



The Greer Community is fortunate to have a state-of-the-art branch library — the first branch facility built under the Greenville County Library's Comprehensive Building Plan. This well maintained 10,800-square-foot building includes a meeting room (capacity for 100 persons) with an adjoining kitchen and bathroom, as well a conference room to accommodate eight persons. The library offers the latest in library technology and services including 12 adult and four children's computers with CD-ROM products dedicated to research; four online public access catalogs (PACs); expanded newspaper and magazine collections; DVD and CD media collections; Greer historical collection, including a special historical edition of *The Greer Citizen* on microfilm (microfilm reader now at main office); copier and printer service; and 107 youth and adult programs

The Jean M. Smith Library is a tremendous asset for the Greer community. This fact is best reflected in the cumulative circulation of 347,360 for 2008, which not only includes books but also audio-visual media. Compared to circulation a decade ago, this translates to an increase of more than 200%. Put into terms of general population use, this circulation equates to approximately 12 units of circulation per person per year (one per month) for each person in the city. Given the rapid increase in cumulative circulation and population growth in the city, there is a growing need to provide the citizens with newer, larger facilities in the coming years. In addition, these facilities, existing and future, will require more advanced equipment and knowledgeable staff to adequately serve the public.

Government Services

Since the last comprehensive plan in 1999, Greer has seen continuing rapid population growth. Prior to 2008 the city provided services from 13 separate locations throughout the city. With an increase in service demand it became increasingly clear that the dispersed points of service delivery was not only inefficient but also presented a burden to the public. In order to provide more efficient and effective customer service and to support continuing economic development objectives for the core of the city, an aggressive plan was established to consolidate services into three locations. Construction of the Municipal Court and Police Department Complex and Greer City Hall was completed in 2008. Around the same time the Parks and Recreation Department and Public Services Department were relocated to the city Operations Center.



Construction on the City Hall and Events Complex, located on East Poinsett Street, was completed in 2008. Built with growth in mind, office space can accommodate as many as 90 city staff. It houses the City Administration, Finance, and Building and Development Standards departments. Services at City Hall include code enforcement, planning and development review, building permits, and business licenses. The facility also provides a large, public events space that is available for residents of the Greater Greer area to rent for private events.



Construction on the Municipal Court and Police Department Complex, located at the intersection of Poinsett and Main Streets, was completed in 2008 to address the increased demand for law enforcement and court services as a result of the city's current and future growth. This state-of-the-art complex houses police operations including the detention center, dispatch and E911, records, and administration functions. In addition to the municipal court, the building also houses county magistrate operations.



The Public Services and Parks and Recreation Departments relocated to the city Operations Center, located on Pennsylvania Avenue, in 2008. A combination of warehouse and office space, the facility houses the essential equipment and staff needed to maintain the quality of life in Greer for residents and the surrounding area via parks, recreation programming, waste collection, street maintenance, etc. City fleet maintenance and archive storage is handled at the site.

A core function of local government is to provide for the health and safety of its community. The city is fortunate to have highly-regarded fire prevention and law enforcement services. The tremendous growth over the past decade has led to increased public safety service needs and the city has responded well to increase the capacity to provide these services to the community.

Fire Protection and Emergency Medical

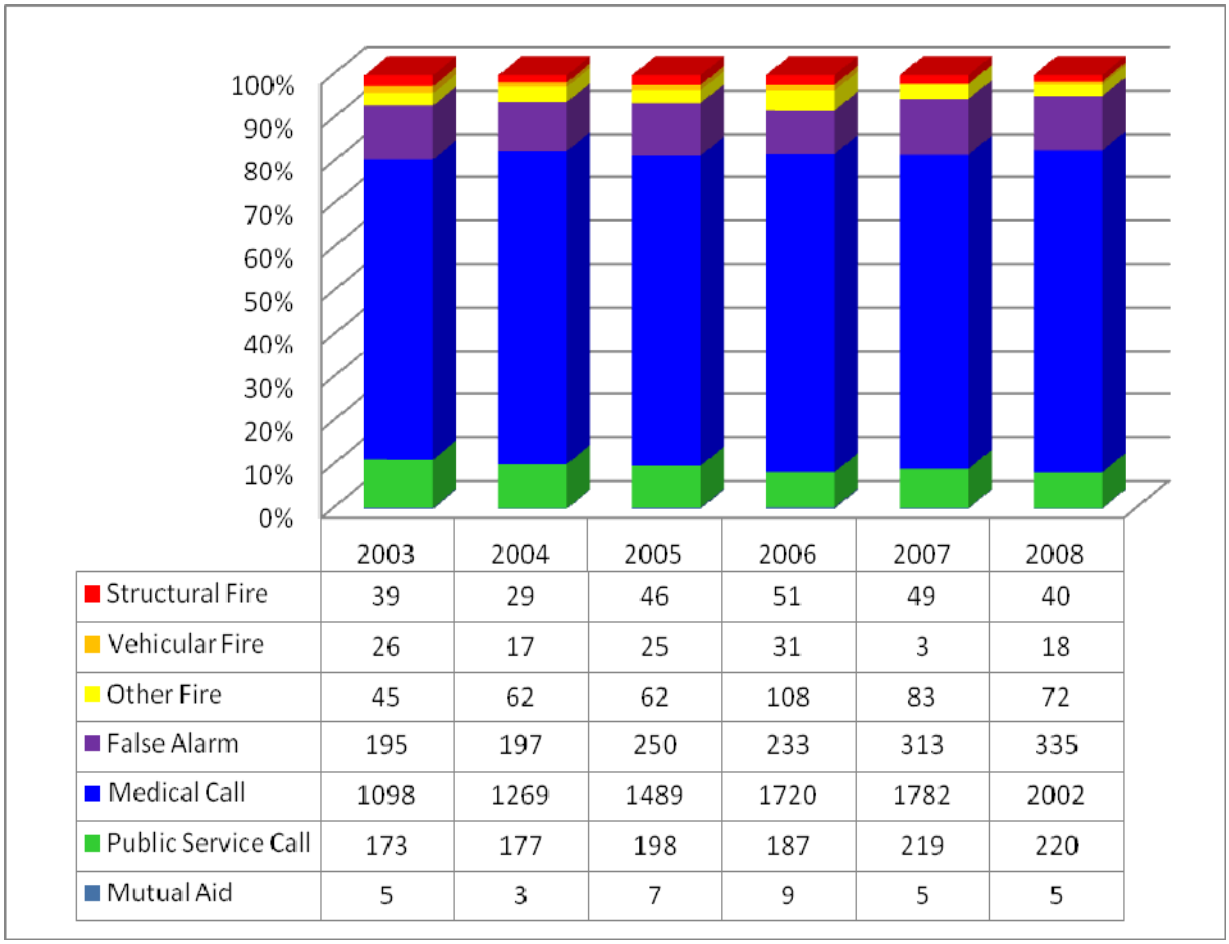


The City of Greer Fire Department operates out of two stations and a shared-use station with the Pelham-Batesville Fire Department. Along with firefighting and fire prevention, the department responds to other public safety-related tasks such as industrial hazards, natural disaster, aircraft emergencies, and performs building and plan inspections for fire code compliance. The department is staffed by 38 full-time firefighters and 17 volunteer firefighters trained as paramedics, emergency medical technicians, and first responders. The department has four fire engines, three 1,500 gallon pumpers, a 2,000 gallon pumper, a 75-foot quint aerial platform, a heavy rescue/service truck, a brush truck, and one squad. Department personnel regularly undergo required and specialized training to maintain a highly prepared and professional staff.

The department strives diligently to maintain first-class facilities and well-trained personnel, improving its Insurance Service Office (ISO) rating over the last decade from a Class 3 to Class 2. This rating places the department among the top 5% of fire service departments in South Carolina. The ISO rating is a measure of fire risk to a community and is used by insurance companies to determine policy rates for businesses and residents. The department continually evaluates the adequacy of its service in relation to the city's growth and its impact on demand for service. Calls for service are managed through the city's enhanced E911 system and, as shown in Figure 4-2, have increased 84% since 2000. Seventy-four percent of the call volume

for the department in 2008 was emergency medical calls, making nearby fire stations the difference between life and death.

Figure 4-2
Calls for Service



	2003	2004	2005	2006	2007	2008
Structural Fire	39	29	46	51	49	40
Vehicular Fire	26	17	25	31	3	18
Other Fire	45	62	62	108	83	72
False Alarm	195	197	250	233	313	335
Medical Call	1098	1269	1489	1720	1782	2002
Public Service Call	173	177	198	187	219	220
Mutual Aid	5	3	7	9	5	5

City of Greer



The *Suppression Division* is responsible for minimizing loss of life and property through immediate and effective deployment of resources. It provides fire extinguishment, high angle and confined space rescue, automobile extrication, and hazardous materials response services. The division also provides emergency, basic and advanced medical services including cardiac defibrillation, endotracheal intubations, and intravenous (IV) therapy under the guidance of a medical control physician.

The *Fire Prevention Division* ensures a safe community through fire code enforcement, fire prevention and fire safety education programs, and investigation of suspicious fires or those of unknown origin. Through these efforts 13,154 people were educated in fire prevention and life safety in 2008. The *Training Division* oversees the training of firefighters and assuring they maintain current certifications, maintains department personnel records, training files, and manuals covering topics such as infection control, hazard communications, and risk management.



Facing the challenge of keeping pace with the expansion of the physical size of the city and increasing traffic congestion, the department works to maintain low response times by contracting with other departments to provide fire protection service to recently annexed areas. It also works with other fire districts to provide first responder service to surrounding unincorporated areas. Planning is currently underway for a third station in the northern part of the city somewhere in the Lake Robinson area. This station would be manned by 12 personnel and one pumper. Future construction of any additional stations will depend upon annexations, a sufficient tax base to support the construction, equipment, and personnel needed for these facilities.

Law Enforcement

The City of Greer Police Department is dedicated to delivering high quality police protection services through meaningful community partnerships and problem solving. Currently, 56 of its 74 employees are sworn officers certified by the South Carolina Law Enforcement Division. The department relocated all its operations to the new Municipal Courts and Police Department Complex in April 2008. There are four organizational divisions, which are further broken down into units.

The *Administration Division* is responsible for managing department personnel functions which include recruiting, selection and hiring, employee retention, promotion, and discipline; community outreach for coordinating community service events, crime prevention activities, services to the youth of Greer, assisting with neighborhood and business watches, safety education, and the School Resource Officer service; and, the officer training and instruction.

The *Patrol Services Division* provides enforcement of all local, state, and federal laws through field services and around-the-clock patrol of the city divided into in four geographic beat areas, as shown in Figure 4-3.

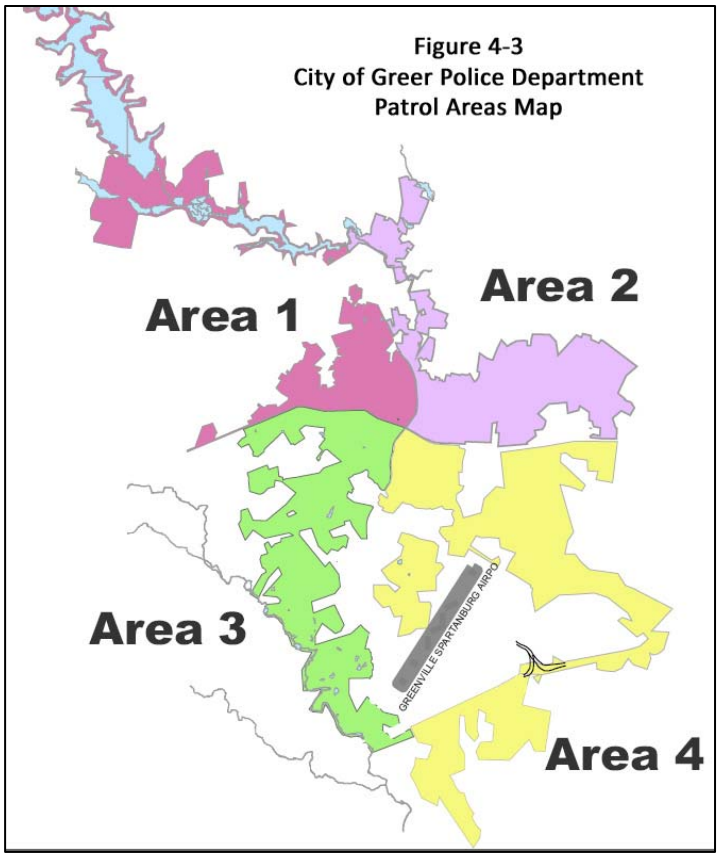


Figure 4-3
City of Greer Police Department
Patrol Areas Map

The *Criminal Investigation Division* is responsible for preliminary and follow-up criminal investigations. Detectives provide ongoing follow up investigation of serious crimes against persons and/or property. The Vice/Narcotics Team was developed to suppress organized crime, particularly drug trafficking. The Victim Advocate is responsible for providing support to victims and eyewitnesses of crimes. The Crime Analysis Team is specially trained and equipped to conduct investigations of crime scenes to include the collection and preservation of all physical evidence.



The *Operational Support Division* consists of the Detention Unit, which operates a 48-hour holding facility for inmates awaiting bond hearings; the Communications Unit, which receives and dispatches all non-emergency and emergency calls; the Records/Data Entry Unit, which compiles, stores, and releases the department's operational and activity records in accordance with state and federal laws; and the Animal Control Unit, which responds to complaints about strays and also patrols known animal nuisance areas.

In looking to the future, the City of Greer Police Department will focus on continuing to address the challenges facing a growing community by working together with the Fire Department to include police substations in all new fire stations built; maintaining a department that is efficient, effective, and responsive to the needs of the community; using community policing

and problem solving methods to achieve the highest level of service and citizen satisfaction; conducting professional recruiting activities that are designed to attract and retain the highest quality of officers and staff; and promoting citywide traffic safety through public awareness and education, strategic selective enforcement, and by increasing the resources available to the Patrol Unit.

Municipal Court



The Greer Municipal Court is part of the statewide unified court system and is responsible for warrants, arraignments, and the adjudication of cases. The Municipal Court is one of limited jurisdiction, hearing only misdemeanor criminal cases and traffic cases carrying a maximum fine and sentence of $500 or 30 days in jail. It has no civil jurisdiction, meaning no lawsuits or non-criminal matters are heard. Since 1999, there has been a tremendous increase in the number of cases heard per year. During that time, there also has been a great improvement in technology and increased access to the court. In 2001, approximately 6,500 cases were processed through the court. By 2008, that had increased to 11,453.

Parks and Recreation



The City of Greer recognizes that parks and other recreational outlets are necessities to fostering an excellent quality of life for residents and visitors to the community. These amenities contribute to economic development, environmental responsibility, personal enjoyment, and social connectivity. Together, these benefits help generate a positive attitude shared by many within the community, leading to social connectedness, lower crime rates, higher educational attainment, and strong families. The City of Greer Parks and Recreation Department maintains a number of community and neighborhood parks, manages the events complex, provides support for festivals and events, and manages the city's sports and recreational programs.



The *Greer City Hall Events Complex* opened **in** 2009, providing a range of amenities that includes a lobby/seating area with televisions, restrooms, and meeting halls with state-of-the-art audio/visual equipment. The meeting halls can provide a single 4,500 sq. ft events space or be partitioned into three separate 1,500 sq. ft. event spaces depending on the need. The *Horace McKown Jr. Center*, formerly the National Guard Armory, is currently undergoing renovation planning with hopes of providing a senior community center and a home for Greer Cultural Arts. The *Needmore Community Recreation Center and Park* located on Canteen Avenue is used for senior activities and afterschool programs, and has playground equipment, a blacktop basketball court, tennis courts, and a shelter with picnic tables.

Century Park and Kid's Planet located on Brushy Creek Road, is a complex used for youth baseball, adult softball, and for tournaments on fields available for rent by the general public. The park includes a full concession stand, press box, picnic shelters, a walking/cross country trail, and a disc golf course. It is also home to Kid's Planet, a playground that features two large play-structures surrounded by wooden picnic areas, pavilions, and a paved walking track.





Greer City Park, a 12-acre park located on East Poinsett Street, opened in 2009 and is part of the Greer City Hall and Events Center Complex located in the core of downtown. It has multiple features including an amphitheater, musical fountain, promenade, large reflection pond with fountain and gazebo, and a picnic shelter/playground area. In addition to being an everyday destination for the community, the park hosts outdoor movies, music concerts, and other entertainment as well as weddings and other private events. *Veteran's Park,* located on South Line Street, was renovated in 2001. This memorial features monuments with plaques dedicated to the men and women who made the ultimate sacrifice while serving the United States. The site includes retired military vehicles on static display, a fountain, and a gazebo.



The *Victor Park and Gym,* located on South Line Street, was renovated in 2009. The site includes a brick enclosed baseball field with bleacher seating, a large playground structure, 2 full-size outdoor basketball courts, and a gymnasium with included classroom. The *Country Club Road Park and Sports Complex,* located on Country Club Road, opened in 2003. Serving the northern section of Greer it offers three soccer fields, two baseball fields with bleachers, and a press box/concession stand/restroom facility.



The *Greer City Stadium,* located on Wood Avenue, is the former Greer High School Football Stadium. With seating capacity for approximately 3,000 spectators, it is home to youth football, cheerleader, and soccer programs. The *Suber Road Soccer Complex,* built in 2001, features three soccer fields, a concession stand, and a picnic shelter.



Stevens Field, located on Highway 101, is a baseball stadium renovated in 2009 to seat 1,000 spectators at full capacity. It has a full concession stand, veranda area with picnic tables, grass infield, and halogen lights. It is home to American Legion Baseball games and soccer matches. *Turner Park,* located on Virginia Avenue, was renovated in 2005 to provide safer, more modern facilities for the community. It consists of two lighted baseball/softball diamonds.



B.P. Edwards Park, located on Sunnyside Drive, provides the eastern area of Greer's community with a picnic shelter, basketball court, and play-structure. *Greentown Park,* located on Moss Street, serves the Sunnyside community such amenities as a picnic shelter, basketball court, swing set, and playground structure.



Springwood Community Park, located on Wood Avenue and adjacent to the Greer City Stadium, is a small neighborhood park that features a playground structure/area and a picnic shelter. *Victor Heights Community Park,* located on Anita Street, is a small neighborhood park that features a moderately sized playground structure/area. The *Wards Creek Community Park,*

located on Elmer Street, is a large neighborhood that includes amenities such as picnic tables, basketball courts, a baseball field, and playground structure.

The City of Greer Parks and Recreation Department also works closely with the board appointed City of Greer Recreation Association (CGRA) to provide recreation programming and events for an estimated service area population of about 245,000 people. The Dixie Youth Baseball Organization affiliated program annually draws 500 to 600 players; the youth football program has approximately 250 players that compete in the Golden Strip League; the cheerleading program has approximately 200 participants; and the St. Giles Organization affiliated youth soccer program has 250 participants.



Tryon Park Recreation Center and Tennis Academy features six lighted tennis courts, two clay courts, and a fellowship hall. This facility houses adult activities, general recreation, and is available to rent for parties and meetings. The center is also currently home to Greer Cultural Arts and other many activities.

The Tennis Association of Greer (TAG) sponsors youth team play, youth clinics, and adult lessons, and annually hosts the George Crossland Memorial Tournament, a USTA and SCTA sanctioned regional event. During the summer, children ages 7 to 14 are busy with morning day camp programs that include movies, games, arts and crafts, and field trips. Gymnastics is a new program offered to youth in Greer that focuses on developing better motor skills.

In addition to the commitment to youth programs for the community, there are adult recreation opportunities including softball, personal fitness training, tennis, and bowling, as well as such family activities as skating and miniature golf. There are also many opportunities for senior citizens. The Senior Citizens Club meets monthly to hear a speaker or some form of entertainment, share a delicious covered dish lunch, make various trips, or take part in other activities.

In 2009, the City of Greer Parks and Recreation department contracted with Clemson University's Department of Parks, Recreation, and Tourism Management and the South Carolina Recreation Development Project to develop a Parks and Recreation Strategic/Master Plan. The process for conducting this study included an information gathering and review stage, the review and development of a vision and mission plan, a facility inventory and peer agency comparisons, a market/demand analysis in the form of a needs assessment survey and focus group interviews, and the development of recommendations. The

project team met with city and department staff, reviewed previous city planning efforts, toured city-owned recreation facilities and amenities, conducted numerous staff and public input sessions, and conducted a needs assessment survey in order to develop the final report and recommendations contained in the plan.

The needs assessment survey revealed that while 63% of the respondents felt the City of Greer Parks and Recreation Department had improved over the past three years, only 32% thought the city provided adequate recreation facilities. Trails/Greenways; Walking/Jogging Paths, Outdoor Community Pools, Fitness/Recreation Centers and Indoor Aquatics Centers were the top five facility needs identified in the needs assessment. Fitness Classes, Open Gyms, Swimming Instruction, Adult Activities, and Concerts were the top five program needs identified in the needs assessment.

Parks and Open Space, Entertainment/Commercial Recreation, and Public Recreation Programs had the largest gaps between the importance residents place on those elements and community life and their satisfaction with those same elements as compared to others like public schools, police and fire, social and human services, etc. Sixty percent of respondents indicated a preference for developing a balance of large community parks and small neighborhood parks; Thirty-one percent indicated they would prefer the city to concentrate on developing centralized facilities and amenities. Seventy-two percent of respondents preferred that parks and recreation facilities and programs be funded through a combination of taxes and user fees.

The final report provided several recommendations for programming, operations and service development including: more effectively leveraging CGRA's non-profit status; increasing staffing and funding; developing green-way and blue-way trail systems; building an aquatic center for community use, swimming instruction, and water aerobics; developing strategically located multi-use and passive recreation parks; developing a cultural arts facility; creating wellness and fitness programs; increasing adult programming; increasing cultural arts, performing arts, and concert offerings; developing outdoor adventure camps, nature programs, and outdoor adventure activities; and expanding teen programs. A complete copy of the plan can be found at http://www.cityofgreer.org/departments/ParksMasterPlan.aspx.

Public Services

The Public Services Department is responsible for solid waste collection, street maintenance, vehicle maintenance, building maintenance, 16 personnel, and an inventory of 24 vehicles and equipment. The department relocated in 2009 to its new location in the Operations Center on Pennsylvania Avenue. This facility not only allows the department to provide office space for

administrative staff, but also provide indoor space for city maintenance equipment in the large warehouse area, greatly increasing that equipment's life expectancy. The department also provides routine vehicle maintenance on the city's fleet at this facility.



Residential solid waste pick up is provided throughout the city as a contracted service with support provided by the city through the use of the old Public Services facility located on Buncombe Street in Greer. Collection includes household and yard waste and is transported to either the Twin Chimneys Landfill in Greenville County or the Wellford Landfill in Spartanburg County. The city also provides residential curbside recycling and Greenville County provides a recycling drop-off point at the Harley Bonds Career Center.



Street maintenance operations include repair of sidewalks and curbing, minor paving and asphalt patching, maintaining proper street drainage through piping installation and ditch clearing, and annual leaf collection for residences. Vehicle maintenance operations are provided for the entire city fleet through routine preventative maintenance on a regular schedule, as well as small engine repair and maintenance of equipment. However, major automobile repairs are contracted out. Facility maintenance operations are carried out for all of the city's buildings including systems maintenance, general maintenance, janitorial services, and minor repairs of equipment. The department also provides support for events and festivals carried out in downtown and City Park.

As the City of Greer continues to grow, the Public Services Department will continue to be challenged to maintain the same level and quality of service it currently provides. The department has been successful in implementing new technology to help maintain costs and in providing both efficient and effective service. The department is also in the process of planning and developing a Recycling Center to better serve the Greater Greer community. This facility will accept an expanded list of recyclable items and should help ease the impact on the local refuse facilities.

Human Services

With slightly less than 16% of Greer's population falling below the poverty line, it has been important to provide assistance to individuals and families in need. Currently, there are three Greer-based organizations that provide food, clothing, and/or shelter in the community.

Greer Community Ministries is a faith-based organization located at 738 South Line St. Ext. and has served the Greater Greer area for more than 35 years, providing essential programs that help the elderly and disadvantaged in the community. Meals on Wheels are delivered weekdays by volunteers to the homebound elderly; Senior Dining offers on-site congregate dining; and the Food Pantry and Clothing Closet programs offer emergency food and clothing assistance. The organization is funded through support from individuals, businesses, churches, civic groups, fundraising events, and grants.

Greer Relief and Resources Agency, Inc., located at 202 Victoria Street, has provided emergency assistance to individuals and families in the Greater Greer area since 1938. This assistance includes a food pantry, clothing, financial assistance for utilities, rent and prescription medications, service delivery management and referral, school supplies, Adopt-A-Family programs, tax preparation, transportation, and other emergency services to those in need. The organization is funded through the United Way of Greenville County, donations from citizens, businesses and church groups, and fundraising events.

Daily Bread Ministries Soup Kitchen – Founded in 1990 and located at 521 East Poinsett Street, this organization provides meals to the hungry in the Greer community. The Soup Kitchen relies heavily on donations and volunteers to serve more than 150 meals per day.

Medical

In addition to numerous private medical practices and primary care services, residents of the Greater Greer Area are fortunate to have state-of-the-art facilities and services from the Greenville Hospital System, the Spartanburg Regional Healthcare System, and the nearby Bon Secours St. Francis Health System. Recognizing the growth in the Greer area, two these systems have made a significant investment through new hospital construction and expansion of services to provide diverse and quality medical care to the community.



Greer Memorial Hospital, a Greenville Hospital System community hospital located on South Buncombe Rd., replaced the Allen Bennett Hospital in August 2008. It has 82 licensed acute care beds and 10 sub-acute care beds. Services offered at the campus include a Level III Emergency Trauma Center, Cardiology, Cancer Care, Internal Medicine, Maternity Care, Obstetrics and Gynecologic, Outpatient, Radiology, Orthopaedic, and Health Education Classes.



Spartanburg Regional Healthcare System opened the Village Hospital on Westmoreland Road in 2008 as part of the Village at Pelham medical campus. This 48 bed, state-of-the-art facility includes 44 inpatient rooms and four intensive care rooms. It has four labor, delivery, recovery and postpartum rooms, four operating suites and an emergency department with 11 rooms. Services offered by Village Hospital include a Level III Emergency Trauma Center, Health Education Classes, Hospitalist Program, Imaging, Intensive Care, Laboratory, Maternity, Inpatient and Outpatient Medical and Surgical, Obstetrics and Gynecologic, Pathology, and Respiratory Therapy.

Assisted Living/Skilled Nursing Facilities

One of the most important aspects for quality of life in Greer is the availability of assisted living/skilled nursing facilities. Greer residents are fortunate to have a choice of several reputable facilities that provide top-notch service and care. Currently there are five facilities that operate in Greer, with two additional facilities set to open in the coming years.



The *Cottages at Brushy Creek*, located at the Greer Memorial Hospital campus on Buncombe Road, is one of the newer skilled nursing facilities in Greer. Completed in 2008, these facilities provide a total of 120 beds, 24 of which are intended for rehabilitation purposes. This facility is designed to seem more like a home setting than a nursing home and has been recognized nationally as an evolution in long-term care facilities.

Bayberry Retirement Inn, an assisted living community located on Northview Drive, offers 20 private rooms in a facility that provides meals, social activities, housekeeping services, and transportation to all its residents. The *Manning House* is an assisted living facility located on

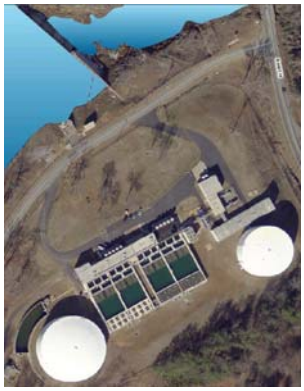
Companion Court and contains 39 apartments (44 beds total). It provides social activities, meals, and other services to its residents. *Ridgeview Community Care Home*, located on Chandler Road, is a forth-three bed assisted living facility that specializes in providing care for persons of all ages with mental health issues. *Piedmont Living Center* is a newly renovated skilled nursing facility located on Chandler Road and provides 128 beds, 38 of which are reserved for patients with rehabilitation needs. This facility provides many services including physical and speech therapy, wellness programs, and meals.

Due to the aging baby boomer population, new assisted living/skilled nursing facilities are rapidly increasing in demand. To meet this demand, new facilities are currently being planned and developed in the Greer community to open in the next few years. One of these facilities, currently under construction is Chandler Creek Apartment, located at intersection of Village Drive and Chandler Road, and is projected to open in the fall of 2009. It will have 36 independent living apartments that are restricted to the elderly and will provide various activity programs, transportation, meals, and medical services.

Utilities

Since 1913, the Greer Commission of Public Works (CPW) has played a vital role in the growth of the community by providing an "all-in-one" source for utility needs in the Greater Greer area. Since its inception, it has provided the area with quality water, sewer, and electrical services. In 1957, Greer CPW added natural gas to their list of services, thus creating an excellent environment for promoting strong growth in both residential and commercial sectors.

Water Supply Treatment and Distribution



Water is also provided to the Greer community by the Greer Commission of Public Works. The current water service area is bounded by the Enoree River to the west, the South Tyger River to the east, the boundary with the Blue Ridge Water District to the north, and a boundary with the Startex-Jackson-Wellford-Duncan Water District (SJWD) to the southeast. The water treatment facility for the City of Greer, also operated by Greer CPW, is located on Lake Cunningham. This facility, built in 1971, was recently upgraded to treat up to 24 MGD of water. This is an increase of an additional eight MGD. Greer CPW currently has 17,400 water customers who use an average of 6.6 to 7.5 million gallons of water daily.

During the summer of 2008, the Treatment Facility reached a peak of 14 million gallons per day. With the additional treatment capacity since the upgrade, Greer CPW will be able to meet the growth of its water service area for the next 12 to 15 years. Should this be insufficient output in the future, the current facility's site will allow for an expansion providing up to 32 million gallons per day. Currently, Greer CPW has raw water capacity of 48 million gallons per day from Lakes Robinson and Cunningham, which should meet the raw water needs for the next 30 years. Looking beyond that time span, Greer CPW acknowledges that Lake Robinson's storage capacity can be expanded by one billion gallons, which should meet its peak water requirement for an additional 10 years.

In 2010, Greer CPW started construction of 20,000 feet of 24-inch water line. This will complete the 24-inch water transmission loop south of Greer. As a part of this project, construction began in late 2009 on a new 1,500,000 gallon elevated water storage tank in the Pleasant Grove area.

Sewage and Wastewater Treatment

Greer CPW provides sewer service and wastewater treatment to the Greer community. The service area was primarily within the city limits until the mid-1990s when the City of Greer began its aggressive annexation efforts. Since then, the sewage system has expanded in all four directions and almost tripled its service area size. The Greer Commission of Public Works operates one wastewater treatment facility and has an operational agreement with another governmental entity.



The Maple Creek Wastewater Treatment Plant has been in operation for more than 50 years and serves the majority of Greer's industrial discharge. Currently, the plant is permitted to treat five million gallons daily (MGD). To deal with the rapid increase in demand, Greer CPW has developed a three-phase construction plan for the facility. The first phase, completed in June 2009, is to expand the treatment capacity to five MGD. The next two phases of construction are expected to occur over the next seven to 10 years and, when completed, should provide up to 10 million gallons daily.

The construction of a two-mile outfall line carries treated effluent from the Maple Creek Plant to the South Tyger River because of the Tyger River's larger flow. This completed project improves the treatment limits for the various elements monitored by the South Carolina

Department of Health and Environmental Control and benefits industrial customers with regard to the pretreatment of sewer.

In 1994, Greer CPW entered into an intergovernmental agreement with Renewable Water Resources (ReWa); formerly Western Carolina Regional Sewer Authority. This agreement provides wastewater treatment service for all the new growth in the Princess Creek Basin on the west side of Greer. It will provide sewer treatment to South Highway 14 below I-85, Westmoreland Rd, and the new Village Hospital Campus. It also will provide wastewater treatment along I-85 from Highway 14 to Brockman McClimon Rd. Wastewaters from this area will be treated at the ReWa Pelham Treatment Facility. This treatment facility was upgraded and completed in 2007 to 22 MGD. Combined with Greer CPW having the ability to increase its Maple Creek Treatment Facility to 10 MGD, Greer CPW should be able to meet the demand for sewer service, stemming from new development, for the next 15 years.

Natural Gas

The Greer Commission of Public Works also provides natural gas to more than 20,000 customers in the Greater Greer area. Natural gas is supplied to the Greer Commission of Public Works by an eight-inch high-pressure gas line from the Williams Pipeline Co. gas pipeline south of Greer in the Crescent area of Spartanburg County. In 1993, Greer CPW began a four-phase expansion of its natural gas system, to the north, with the installation of 25 miles of 12-inch high-pressure natural gas lines from the City of Landrum to Greer. As of 2008, this newly-completed 12-inch line has been providing an additional 35,000mcf (million cubic feet) to the system. Today, Greer CPW has the capacity to deliver 59,000mcf to its customers daily. The current peak demand is about 22,000mcf. With the recent expansion, Greer CPW expects that it will meet future natural gas demands for the next 20 to 25 years which have been growing at a rate of about five percent each year.

Electricity



Electricity is provided to the Greer community by the Greer Commission of Public Works and Duke Power. Greer CPW serves more than 17,000 customers, most of whom are residential and commercial. As of 2008, Greer CPW has been in the planning stages of building a new electrical substation in the Lake Robinson area of the Greer city limits. This substation will provide electrical service to existing electric customers and new electrical customers north of

Greer and in the Lake Robinson area of the city limits of Greer.

Electrical improvements are in the process of starting in the city limits below I-85, in the Highway 14 area east to Highway 101. To further enhance Greer CPW's ability to serve its customers, it is a member of the Piedmont Municipal Power Agency which is a coalition of ten cities who collectively own 25 percent of a reactor at the Catawba Nuclear Plant. Through this association and its projects, the Greer Commission of Public Works is expected to meet the electrical demands of the community well into the next century.

Future Utility Plans/Projects

While Lakes Robinson and Cunningham will more than likely meet the demand for Greer's raw water needs over the next 20 to 30 years, Greer CPW acknowledges beyond that they may be insufficient beyond that point. Within the next 10 to 15 years, Greer CPW will need to begin looking for another source of raw water supply for future water customers. In addition, consideration will need to be given towards available alternatives to meet the area's future water requirements. Aside from the projects mentioned in the previous utility sectors, Greer CPW is always looking at improving/upgrading existing infrastructure to provide reliable, top-notch service to all of its customers. Currently, it is looking at a continued expansion of all services to the area between Highway 14 South and Highway 101 South. This expansion is critical as it will provide the necessary utilities to promote growth in this area for years to come.

Goals

The stakeholders in the Greer community have made a significant investment over the past ten years to insure the best community facilities are available to meet the public's needs. The following goals emphasize a continued focus in providing facilities that match the demands of a growing community by supporting economic development efforts and improving quality of life for residents and visitors.

Continue to coordinate and support the provision of needed city facilities and services to the Greer community.

- Explore joint use facilities between the police department and fire department in the northern and southern portions of the city.
- Develop strategies to implement the recommendations of the City of Greer Parks and Recreation Strategic/Master Plan.
- Open a City of Greer Recycling Center.
- Continue to partner with Greer CPW for the effective delivery of utility services.

Effectively communicate planning and development activities with both school districts.

- Continue to include the school districts on the city's Planning Advisory Committee (PAC).

Continue to support industry efforts for delivery of first rate medical and long term care facilities.

- Provide resources and effort to insure an accurate and complete census count.
- Keep health industry and long term care professionals informed of city planning activities.

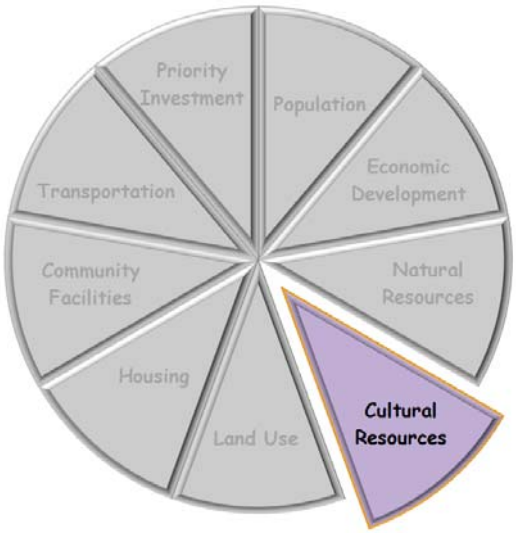
Continue to support community efforts to provide effective human services.

- Work with Greer Relief in relocating to a new, larger facility
- Assist community service organizations in attaining funding through Community Development Block Grants.

2010 Comprehensive Plan

City of Greer, SC

Section 5: Cultural Resources



The cultural resources element includes features or facilities relating to the cultural aspects of the community. It serves to identify the existing cultural resources of the communities, establish the character and uniqueness of historic areas, and project the cultural needs of the future population. The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the Cultural Resources element:

- Historic buildings and structures
- Unique commercial or residential areas
- Unique natural or scenic resources
- Archeological sites
- Educational, religious, entertainment areas or institutions

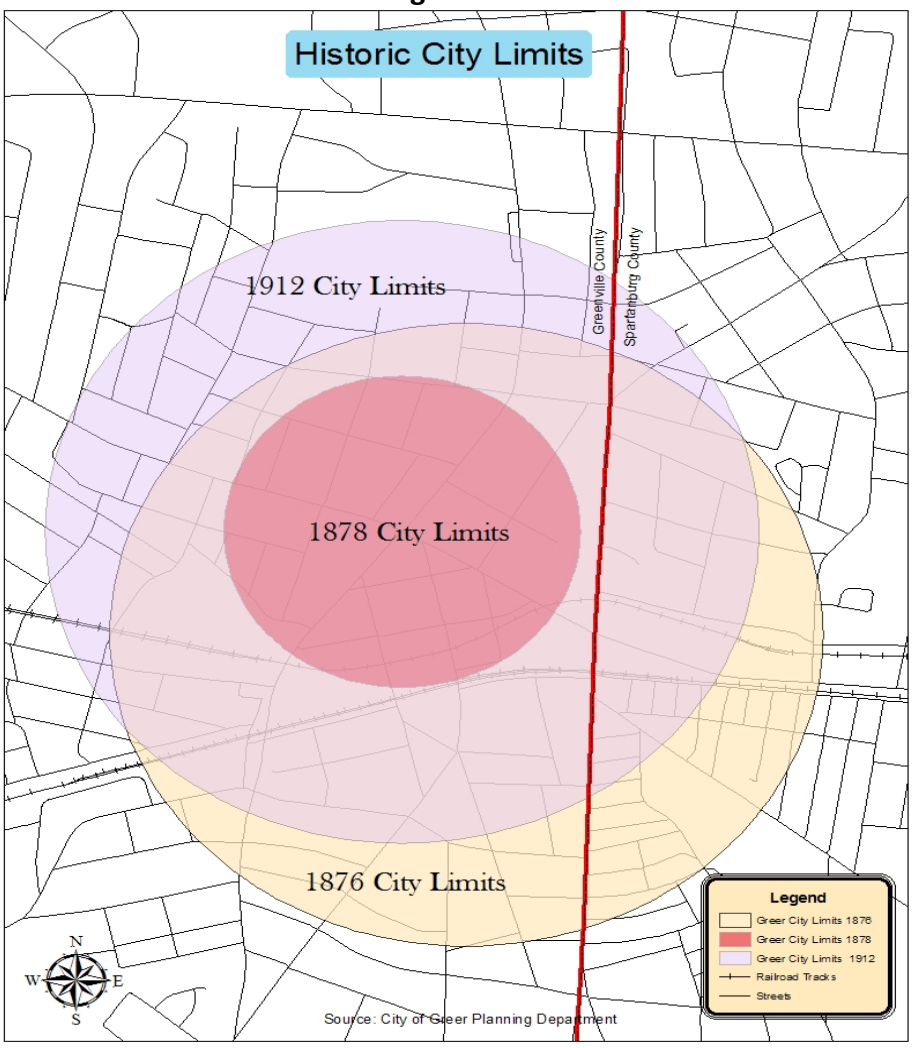
The cultural resources element of the plan provides a selected overview of the city's history. It also lists historic and cultural resources including historic properties, historic tourism assets, religious institutions and ongoing cultural activities.

Historical Context

The town of Greer was laid out as a speculative development in 1873 on the newly-opened Seaboard Air Line Railroad. Greer was one of many towns that were founded along the Air Line, which was one of the most significant factors in the industrialization of the Piedmont region of the Carolinas and Georgia. On March 25, 1876, three years after the railroad was built through Manning Greer's farm, the town of Greer's was given a charter of incorporation as a town by the state. The town limits were set as a circle of one-half mile radius from the Air Line Railroad Depot. Two years later the town's boundaries were diminished and truncated to extend one-

fourth of a mile in each direction from the crossing of Mostilla (Main) and Chick Springs (Poinsett) Roads at said place, not to extend beyond the boundary line between Greenville and Spartanburg Counties. This may have been done after it was realized how difficult it was to administer a town in two counties. In 1880, the population within the town limits was 97 people, and by 1890 it had grown to 300. By turn of the 20th century there were 648 people in Greer, 75 of whom were in Spartanburg County because the town expanded its limits to a one-half mile circle. By 1910, Greer had grown to 1,673 people. Figure 5-1 depicts the city's historical growth of the incorporated limits through 1912. The city's population continued to add about 600 people every 10 years until 1950's when, due to annexation of areas to the north and south, including the Victor Mill village, the population jumped to 4,354.

Figure 5-1



City of Greer

Unique Residential Areas

When unique residential areas come to mind, immediate thoughts turn to the four mill villages in the Greer area. These villages were developed around the cotton mills and were the first examples of tract housing. These communities provided low-cost housing to employees that were within easy walking distance of the mill. These villages were not part of the town proper, but were within the town's sphere of influence, and economically very important to Greer.



Apalache Mill, pictured at left in 1945, was established on the South Tyger River as early as 1820. Its current form as an industrial village began in either 1888, when it was purchased and the name became Arlington, or 1903, when it was bought by W.B. Smith Whaley and the Whaley group of Columbia and renamed Apalache Mills. The *Victor Cotton Mill* began operation on the east side of the town in 1896 under the presidency of Greer's W.W. Burgess, and then was part of the Parker Cotton Mills Company under the direction of Lewis W. Parker, "the master of mill consolidation." It was later a part of the Victor-Monaghan group. The *Franklin Mill* was begun in 1900 also by W.W. Burgess. It was demolished and its site is now part of the Greer Commission of Public Works. The *Greer Mill* opened to the west of town in 1908, and was known thereafter as "the new mill."

These villages were self-sufficient communities developed with a miniature town center with small-scale stores, churches, and an industry which served as the major employer. Construction styles of these homes are varied by the individual developer. Most mill homes constructed in the Upstate of South Carolina were of clapboard design. These residential areas should be designated as historic districts both at local, state and federal levels. This designation would identify the area as important to the local community and provide education to future generations concerning the importance of maintaining these sites. Local development regulations should be amended to protect these neighborhoods from incompatible land uses that could decrease the value of these properties.

Unique Commercial Areas

Historic Downtown Greer is a highly-concentrated commercial center in the heart of the city and serves as a commercial destination for the area. This area is made up of land uses that are primarily geared to professional offices, retail businesses, and government facilities.



The Historic Downtown also serves as a community focal point. Community events such as the Tunes on Trade free summer concert series, Greer Family Fest, Moonlight Movies, Oktoberfest, Wing Fling, Christmas at Greer Station and the Greer Christmas Parade, in conjunction with cultural programs and activities offered by the Greer Heritage Museum, Greer Cultural Arts Council and other cultural organizations, provide recreational, cultural, and entertainment opportunities which enhance the sense of community for our citizens and reinforce downtowns position as a place where the community comes together.

A harmonious mix of uses that includes second story residential could help to create a larger demand for dining and shopping. Second story residential units in the downtown area would target young professionals and retirees. This demand would create opportunities for entrepreneurs and attract new business to the commercial district. This would also create a demand for increased services offered outside the standard business hours of 9 a.m. to 5 p.m. such as pharmacies, specialty grocers, clothing, and household items. Existing retail merchants and restaurants would be encouraged to expand operating hours as well, helping to create a thriving “24 hour” commercial center.

In order to protect the historic downtown area the city created the Downtown Greer Overlay District to promote compatible development within the Downtown Greer Central Business District, which would complement the character and charm of this unique mixed use center.

Urban Design

Urban design is the evaluation of the built environment and the aesthetic value of design in our communities. Basically, urban design looks at the form and function of a local area. Urban design covers subjects from street trees and sidewalks to road design and parking. The way an area looks significantly affects whether or not a tourist will stop to shop or return to the area. The downtown area is in need of an updated urban design plan to provide an effective and efficient commercial center that meets the needs of today’s citizens. The overall goal of the plan should be to develop and implement strategies that would enhance the commercial viability beyond the hours of 9 a.m. to 5 p.m.

To attract significant large-scale investment in downtown the plan should address ways to: provide a mixture of land uses to attract patrons after 5 p.m.; provide adequate parking through parking garages; perform upgrades and maintenance to existing public facilities such as

buildings, sidewalks, landscaping; expand the official boundaries of the downtown area; provide a pedestrian linkage between the downtown business district and its residential areas; provide adequate signage to downtown along major traffic routes; expand a cultural and historical economic base in the downtown; and, reevaluate the roadway design and parking facilities. To ensure the plan's success is should include a general timeline for implementation of goals along with innovative ways to fund the recommendations of the plan.

Cultural Tourism

Cultural tourism is a recent trend in economic development that is gaining strength throughout South Carolina and the nation. The concept is based on marketing and developing cultural sites that benefit the local economy. Tourist communities along the coast and in mountainous regions have long known the importance that tourism has on a local economy. Historically, Greer's economy has been grounded in manufacturing; however, our local economy is expanding and becoming more diverse. Diversity in a local economy is beneficial so that if one area of the economy slows, other areas prosper.



In 1993 the Greer Heritage Museum was organized to collect, preserve, and exhibit materials, records, and artifacts that relate to the heritage and history of the area. The museum opened in 1996 on Trade Street in the city's historic downtown. When plans were developing for a new Greer City Hall, the museum board requested, and council approved, the use of the old city hall building for use by the museum. Aided by state grant funding, the old City Hall was completely renovated and the museum officially reopened in its new location in 2009. Staffed by volunteer docents, the museum exhibits artifacts related to the history of Greer and its surrounding area.

The museum offers a library for historical and genealogical research, a classroom theater where short documentaries' on local history are shown, and interactive displays for children. The museum is a starting point for a walking tour of historic downtown Greer. Highlights include the 1914 Piedmont & Northern Depot, historic buildings with shops and restaurants, the new Greer City Hall, and City Park, which offers picnic and playground areas, a reflecting pond with a gazebo, an amphitheater that regularly hosts free entertainment, and public restrooms.



The city dedicated City Park on July 4, 2009, as a part of its July 4th celebration "Freedom Blast." The park contains an amphitheater which was designed as an open greenspace area with fountains, several water features, gazebo, sidewalks, and a playground and picnic shelter with plenty of places for citizens to relax, reflect, eat lunch, or read a book. The amphitheater provides the citizens of Greer with a special gathering place to enjoy entertainment or hold special events.

The community is also served by the Greer Cultural Arts Council, which has the mission of providing affordable cultural arts opportunities, through art, music, dance, and drama. The Greer Children's Theater celebrated its 10th anniversary in 2008 with several theatrical productions, as it presents annually, along with classes and camps to further expand the cultural experience of our citizens. The Arts Council also holds several events in the downtown area such as "Tunes on Trade," Greer Idol, and a Fall Gallery Walk. The Arts Council is currently seeking a permanent home for its shows and other activities.

Local leaders need to evaluate the future needs of the community to determine what kinds of cultural activities or sites are beneficial to those currently residing here and those programs and facilities that could be used to recruit additional retirees to Greer.

Religious Sites and Institutions

Table 5-1
Number of Churches

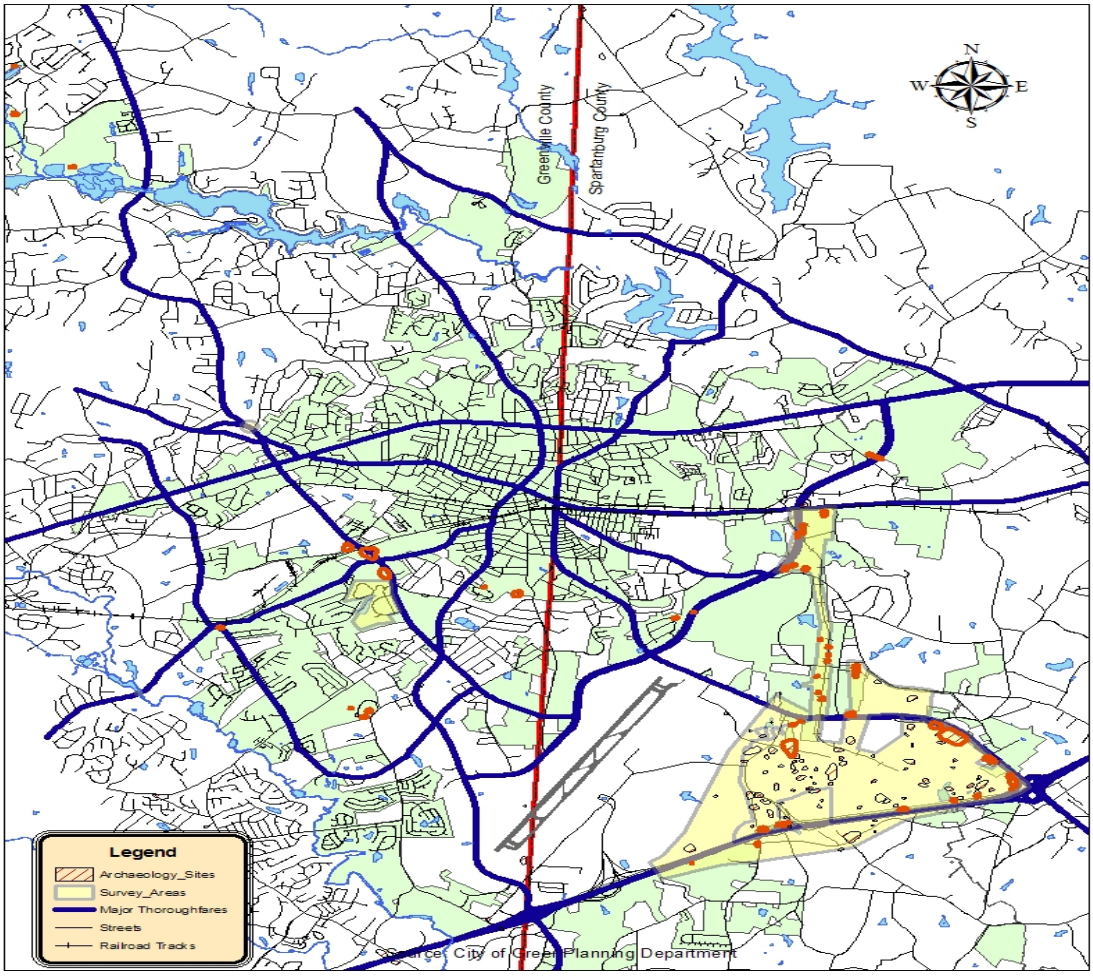
Affiliation	Number
Baptist	16
Methodist	3
Presbyterian	1
Lutheran	1
Catholic	0
Episcopal	1
Other Denominations	12

As shown in Table 5-1, there are many religious sites in the City of Greer. The majority of these sites are churches. As with many communities churches in Greer have long served as focal points for its residents. Some of the oldest surviving congregations date back to the early 1800's including Washington Baptist Church founded in 1819, Pleasant Grove Baptist Church in 1831, and First Presbyterian in 1841. There are many others with each providing numerous benefits to the community ranging from building homes through the Habitat for Humanity Project, serving food to those less fortunate, and contributing monies to children's homes and other charitable organizations. Greer and its communities must continue to work with these organizations to make our community a better place to live.

Archaeological Sites

Greer is located in the center of the dividing line between the Cherokee lands and English settlements making the area an excellent location for finding artifacts such as arrowheads, pottery, and farming tools. However, there have been through the years finds by farmers and other locals of artifacts indicating a presence of people in the area as early as 9,000 to 10,000 years ago. In addition, some finds indicate a presence of more permanent type settlements by non-Europeans up to the 18th century when the lands once belonging to the Cherokee were opened for English settlement. To date, there are more than 57 archaeological sites, four historic structures and two historic areas, as shown in Figure 5-2, throughout the City of Greer.

Figure 5-2
Sites of Archaeological Interests



City of Greer

An in-depth archeological investigation of the Greer area has not been completed.

These sites range from prehistoric times to 50 years ago. To date, the South Carolina Institute of Archaeology and Anthropology (SCIAA) at the University of South Carolina has been unable to catalog all sites. However, the organization hopes to formulate a comprehensive listing within the next five years through computerized mapping. Greer should work to identify these sites with the help of the SCIAA to identify areas of archaeological significance. Also, the Greer Heritage Museum should maintain a copy of this archaeological survey for those interested in these unique sites.

Goals

The City of Greer's cultural resources not only contribute to the community's quality of life but provide substantial economic development opportunities that should be used to its advantage. In partnership with the city community based groups are striving for a renewed vision of arts and cultural activities in Greer that includes current and future facilities, programs, performances, exhibits, and marketing necessary for the cultural vitality of Greer. The following goals and objectives will assist in achieving this vision to promote, preserve and protect of our cultural assets.

Continue to develop and market the historical aspects of the Greer community.

- Preserve and manage the historical district
- Develop a visitors center
- Work with the Greer Heritage Museum
- Attain Certified Local Government status

Continue to develop, organize and host festivals and events in the downtown area.

- Continue to provide events and activities in City Park.
- Continue to support efforts of Greer Station Association
- Implement strategies to develop events and activities in the outlying communities

Re-establish Board of Architectural Review.

- Appoint citizens based on interest, knowledge, and expertise
- Insure all board members receive required training.

Continue to support Greer Heritage Museum.

- Support efforts of the museum board to be open daily
- Support efforts to have the museum serve as a visitor's center
- Help promote heritage education through the museum

Promote community preservation planning.

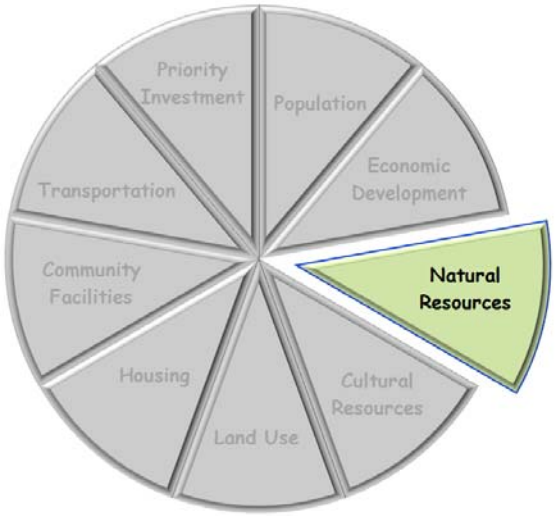
- Assist in creating residential historical districts
- Expand the existing commercial historical district

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2010 Comprehensive Plan

City of Greer, SC

Section 6: Natural Resources



The natural resources element includes information related to the natural environment of the area. Information on flood plain and flood way areas, mineral deposits and air quality are possible characteristics that should be considered.

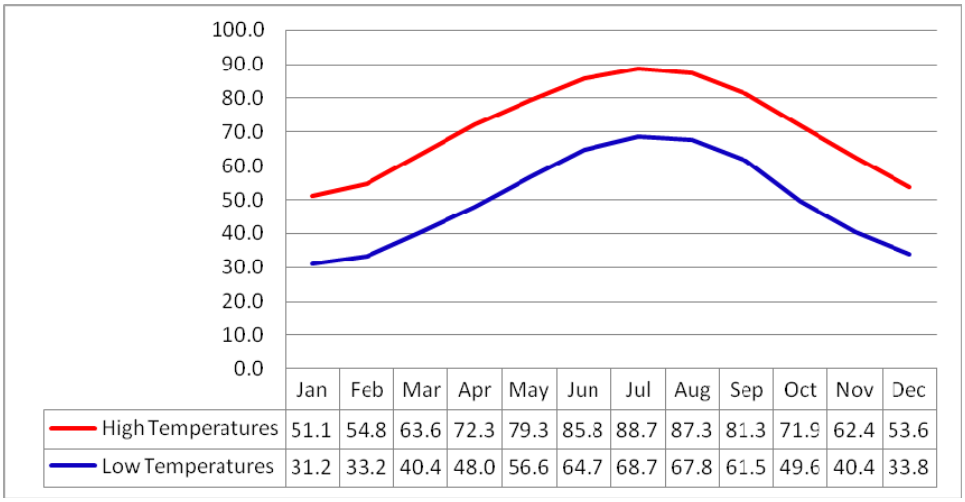
The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the Natural Resources element:

- Coastal resources
- Slope characteristics
- Prime agricultural and forest land
- Plant and animal habitats
- Unique park and recreation areas
- Unique scenic views and sites
- Wetlands and soil types

Climate

The climate of South Carolina is classified within the humid tropical region. This climatic region is characteristic of hot, humid summers and mild winters. For Greer, the average annual temperature was 60.4°F from data collected from 1962 to 2009 by the Southeast Regional Climate Center. During the same period, the average annual high temperature was 71.0°F, while the average annual low temperature was 49.7°F. The warmest temperatures were typically found during the month of July while the coldest temperatures were in January as shown in See Figure 6-1.

Figure 6-1
Average Annual Temperatures

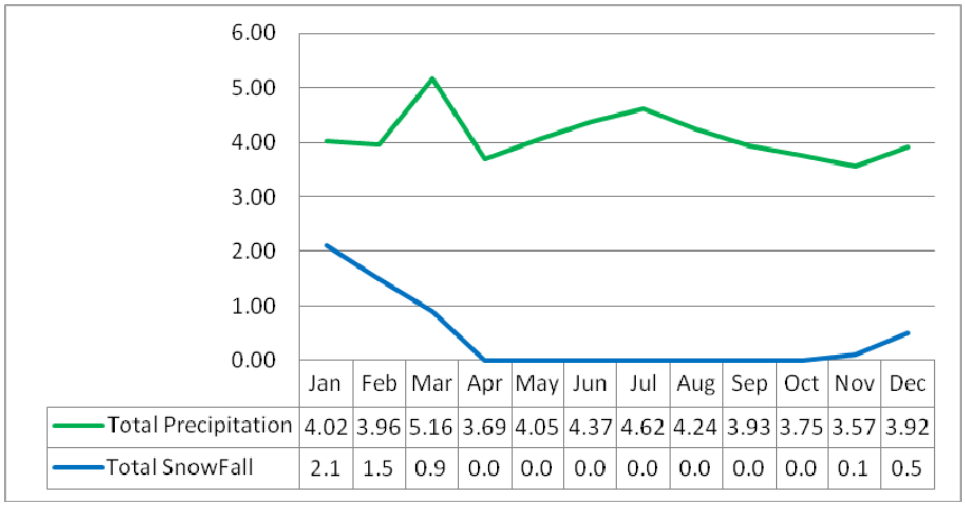


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High Temperatures	51.1	54.8	63.6	72.3	79.3	85.8	88.7	87.3	81.3	71.9	62.4	53.6
Low Temperatures	31.2	33.2	40.4	48.0	56.6	64.7	68.7	67.8	61.5	49.6	40.4	33.8

Southeast Regional Climate Center

In terms of precipitation, the Greer area receives an annual average of 49.28 inches; 5.1 inches of which is snowfall. The months with the greatest amount of precipitation are March and July. The driest months occur during November and April as shown in Figure 6-2.

Figure 6-2
Average Annual Precipitation



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Total Precipitation	4.02	3.96	5.16	3.69	4.05	4.37	4.62	4.24	3.93	3.75	3.57	3.92
Total SnowFall	2.1	1.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5

Southeast Regional Climate Center

It is likely the City of Greer will continue to urbanize. As urbanization increases, so does the climate of that particular area. An urban area, sometimes referred to as a "heat island," is typically three to 10 degrees warmer than the surrounding countryside. Large expanses of concrete and asphalt have been shown to alter the local climate because they absorb the sun's light and then heat the air during the cooling periods of the evenings, making local climates warmer over a given period of time. Open burning and industrial emissions have been found to increase temperatures in the local climate. Trees are a nullifying factor to these heat islands as they provide reduced air temperatures, reduced glare, and reduced wind speeds.

Air Quality



The Environmental Protection Agency (EPA) and the South Carolina Department of Health and Environmental Control (DHEC) regulate and protect the air quality in the state. While most of South Carolina meets standards ambient air quality, increased urbanization in the Greenville, Asheville, and Charlotte metropolitan areas impacts local air quality, especially ground-level ozone. Ground-level ozone forms when oxides of nitrogen and volatile organic compounds are heated by the sun during the spring and summer months and can be exacerbated by human activity. Current National Ambient Air Quality Standards (NAAQS) for eight-hour average ground-level ozone is .075 particles per million (ppm). Table 6-1 depicts ground-level ozone measurements since 2000 at the seven State and Local Air Monitoring Sites (SLAMS) in the Greenville-Spartanburg-Anderson CSA.

Table 6-1
SLAMS Ground Level Ozone Measurements 2000 - 2009
8-hour annual average(ppm)

County (Monitoring Site)	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Anderson (Big Creek)									0.068	0.061
Cherokee (Cowpens)	0.088	0.08	0.093	0.079	0.068	0.078	0.076	0.067	0.080	0.057
Greenville (Hillcrest)										0.067
Greenville (Famoda Farm)									0.065	0.065
Oconee (Long Creek)	0.082	0.078	0.094	0.079	0.075	0.075	0.065	0.074	0.072	0.066
Pickens (Clemson)	0.081	0.088	0.088	0.078	0.074	0.081	0.081	0.081	0.080	0.066
Spartanburg (N Sptbg. FD)	0.089	0.090	0.093	0.079	0.082	0.082	0.085	0.083	0.085	0.066

Red highlight - exceeds NAAQS, yellow highlight – near NAAQS ***SC DHEC, Bureau of Air Quality***

In December 2002, Greenville County, Anderson County, and Spartanburg County entered into the Early Action Compact (EAC) to implement strategies for emissions reductions as a proactive measure to achieve compliance with EPA air quality standards, especially in regards to eight-hour ground-level ozone. This was done to get ahead of the federally-mandated compliance dates and avoid federal restrictions that normally apply to non-attainment areas. As a result of these efforts, such as Greenville County's Spare the Air and Breathe Better at School programs (http://www.greenvillecounty.org/air_quality/additional_resources.asp), significant ground-level reductions have been made. In 2009, all SLAMS in the Greenville-Spartanburg-Anderson CSA reported eight-hour average ground level ozone measurements well under the .075ppm standard.

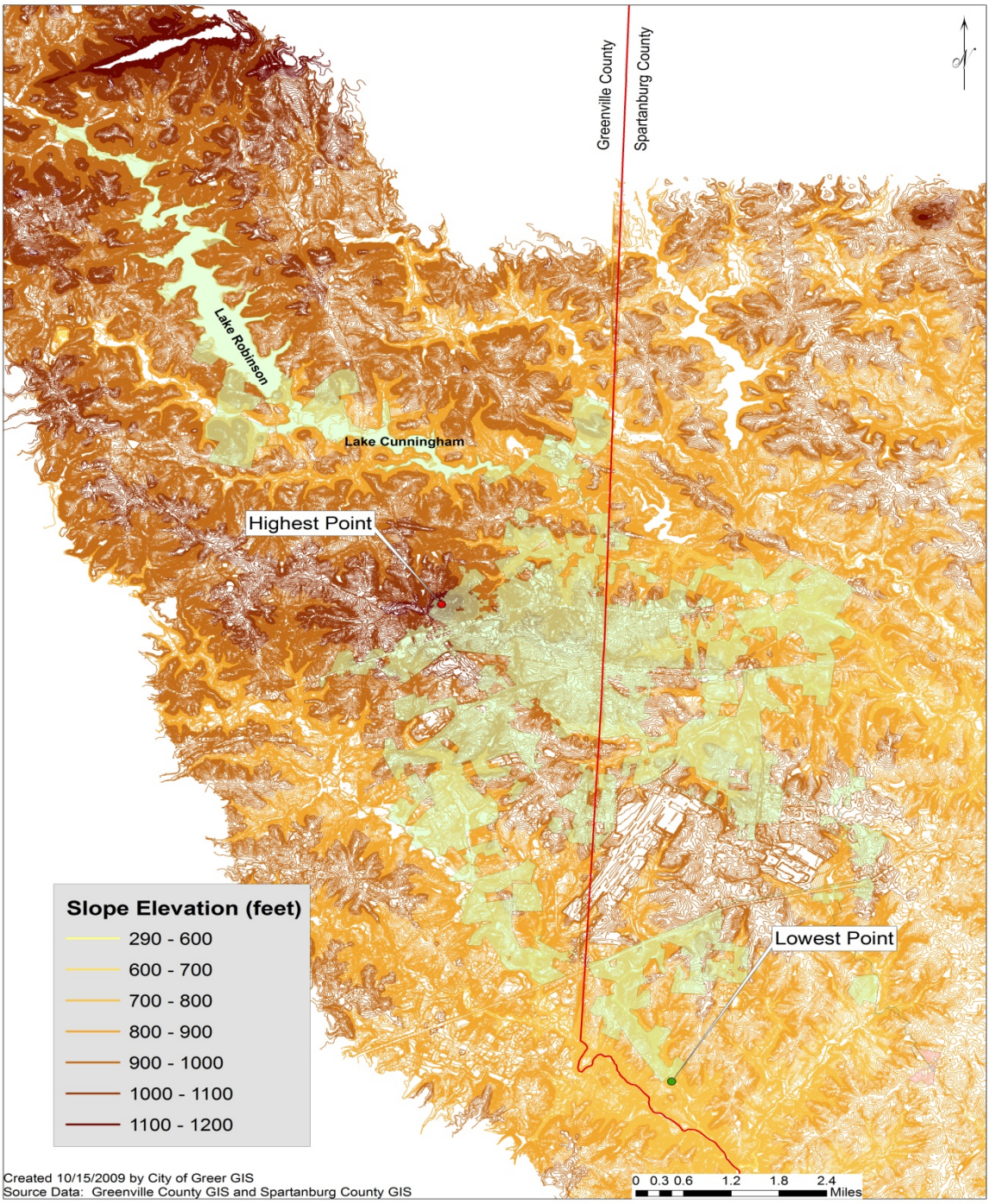
However, as of January 2010, the EPA has recommended this standard be further reduced to a range somewhere between .060ppm and .070ppm. The new designation should be set by August 2011 with compliance required beginning in 2013. Continued efforts must be made to further reduce the area's ground-level ozone in order to avoid non-attainment status which could have a negative impact on the ability for the city to attract commercial and industrial development and, more importantly, the quality of life for our community. In a 2008 citizen opinion survey, 64% of those questioned felt that the air quality of Greer was good or excellent. The remainder felt that air was a concern but did not feel that it was an imminent threat to their quality of life.

The only problematic sources of air quality found in Greer are derived from industry, automobile traffic, and utilities. Greer should analyze these factors in relation to the growing ozone problem and develop local solutions that manage ozone within acceptable levels that work in-hand with the promotion of development. The city has supported Greenville County's Spare the Air efforts and should continue to do so.

Slope Characteristics

The City of Greer is located within the Piedmont Plateau region of South Carolina. This region is typified by rolling hills within an elevation range of 300 feet to 1,200 feet above mean sea level (MSL). The lowest point in the Greer city limits is found in Spartanburg County along Dillard Creek (710' MSL) at approximately 82°12'21.4"W, 34°50'53.5"N. Conversely, the highest point is found in Greenville County near the corner of Crestview Circle and Blue Ridge Drive in the Burgiss Hills subdivision (1180' MSL) at approximately 82°15'30.0"W, 34°56'55.6"N. The elevation difference between these points is 470 feet within a distance of 7.54 miles; the slope between the highest and lowest points in the city is 62.33 feet per mile as shown in Figure 6-3.

Figure 6-3
Slope Characteristics
Greater Greer Area



The elevation differential in Greer is equivalent to the elevation differential between Greer and Chester, SC. The elevation of Lake Robinson and Lake Cunningham is 890' and 840' MSL, respectively. Therefore, these bodies of water are lower than the elevation of Greer's geographic center.

Soils

Soil information was obtained from the Greenville and Spartanburg County Soil Surveys. Soils in the Greer area are gently sloping, well drained, and have no or very slight limitation to urban development. These soils formed in material that weathered from the underlying bedrock of granite and gneiss. These soils are loamy and consist of a mixture of clay, silt, and sand. The major soil association for the Greer Area is the Cecil-Hiawassee-Appling Association. Soil series included in this association are Cecil, Hiawassee, Appling, Madison, and Musella.

The other soil association located in the Greer area is the Cartecay-Toccoa-Wehadkee Association. This association consists of soils on flood plains along tributaries such as Abner Creek, Beaverdam Creek, Brushy Creek, Clear Creek, Dillard Creek, Enoree River, Frohawk Creek, Maple Creek, and the South Tyger River. These soils are suited to pasture, wetland hardwoods, and as habitat for woodland and wetland wildlife. The wetland areas identified on the Wetland Map represent the approximate location of these soils.

Hydrology, Water Quality and Quantity

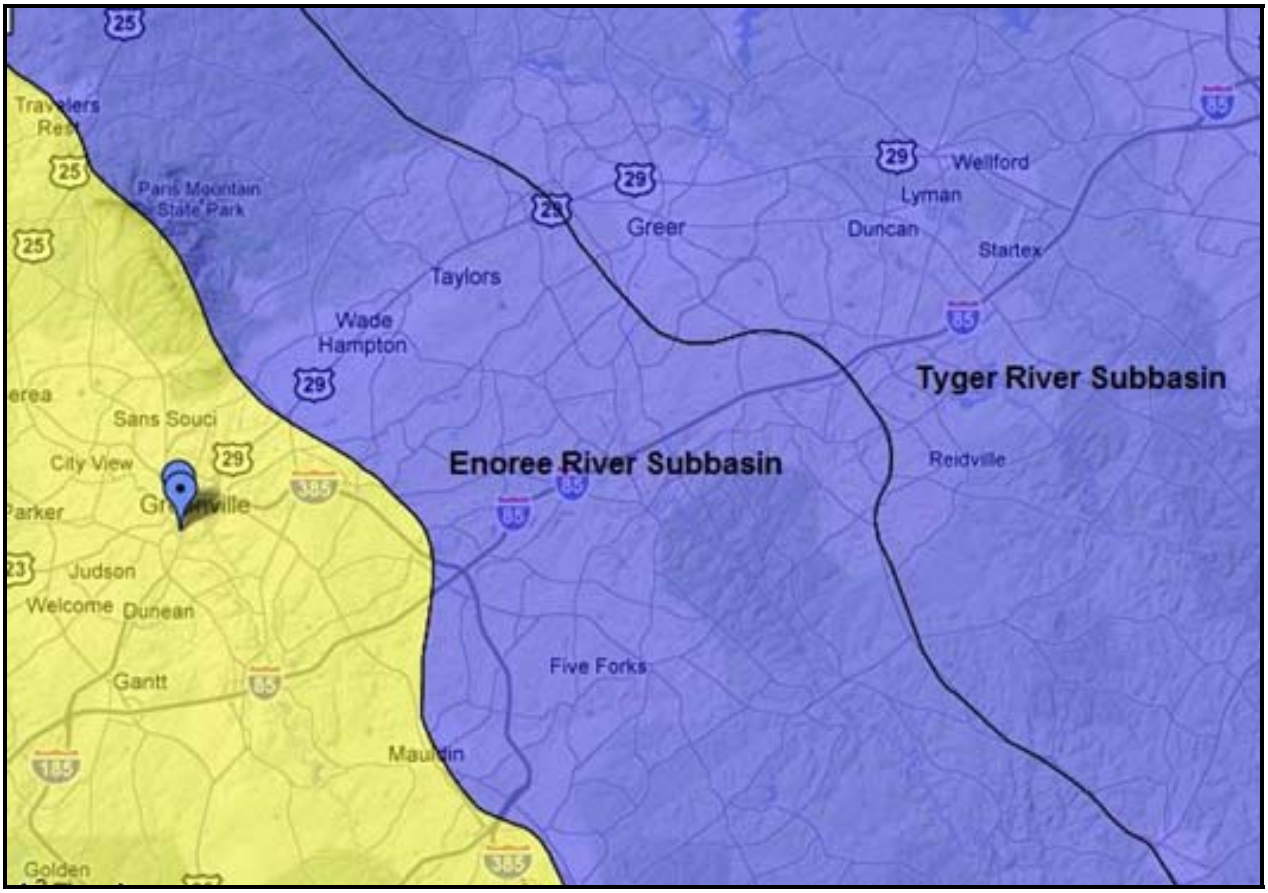
The City of Greer is located within the Broad River Basin, one of the larger hydrologic areas in the upstate of South Carolina. Within that area, the Greer area falls into the Tyger River and the Enoree River sub-basins as shown in Figure 6-4. The hydrology of Greer includes many factors including topography, water features, and natural drainage ways. But for the most part, water that falls in the greater Greer area eventually flows into the Enoree and Tyger rivers and subsequently will empty into the Broad River. Geographically speaking, these two sub-basins are divided by a ridge that starts near the intersection of US-25/SC-290 and follows along SC-290, down Buncombe Road, and across the Greenville-Spartanburg International Airport property to SC-101. From here, this line of separation follows SC-101 all the way to Woodruff, SC.

Some of the most prevalent hydrological features in Greer are the rivers and streams that collect and drain water to the Atlantic Ocean. There are two major river sub-basins in Greer, the Tyger and Enoree, and about a dozen creeks that feed into them as shown on Figure 6-5. The Enoree, a tributary of the Broad River, is an important river for Greer in that it provides a

potential for recreational activities in the future and more or less defines the existing municipal boundary for Greer.

The Tyger River, also a tributary of the Broad River, is extremely important for Greer in that it provides the necessary water supply for Lake Robinson and Lake Cunningham, both of which are the primary water reservoirs for the City of Greer. Both lakes are man-made with Lake Cunningham being constructed in 1957, while Lake Robinson was constructed in 1984. Together these bodies of water total 1.84 square miles (1,180 acres) and run a total length of about 8.5 miles. Both of these lakes are owned by the Greer Commission of Public Works and are used primarily for raw water resources to provide excellent service to the greater Greer area. In addition to the utilities usage, both lakes are open to the public for fishing and boating activities.

Figure 6-4
SC Watershed Stewardship Map
Greater Greer Area



Clemson University Restoration Institute

Figure 6-5
Hydrological Features
Greater Greer Area

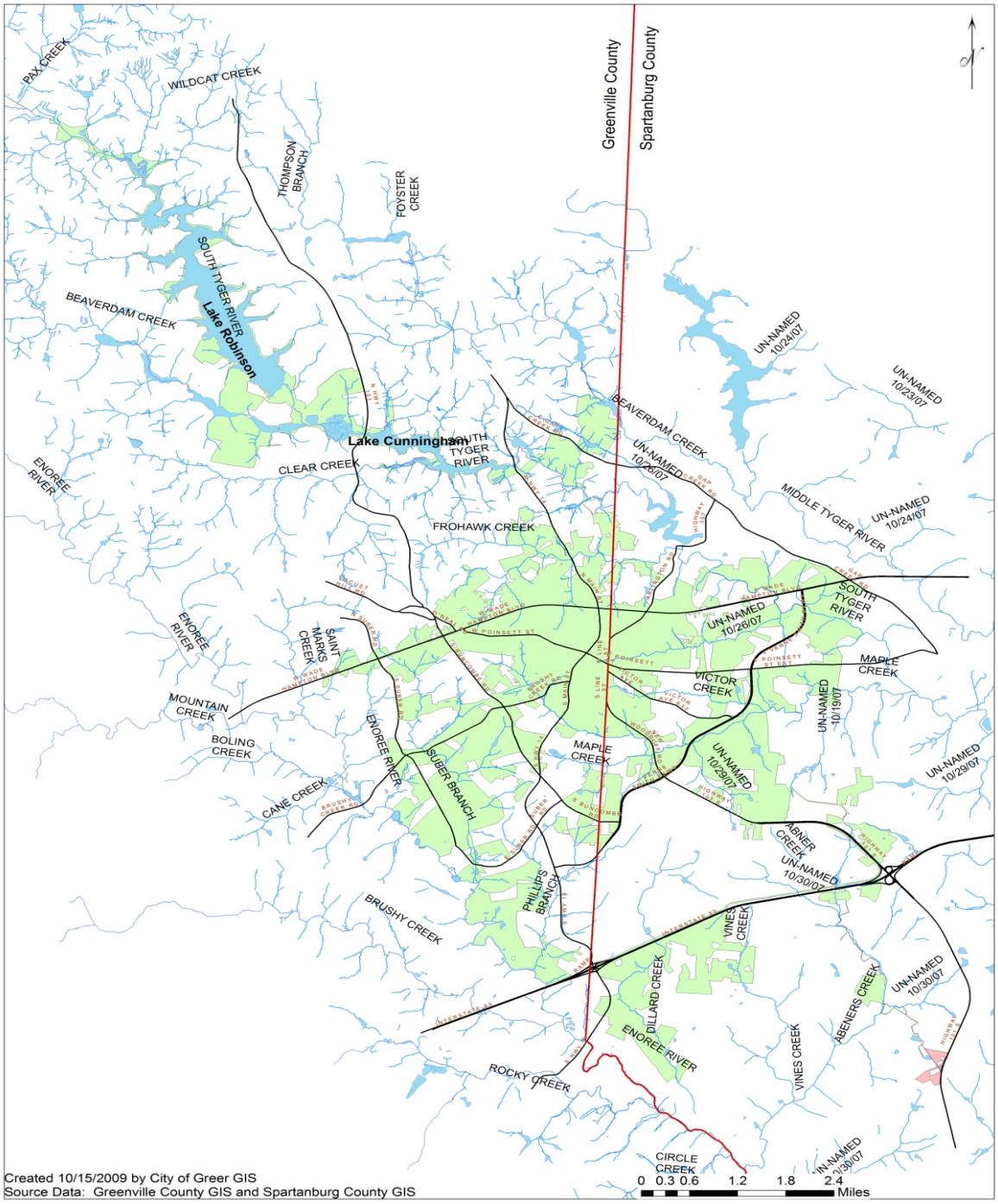


Figure 6-6
General Constituents in Drinking Water
Greer CPW Service Area

General Interest Constituents

Parameter	2008 Avg.	Range
Alkalinity mg/l	14.04	12.27-15.36
Ammonia mg/l	1.23	1.20-1.48
Hardness mg/l	8.24	7.47-10.13
Potassium mg/l	0.25	0.15-0.30
pH	7.08	7.02-7.14
Phosphate mg/l	0.49	0.47-0.50
Sodium mg/l	7.6	-

Because many of the water features are in close proximity to commerce, industry, and other types of potential pollutant sources, water quality is of the utmost importance for a thriving Greer. That being said, the Greer Commission of Public Works routinely monitors for constituents in the drinking water according to federal and state laws. The most recent study monitored the period of January 1 to December 31, 2008 as shown in Figure 6-6. As a service to Greer CPW customers, they provide the public a copy of this annual report to accurately portray the results of testing performed by the State of South Carolina and by their own certified laboratory professionals. The report in its entirety can be found at http://www.greercpw.com/wp-content/uploads/2009/03/2009greerwaterreport.pdf.

Flood Plain and Flood Way Areas

The City of Greer contains an intricate network of flood plain areas. These areas are formed from the slope of the land and serve as the natural drainage ways that have developed over time. When an unusual amount of rain falls, these natural drainage ways fill with water. The Federal Emergency Management Agency (FEMA) promotes flood safety and designates areas within the U.S. that are flood hazard areas. Most of the flood plains within the city are designated as Zone AE by FEMA. This means that base flood elevations have been determined and that there is a potential for inundation at least once in one hundred years.

The primary flood prone areas in the City of Greer are Maple Creek, part of the Tyger River watershed, and the Enoree River. Both of these water features impact the city through several 100-year flood zones and have historically caused property damage to structures in these areas. Many of the flood problems for these drainage ways have been attributed to both the steep terrain to the north of the city and due to the rapid development this area has seen. This is particularly true when taking into account that many surfaces have become impervious and do

not allow for water to be absorbed. This creates a situation in which runoff empties immediately into the nearest drainage ways.

Animal and Plant Habitats

Wildlife habitats serve many purposes. They can sustain rare and unique plants and animals, as well as provide natural beauty and recreational and educational opportunities. These habitats can be impacted by urbanization, as well as agricultural practices. The South Carolina Department of Natural Resources has identified five such wildlife habitats in the Greater Greer Community as shown in the Table 6-1.

Table 6-1
Rare, Threatened, and Endangered Species
Greater Greer Area

Scientific Name	Common Name	Level
Minuartia Uniflora	One-Flower Stitchwort	3
Sagittaria Fasciculate	Bunched Arrowhead	1*
Juncus Georgianus	GA Rush	3
Isoetes Piedmontana	Piedmont Quillwort	2
Helianthus Porteria	Porters Goldeneye	1

South Carolina Department of Natural Resources

1. Critical - extremely rare, vulnerable to extermination
2. Imperiled - rate and vulnerable
3. Secure
* Globally threatened

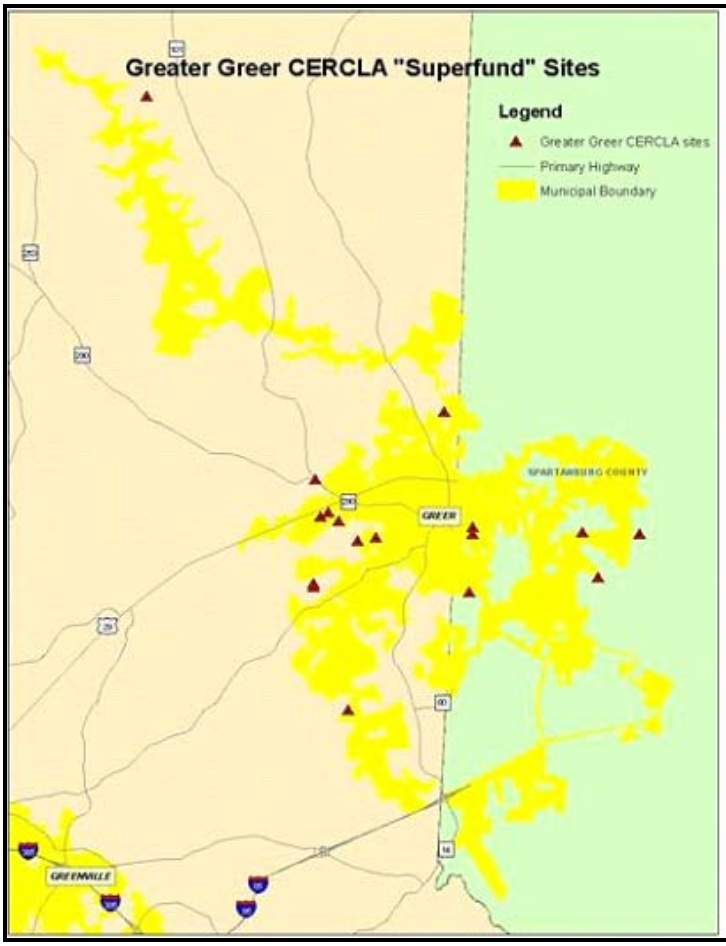
These five species are all plants. No endangered animal was identified. As the table indicates, the Bunched Arrowhead is a globally threatened species and is extremely rare. Protecting these species is very important, but also important is providing opportunities to maintain non-threatened wildlife.

Since the late 1990s, Greer Commission of Public Works has participated in the state sponsored Wildlife and Industry Together Program. Vegetation in an area below the park on Lake Robinson as well as land near the Maple Creek Waste Water Treatment Plant and the slope of the dam at Lake Robinson have been and will continue to be allowed to grow to provide a habitat for wildlife in the area.

Environmentally Concerned Sites

Another environmental concern is those areas that may have some type of soil or groundwater contamination. The United States Environmental Protection Agency (EPA), and the South Carolina Department of Health and Environmental Control have the responsibility to monitor, assess, inspect, and regulate these areas. The list of sites shown in Figure 6-8 has been identified as current, previous, or potential Superfund Sites. Just because a site is mentioned does not necessarily mean that the property is contaminated. Each site has undergone an environmental evaluation and its status can change. Also, it should be noted that as testing standards change so too will the number of identified sites.

Figure 6-8
Environmentally Concerned Sites
City of Greer



SITE NAME	1998	2008
Polysar Inc.	x	x
Exide	x	x
American Hoechst Corp.	x	x
Sarratt Property	x	x
C&S Waste Oil	x	x
Chapel Estates	x	x
Farmer Site	x	x
Safety Kleen	x	
Sunnyside Dump	x	x
Westgate Mobile Home	x	x
West Point Stevens		x
John Deere		x
Groce Laboratories		x
Elmore Site		x
Groce Farm Site		x
Celanese Chemical Co.		x
General Battery Corp.		x
Detroit Broach		x
Blue Ridge Landfill		x
Old Orchard Meadows		x

Source: Environmental Protection Agency

Conservation Measures

There are many ways to insure conservation of our natural resources. The recycling program through the City of Greer is an example of how a public initiative serves to protect our rivers, streams, and fields from refuse that takes years to decompose. By recycling, the public is able to extend the life of the current landfill therein reducing the costs to taxpayers and minimizing the need for continued landfill sites.

In the area of improving air quality, the Greer Commission of Public Works has taken steps to promote the use of natural gas as a clean transportation fuel. Natural gas is produced both worldwide and domestically at relatively low cost and is cleaner burning than gasoline or diesel fuel. With data indicating that natural gas vehicles average an 80 percent reduction in ozone-forming emissions compared to gasoline vehicles, Greer CPW has installed a compressed natural gas fueling station to fuel portions of their fleet converted to operate on natural gas.

Sustainable growth patterns are a conservation measure that needs to be researched and developed in Greer. Waterway protection, along with flood plain protection, is an important measure for the health, safety and welfare of the owners of property. These waterways should be conserved for the protection of the public, as well. Also, tree protection or replacement along with incentives is important to the natural beauty and economic benefit of the area.

Local governments, in conjunction with local businesses, can set a precedent in South Carolina by moving toward LEED ("Leadership in Energy and Environmental Design") certification. LEED is a program that uses only certified environmentally sound building materials that not only help conserve the environment, but also promotes efficient energy use in the day to day operation a building. A movement toward LEED certification by both the City of Greer and private business, along with these other conservation measures will promote conservation of our natural resources for generations.

Goals

The information contained in this section will periodically be monitored and updated as conditions change. Additional natural resources information may be added as it becomes available. The Natural Resources and Environmental Issues identified in this element of the comprehensive plan are a vital component of the Greer Community's ecosystem. As such, it is important that these resources be appreciated and be taken into consideration as urbanization continues. Urban and Economic Development can occur without any misuse or destruction of these natural resources. The key is to protect these resources and, where possible, use them for conservation purposes for the enjoyment of present and future generations.

The following goals for natural resources are in response to the community's desire to have quality living without sacrificing the natural beauty of the area. These goals are intended to help promote proactive behavior towards conservation and other actions that take impacts on the environment into consideration.

Implement strategies to help reduce air pollution to acceptable levels.

- Encourage the inclusion of green-space in development projects.
- Work with other government agencies to devise strategies for particulate reduction.
- Collaborate with local organizations to investigate both local and regional transportation/mass transit alternatives.
- Convert at least 15% of the city's fleet to operate on natural gas to be fueled through the Greer Commission of Public Works' natural gas fueling center.

Continue policies aimed at mitigating water pollution and to inform local residents on responsible water stewardship.

- Continue to support Friends of Lake Robinson.
- Supports efforts by Greer CPW to protect the city's water supply.
- Continue to insure compliance with storm-water quality control regulations through measures such as MS4s.
- Continue to support storm-water quantity and quality educational efforts.
- Encourage the use of riparian buffers.

Implement strategies for responsible land development.

- Review and revise current land development regulations (LDRs)
- Develop standards for low impact development.
- Promote and encourage infill development to address urban sprawl.

Support efforts to develop strategies for renewable resources.

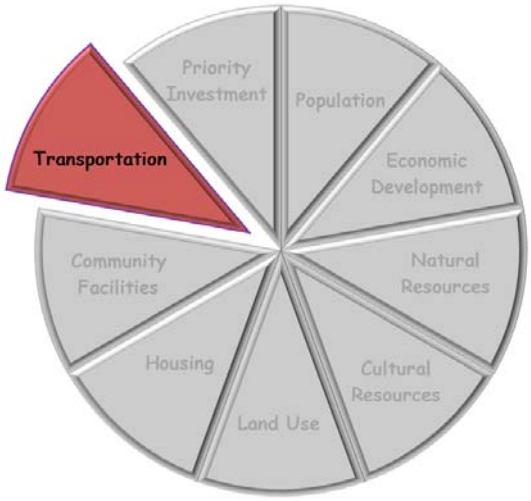
- Open a City of Greer Recycling Center.
- Develop partnerships for exploring renewable energy uses.
- Mitigate and redevelop Brownfield sites.

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2010 Comprehensive Plan

City of Greer, SC

Section 7: Transportation



The Transportation element considers transportation network facilities. This element must be developed in coordination with the Land Use element to insure transportation efficiency for existing and planned development. It covers the existing and future transportation facilities for vehicles, rail/freight, transit, bicyclists and pedestrians. Prior to the 2004 update to the 1999 Comprehensive Plan it was included as part of the Community Facilities element.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the Transportation element:

- Major road improvements
- New road construction
- Transit projects, and
- Pedestrian and bicycle projects

Introduction

The City of Greer and its citizens have a wonderful history and promising future that can be articulated through this comprehensive planning process. The plan aims to be the fundamental framework to achieve set goals, direct policy and ultimately provide future generations with a vision that creates sustainability, managed growth, and a greater quality of life. The process used serves as the foundation to the development of a successful plan which identifies not only what ***should*** be done but ***how*** it can be accomplished. The process involved citizen and stakeholder meetings to develop issues, opportunities and goals; fact-finding, surveying, inventory of existing/future conditions; and development of objectives and implementation strategies to carry out the plan. With citizen participation, the plan will encourage consensus, improve efficacy, and forge a cooperative, collaborative and responsive community.

Past Planning Studies

In the development of this plan, a number of prior documents and planning studies were examined to better understand the context and current relevance of the issues, recommendations, and implementation strategies. Elected officials and planners need accurate information to make informed decisions and learn from past experience. The following planning studies were reviewed:

Imagine Greenville: Greenville County Comprehensive Plan
Plan-It Greenville: City of Greenville Comprehensive Plan
Greenways Master Plan
GreenLink Transit Vision Plan
Greer Railroad Relocation Study
GPATS Long Range Transportation Plan
Greer Station: Downtown Redevelopment Plan
Greer Thoroughfare Plan
Highway 290 Area Plan
Greenville County Low Impact Development Roundtable



Over the past several decades many communities throughout the United States have realized the need to integrate and improve the link between land use and transportation planning. The design of transportation facilities such as roads, driveway access points, sidewalks, bike lanes, trails, and greenways has a major impact on a community's character and quality of life. Since the adoption of the Greer Comprehensive Plan in 1999, the City of Greer has grown in both population and its geographic area. In 2004, the Land Use Element was updated to ensure smart development and identify land use strategies that would be developed through a committee to encourage walkability and pedestrian friendliness sufficient to support the future residential, commercial, and industrial needs of the community.

Issues raised by the public included the need for responsible growth management, providing for neighborhood stability, reducing traffic congestion, improving the community's appearance, and maintaining the small-town atmosphere. Additionally, the need to connect bicycle riders with multipurpose pathways, trails and greenways was expressed in the community visioning

workshops. The lack of mass transit and the need for traffic calming to improve safety and efficiency of the transportation system were also cited as concerns.

As a result, the following Land Use Goals were established in 2004:

- Ensure that sufficient and varied housing opportunities exist for all citizens in the future with the least possible impact on roads, sewer, or community facilities.

- Encourage commercial and office development where it is compatible with surrounding land uses and supports revitalization of the center city.

- Identify potential industrial development areas and ways to protect them as well as features such as GSP Airport.

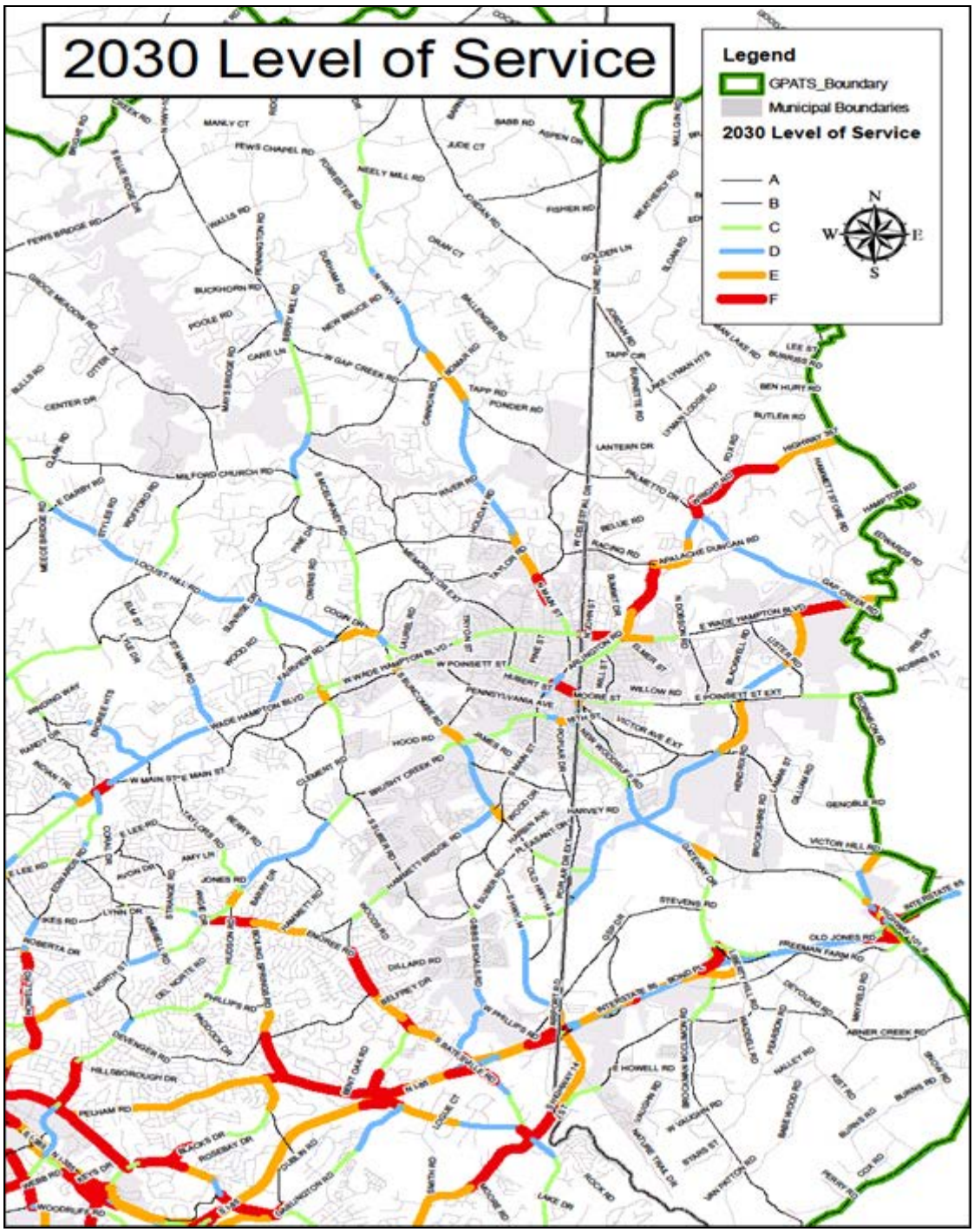
- Provide the most effective and efficient multimodal transportation choices for the Greer community.

- Identify possible alternatives to preserve environmentally sensitive areas.

How we use our land affects our transportation facilities and modes (choices) of travel. As we increase access to parcels, land values rise. As development occurs along adjacent roadways, traffic increases resulting in more conflict points, greater potential for crashes, and overall deterioration of Level of Service (LOS) where the volume of vehicles is greater than a roadway's designed capacity. Figure 7-1 depicts the future Level of Service for the transportation network. In general terms, the Level of Service is much like a grading scale from A to F. In most urban environments a Level of Service of C or D is considered acceptable for traffic conditions during the peak travel times (morning and afternoon commutes).

The reduced efficiency of the road eventually necessitates roadway widening that may encourage even more development, and the cycle continues. Therefore, adopting strategies in a master plan that implement transportation policies and standards through the zoning ordinance as part the site plan review process has the potential to significantly improve the Greer community. The following sections will address the current and future roadway system, pedestrian and bicycle network, transit, freight, and rail network. The Transportation element will conclude with implementation strategies.

Figure 7-1
Future Level of Service Map



Greenville-Pickens Area Transportation Study

Highway and Transportation Plans

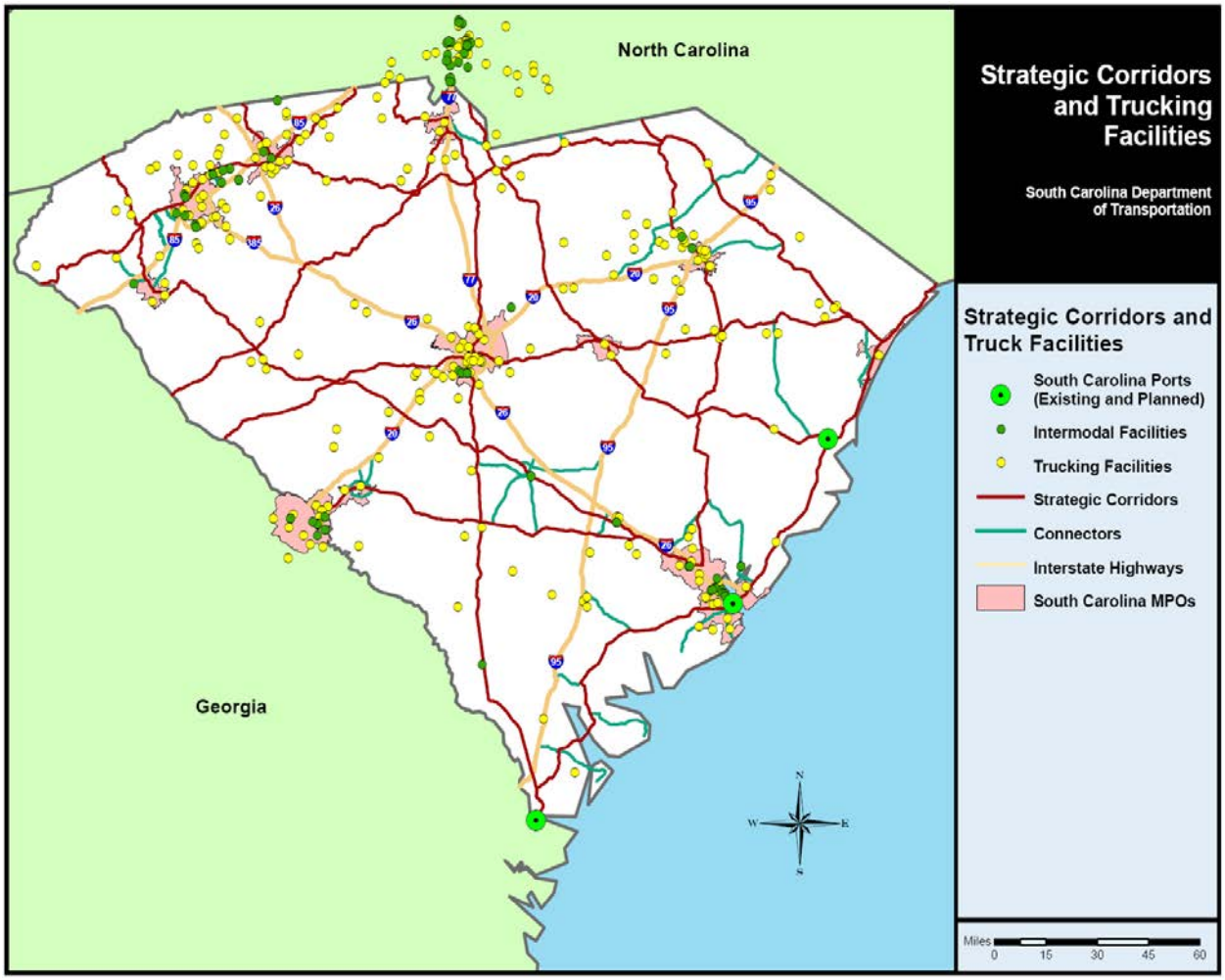
Greenville County is one of the most urbanized areas of the state and the largest in South Carolina. The City of Greer is located along the I-85 corridor between Greenville and Spartanburg in the "Upstate" region. Greer's population is projected to increase by 12.1% over the next five years and 65,500 people are expected to live within a 10-minute drive of the historic Greer downtown area. The population of the City of Greer increased from 10,322 in 1990 to 16,843 in 2000. Greer has proven to be an important economic crossroad. In 2008 the leading employers included BMW Manufacturing, Cryovac Division-Sealed Air Corporation, Michelin North America, and Mitsubishi Polyester Film, LLC. Currently, during the design phase, all interstate widening projects are evaluated in terms of mass transit alternatives (high occupancy or rail service). Furthermore, as part of the planning and environmental studies, air quality impacts will be considered, especially in non-attainment areas (as declared by EPA). The Greenville-Spartanburg area of the Upstate is pending non-attainment status.

Interstate 385 connects to I-85 just before downtown Greenville and continues to I-26 in Laurens County. Along with I-85, it serves as the Greer community's primary commercial traffic highways. Based on forecasts, the I-85 corridor will have capacity deficiencies that will require widening from three to four lanes (northbound-southbound). The Statewide Interstate Plan completed by the South Carolina Department of Transportation (SCDOT) outlines the needs for the interstate system. The SCDOT is currently developing a study of I-85 from US 25 to SC 129 to evaluate interstate needs and to explore High Occupancy Lanes (HOV) and designated truck lanes.

The four-lane divided portion of I-385 in Greenville County is currently experiencing capacity deficiencies and structural and surface deterioration and will be widened to six lanes from just south of the Woodruff Road exit to just south of I-185. The interchange at I-85 also will be reconstructed to improve safety and congestion. In addition The SCDOT is set to begin reconstruction of the I-385 corridor from I-26, replacing or raising existing bridges and widening the 15-mile section within Laurens County to accommodate interstate design features typical for such facilities. These would include two 12-foot travel lanes, a 4-foot inside shoulder, and a 10-foot outside shoulder.

The Interstate 85 corridor (from the Georgia state line to Cherokee County at the North Carolina border) carries about 100,000 vehicles each day (Annual Average Daily Traffic/AADT), of which 28 to 30 percent is truck traffic. The global nature of our economy relies on efficient intermodal connectivity, and in South Carolina, trucks are estimated to move about 80 percent of total freight. Figure 7-2 includes the major routes along the I-85 Corridor in the Upstate region.

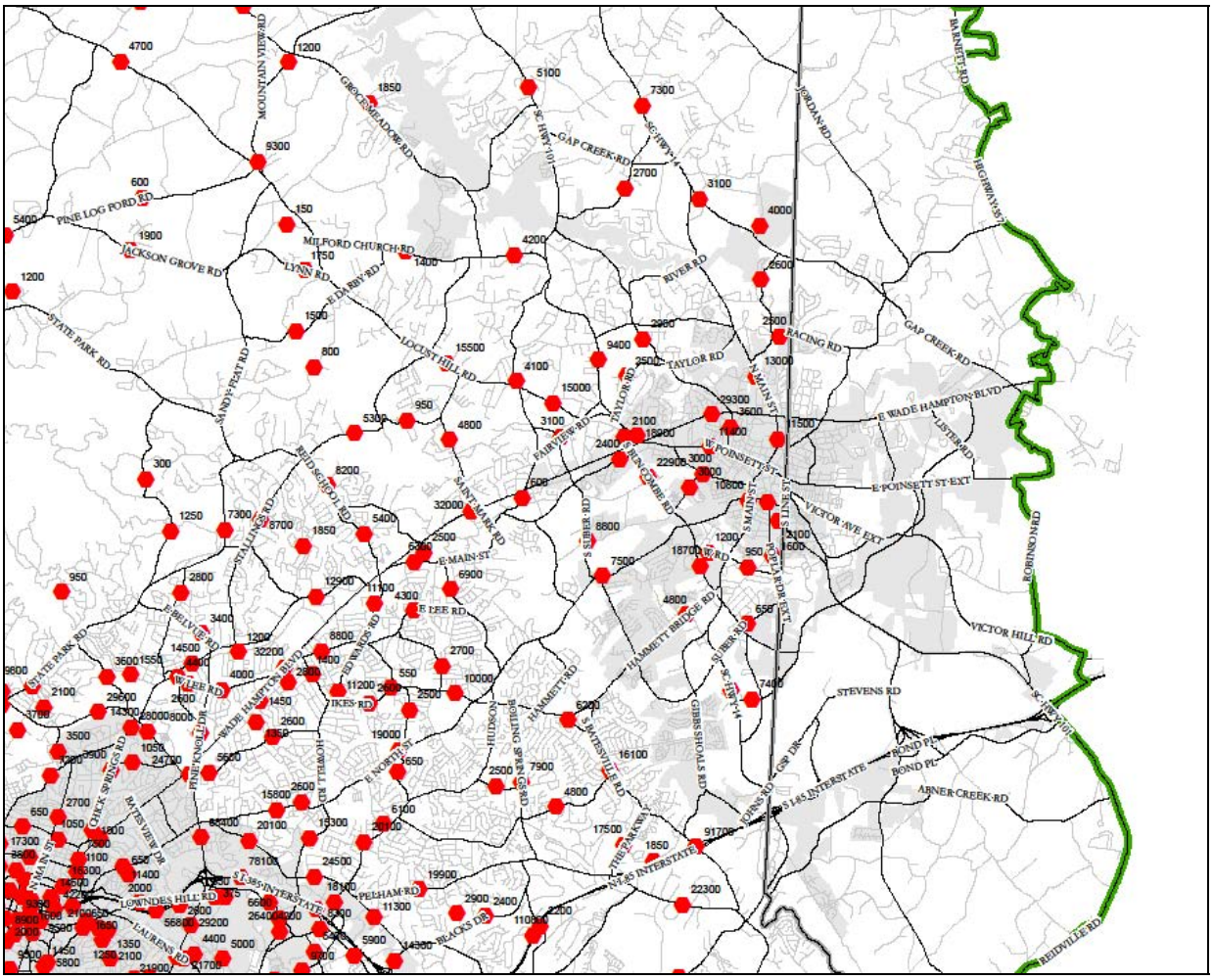
Figure 7-2
South Carolina Strategic Corridors and Truck Facilities



South Carolina Department of Transportation (SCDOT)

Prior to the formation of the interstate system in 1956, U.S. Highways served as connections between states and major cities. U.S. Route 29 (Wade Hampton Boulevard) was constructed in the 1920s and has grown from a rural two-lane road to a six- to seven-lane highway. This corridor has an average daily traffic count of nearly 30,000 vehicles. Strip development along this route has continued to increase traffic, leading to more accidents. Other major routes serving Greer include SC 14, SC 290, SC 101 and SC 357. Figure 7-3 shows traffic volumes along these roadways.

Figure 7-3
Transportation Map and Daily Traffic Volumes



Greenville-Pickens Area Transportation Study

The Greenville-Pickens Area Transportation Study (GPATS) is the Metropolitan Planning Organization (MPO) for this region of the Upstate and provides transportation planning, project development, and grant assistance to the municipalities in the urbanized area. The MPO is responsible for carrying out the transportation planning process and developing the transportation plans for the urbanized area. The Long Range Transportation Plan was adopted in November 2007 by GPATS Policy Committee. The projects selected from this plan are ranked

or prioritized based on a methodology that factors in safety, congestion (Level of Service), connectivity, design needs, environmental and cultural impacts, economic development, and cost. Projects selected were identified and ranked (high, medium, or low) and then programmed in the short-term Transportation Improvement Program (TIP). The TIP is an annual document that identifies any projects being implemented during the following five years. These documents and information about other programs carried out by the MPO can be found at http://www.greenvillecounty.org/gcpc/transportation_planning/gpats.asp

The Greenville County Planning Commission is responsible for the administration of land use ordinances, rezoning, and development review. Due to the numerous commercial rezoning requests for an area along SC 290 and the concern over traffic congestion and safety, the Planning Department has developed the **Highway 290 Area Plan**. This plan addresses growth management, infrastructure needs, preservation of open spaces, and developing tools such as design overlay standards to keep developments at a scale that will not diminish the neighborhood character of this study area.

There are a number of projects that are being implemented or developed through the MPO, SCDOT, or Greenville CTC (Legislative Delegation). Below are some projects identified in the LRTP and TIP that are immediately relevant to the Greer area.

Roadway Projects

- N. Buncombe St./SC 101 – widen Wade Hampton (US 29) to Locust Hill (SC 290) to five lanes from with bike lanes

Intersection Projects

- Wade Hampton at Suber Road
- Wade Hampton at SC 101
- Brushy Creek at Strange Road (Taylors)
- Locust Hill at N. Rutherford Road
- Main Street at Brushy Creek Road
- Wade Hampton at Gap Creek Road
- SC 101 at Fews Chapel Road
- SC 101 at Taylor Street
- Sandy Flat at Jackson Grove Road



Intersection Improvement Project- SC 290 and St. Mark's

Transportation Enhancement Projects

- Downtown Beautification Phase III
- Wade Hampton Corridor Enhancement
- US 29 Gateway Landscaping Project

Greenways, Bicycle Paths, and Sidewalks

As discussed earlier, the development cycle and separation of land uses over time have perpetuated "sprawl" that has increased the distance between places we work, the places we shop, and the places we live. The roadways are designed to carry more traffic and encourage higher speeds, but do not encourage walking or biking. The traditional zoning approach has resulted in sprawl and deterioration of historic neighborhoods and has not focused sufficiently on pedestrian safety and walkability.

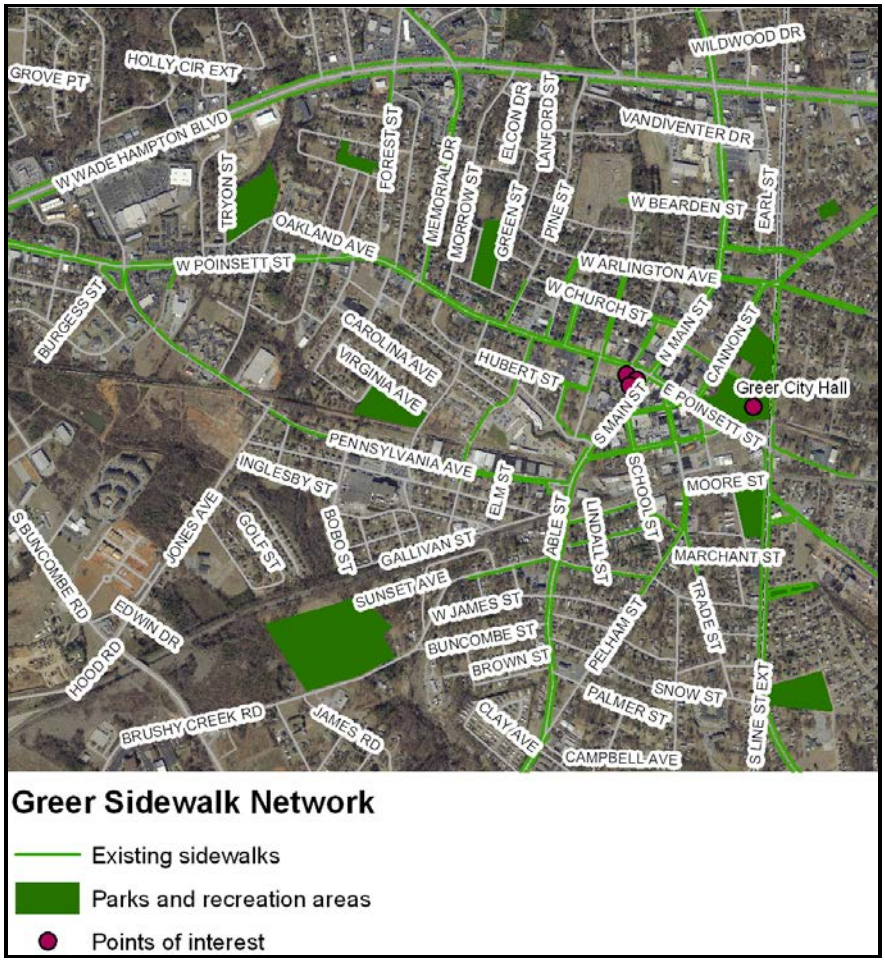
Many communities are interested in the use of form-based code, which addresses the relationship between building facades and the public realm (means of regulating development to achieve a specific urban form). The new buzz words are "new urbanism" or "smart growth" and "traditional neighborhood development," which have become tools for planners and elected officials in response to impacts related to urban growth and creating more livable communities.

In 2006, the City of Greer hosted a charrette with the American Institute of Architects (AIA) and the South Carolina Design Arts Partnership to assess the connectivity and accessibility needs of four neighborhoods. The immediate steps outlined in this plan focused on: extending streetscape, sidewalks, and lighting throughout the community; developing community gateways; traffic calming and pedestrian safety; creating new or improving existing park spaces; encouraging infill or redevelopment (through transitional overlay zoning); and burying as many utility lines as possible.



The city has worked to promote connectivity within the downtown, public facilities, parks, schools, etc. through the use of transportation enhancement funds to redesign and accommodate wider sidewalks (as shown here along Victoria Street) and has some unique opportunities to encourage walkability in alleys and other downtown areas (such as the Greer Station area). The newly-constructed City Hall and City Park have paved the way for future redevelopment of this area of the city and includes wide sidewalks that can easily connect surrounding neighborhoods with the downtown corridor. Figure 7-4 depicts the existing sidewalks in the City of Greer showing a pattern that provides accessibility to businesses and civic facilities into the downtown area from the core neighborhoods around it.

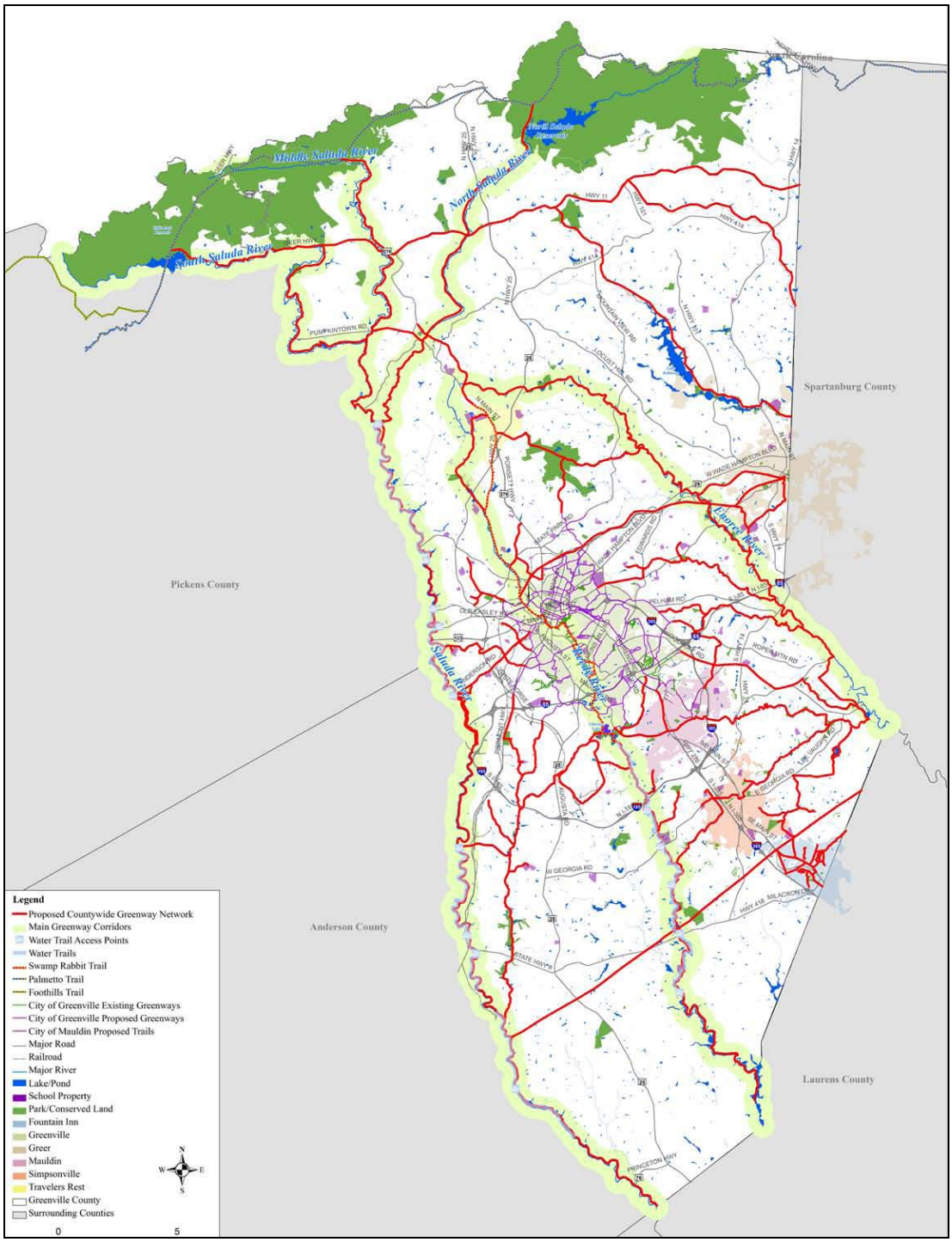
Figure 7-4
Existing Sidewalk Network



Source: Greenville County; City of Greer

The Greenville County Recreation District (GCRD) in cooperation with local municipalities and the Greenville Hospital System has recently completed a Greenville County Comprehensive Greenway Plan to develop a countywide system connecting parks and people through a network of bicycle and pedestrian trails. The proposed Greenways Network map is depicted in Figure 7-5. The planning process used a regional approach to examine corridors along the Enoree, Saluda, and Reedy rivers. The use of rail right-of-way and utility easements also presents opportunities for future trails and greenways. Benefits of this plan include creating value generating economic development; transportation choices for pedestrian and bicycle modes; improving health through active living; cleaner air and water; protection from flood damage; enhancing cultural awareness and community identity

Figure 7-5
Proposed Greenways Network



http://www.greenways.com/greenville_download ***Greenville County Comprehensive Greenway Plan***

Rail Transportation

Greer began as a train stop along the Richmond and Danville Air Line Railway and was incorporated in 1875. Greer quickly thrived as a textile and agricultural center and grew from a small rail depot to a town of 3,000 residents. The downtown area remained a thriving part of the community into the 1960s, but gradually declined with urbanization and growth outside the central business district. Currently, the CSX Transportation railroad line traverses downtown Greer, as does the Norfolk Southern railroad that parallels the CSX railroad for seven miles through downtown Greer. The lines are less than one block apart at their closest point and almost a mile apart at their widest.

The CSX Transportation railroad primarily serves rail traffic coming from Spartanburg en route to Greenville, but also serves the electric power plant in Pelzer. The rail traffic moves through downtown Greer, navigating 19 at-grade intersections (road crossings) and generally operating at speeds of 25 mph. The Norfolk Southern railroad that transects downtown Greer primarily serves rail traffic from Charlotte en route to Atlanta. The rail navigates numerous at-grade intersections and operates at speeds ranging from 25 to 50 mph.

The CSX Transportation railroad and the Norfolk Southern railroad are vital assets to the City of Greer, as well as Greenville and Spartanburg counties. The City of Greer, in cooperation with The Partnership for Tomorrow and the South Carolina Department of Transportation (SCDOT) is proposing to combine the two rail lines to open up the 15 acres of land bifurcated by the railroads to provide for potential commercial and mixed use development. This project involves elimination of 7.1 miles of railroad track, elimination of 26 railway/roadway crossings, and double tracking of 7.4 miles of railroad with associated upgrades to the train control system and safety devices. Project costs are estimated at $41.7 million in the year 2015.

High-Speed Rail

High-speed rail refers to long-distance passenger transport, typically along very populated corridors. The Federal Railroad Administration, an agency within the U.S. Department of Transportation, has outlined a plan that proposes numerous potential high-speed railroad corridors in the United States as shown in Figure 7-6. The Southeast Corridor, as outlined, would extend through Greenville County, pass through both Charlotte and Atlanta, and eventually link with other major corridors.

Figure 7.6
Proposed High-Speed Rail Corridors



Federal Railroad Administration

Public Transportation

The City of Greer has not initiated any public transportation or transit service. The Greenlink transit system, which is operated by the City of Greenville for the Greenville Transit Authority (GTA), operates primarily within the city of Greenville. This modest fixed-route system operates 11 buses, and the route that operates nearest Greer is along Wade Hampton Boulevard in the Taylors area is Route 11 (Wade Hampton – Taylors as shown in Figure 7-7).

Figure 7-7
Greenlink Route 11



Source: ***http://www.ridegreenlink.com***

Greenville is also served by Amtrak, which provides passenger rail service on the Crescent Line (New York-Atlanta-New Orleans) with stations located in downtown Greenville and Spartanburg. Greenville and Spartanburg counties have private cab service provided by Budget Cab, Golden Strip Taxi, Yellow Cab, Greenville Metro Cab, Eastside Transportation services, and within the Greer community, the Greer Cab Company.

The GPATS Long Range Transportation Plan has a chapter dedicated to public transit and provides an overview of a regional bus rapid transit (BRT) system connecting the various municipalities. The City of Greenville has initiated a Transit Vision Master Plan that will provide short-term, mid-term, and long-term recommendations to improve ridership or choice riders, headways and travel speeds, and overall service performance. This will require identifying implementation strategies, costs, and means of financing a regional transit operation.

Air Transportation

The Greenville-Spartanburg Airport (GSP) serves the Upstate of South Carolina, including the Greer area. This airport facility provides commercial passenger service for most of the Upstate region. In 2008, the GSP Airport accommodated approximately 1.4 million passengers and handled 26,000 tons of cargo. Current airline tenants include Allegiant Air, American Eagle, Continental, Delta, Northwest, Northwest Airlink, United Express, US Air, and US Air Express. As shown in Table 7-1, passenger traffic, since the last comprehensive plan, has fluctuated annually but has a decadal average (approximately 1.5 million passengers) close to the annual total in 1999.

Table 7-1
Total Passengers 1999-2008

Year	Enplaned	Deplaned	Total	Inc/Dec %
2008	712,156	703,532	1,415,688	-8.96%
2007	782,675	772,402	1,555,077	1.71%
2006	769,839	759,140	1,528,979	-14.71%
2005	904,282	888,315	1,792,597	13.81%
2004	791,370	783,747	1,575,117	16.62%
2003	678,216	672,432	1,350,648	-2.61%
2002	698,092	688,736	1,386,828	-1.82%
2001	712,310	700,257	1,412,567	-11.20%
2000	801,609	789,177	1,590,786	4.76%
1999	762,575	755,986	1,518,561	6.59%

Greenville-Spartanburg International Airport

In addition to commercial passenger service, Greenville-Spartanburg International Airport provides general aviation services and does have tenant facilities operated by a fixed-base operation. In 2007, these facilities accommodated as many as 15 based aircraft. Greenville-Spartanburg International Airport also has a 25 dock cargo facility which serves operations for the United Parcel Service (UPS). The newest edition for cargo is the FedEx air freight facility that was constructed in 2001. At 120,000-square-feet, this facility has the capability to sort as many as 3,000 packages per hour, making it incredibly important in fostering the growth of

commerce in the region. As shown in Table 7-2, cargo traffic has fluctuated annually while the decadal average has actually dropped when compared to the last annual comprehensive plan report of more than 28,000 tons of air cargo in 1997.

Table 7-2
Total Air Cargo 1999-2008

Year	Mail	Freight	Express	Total	Inc/Dec %
2008	213	26,252	48	26514	-6.25%
2007	202	28,014	68	28283	5.33%
2006	191	26,503	159	26853	12.84%
2005	210	23,362	225	23797	-0.83%
2004	458	23,310	227	23995	9.31%
2003	407	21,327	216	21950	-0.21%
2002	459	21,517	21	21997	-8.64%
2001	1,858	22,182	37	24077	-10.56%
2000	2,557	24,276	86	26919	-6.03%
1999	2,574	25,999	72	28645	6.19%

(Shown in Tons) ***Greenville-Spartanburg International Airport***

In 2003, the Greenville-Spartanburg Airport Commission updated its Master Development Plan to address new policy changes that were made after September 11, 2001. The major changes made in this plan update are primarily related to security protocol, but they also address the continuing need for the Greenville-Spartanburg International Airport to meet future aviation related needs and continue to promote economic development in the Upstate. A copy of this plan can be found at http://www.gspairport.com/master_plan.html.

The GSP Development Plan addresses land uses of the airport. Future development plans were evaluated based on the Appalachian Council of Governments (ACOG) *Future Land Use Plan 2015*. The land use plan was developed based on internal and external land use issues. This plan is shown superimposed on the existing airport layout in Figure 7-8. The Midfield Zone is shown with passenger, general aviation, cargo, and other support services. Areas for the existing and future runways flank this Midfield Development. The outer areas of airport property are reserved for commercial and industrial uses.

To the north of the GSP Airport, 680 acres have been purchased for the GSP Technology Park. This land has been acquired for both functional and commercial purposes. The functional purpose is to provide a buffer against encroachment of future incompatible development under the flight path.

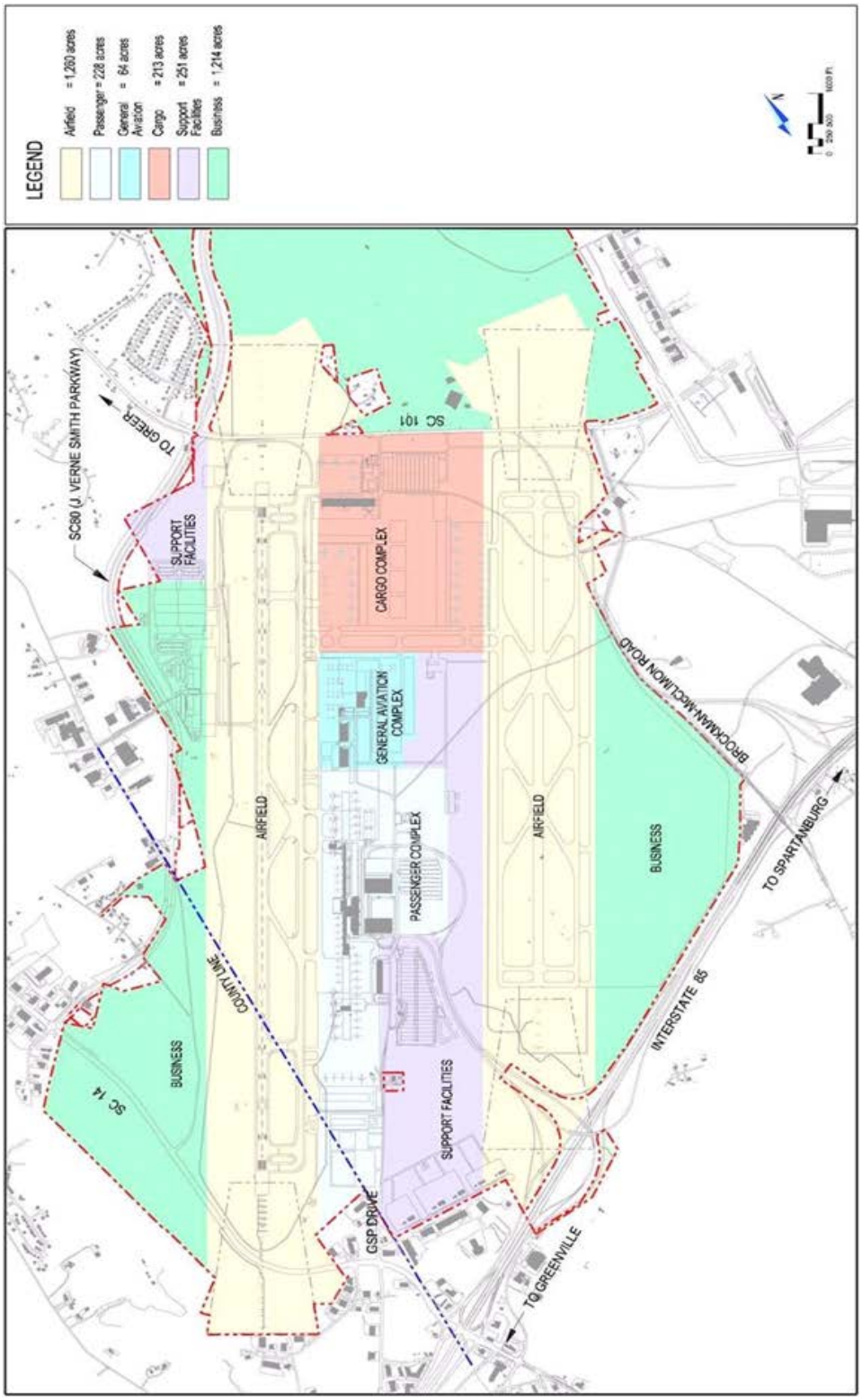


Figure 7-8
Greenville Spartanburg Airport Layout Plan

Goals

These goals seek to promote sustainable transportation development through innovative planning and management. Transportation planning affects the natural and built environments, social systems, land uses, and the character of communities. Sustainable transportation growth management policies and programs aid in promoting a better quality of life.

Strengthen long-term transportation planning.

- Insure compatibility between local and county comprehensive plans and the GPATS Long Range Transportation Plan.
- Encourage public participation and attendance at transportation meetings.
- Assess current representation on the GPATS Citizens Advisory Committee (CAC).
- Work toward a greater degree of collaboration among agencies in and around Greenville County on transportation issues.
- Emphasize the importance of coordinating transportation and land use decisions.

Improve bicycle and pedestrian facilities.

- Encourage residents to offer suggestions and feedback regarding proposed and future bicycle/pedestrian facilities.
- Increase methods of distribution of meeting notices and other public events.
- Facilitate collaboration among jurisdictions to encourage more connectivity of bicycle and pedestrian features.

Improve overall traffic conditions.

- Incorporate the use of traffic-calming designs and devices.
- Improve arterial road signal timing to streamline traffic flow.
- Promote mixed land uses and neighborhoods with sidewalks and connectivity to other pedestrian features.
- Provide multimodal transportation options for the residents of Greer.

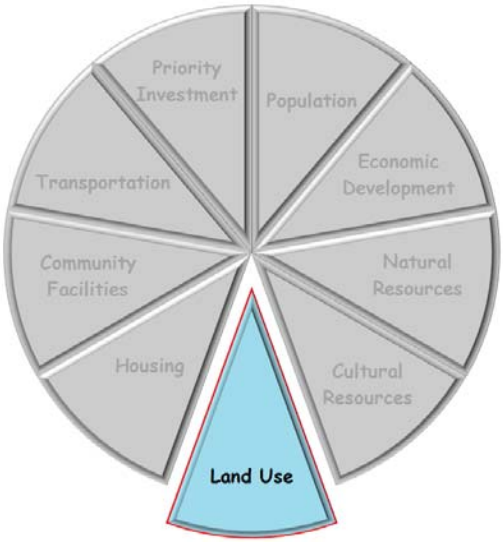
Expand bus services.

- Work with Greenlink and provide necessary information and assistance to identify the most appropriate potential bus routes and/or expansions.
- Seek input from the public regarding transit needs and potential for improvements.

2010 Comprehensive Plan

City of Greer, SC

Section 8: Land Use



The land use element deals with the development characteristics of the land. This element is influenced by all previously described plan elements. The findings, projections and conclusions from each of the previous six elements will influence the amount of land needed for various uses.

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides the following guidelines of the vital characteristics for the Land Use element:

- Residential
- Commercial
- Industrial
- Agricultural
- Forestry
- Mining
- Public and quasi-public
- Recreation
- Parks
- Open space
- Vacant or undeveloped land

Introduction

The Land Use Element deals with the development characteristics of the land. It considers existing and future land use by categories, i.e. residential, commercial, and industrial, etc. This element is influenced by all the other elements of the plan. The City of Greer understands the value of this element as demonstrated by the fact that when it was time to conduct the five

year review of the city's current comprehensive plan done in 1999, the city decided to update the Land Use Element. The 2004 Land Use Element update was important in that the City of Greer was growing and changing in a way that the city's 1999 Land Use element could not have anticipated. Therefore the 2004 Land Use Element update tried to address growth issues at that time as well as identify future Land Use issues. However, since the 2004 Land Use Element update, the city is still growing and changing, so this Land Use Element has some new issues and challenges to address as well.

Methodology

This Land Use Element is a result of various activities conducted by various groups and organizations. It focuses on meeting the requirements of the 1994 Comprehensive Planning Act in terms of its technical content. This land use element also relied on the input from the Citizen Committee, Steering Committee, Planning Commission, and Mayor and City Council. One means of involving these groups was a visioning exercise in which members placed projected growth in terms of future residential and nonresidential development on a base map of the city. The results of this exercise were very interesting and beneficial in the development of this land use element as shown later.

Existing Land Use Inventory

Due to the capability of having a computer mapping system along with a comprehensive property data base, city staff were able to develop an existing land use inventory in an efficient and effective manner. This inventory essentially identifies what land use is currently on the ground. The city staff did some field work to validate the results of the computer mapping effort. The result of this inventory can be found in Table 8-1 and the Existing Land Use Map (located at the end of this section.) Table 8-1 identifies the results of the 2008 land use mapping effort and compares these numbers with previous land use inventories from previous city comprehensive plans. The table does give some indication how the city has grown and changed in terms of land use development over the years.

There may appear to be some discrepancy between the 1997 and 2008 acreage numbers in the Commercial and Industrial land use categories. The 2008 acreage numbers are more accurate in that they were calculated in a more efficient manner, and the land use codes in the 2008 property data base were sorted somewhat differently between the commercial and industrial categories than they were allocated in 1997.

Table 8-1
Existing Land Use (In Acres)

Land Use Category	1970	1984	1997	2008
Single-Family Residential	1,489	1,956	3,202	3,354
Multifamily Residential	84	105	211	326
Commercial/Office	128	711	934	898
Industrial	40	74	351	687
Public/Semi-public	191	348	566	1284
Vacant	525	513	4,837	4,144
Total Acres	2,457	3,707	10,101	10,693
Total (sq. miles)	3.84	5.79	15.78	16.71
Lake Area (sq. miles)				1.77
Railway and Roadway RoW (sq. miles)				3.11
Total Municipal Area (sq. miles)				21.59

City of Greer, Greenville County Planning Commission

Table 8-1 does indicate that there is a good balance of the various land use categories in the City of Greer and that there is sufficient land to accommodate future land use demands based upon the projected population increase. One way to try to gauge future land use demands is to compare the existing land use allocation with national land use guidelines in terms of the amount of land use required to support a certain population.

Future Land Use Needs

Table 8-2 identifies the land use guidelines for four land use categories and compares these standards based on the City of Greer's 2008 population estimate with the existing land use allocation in the city. In each of the four land use categories, the existing land use allocation exceeds the land use requirements based on the national standards.

Table 8-2
Future Land Use Needs (Acres)

Land Use Category	Standards*	2008 Existing	2008 Needs	2020 Needs
Single-Family	125	3,354	3,050	4,987
Multifamily	5	326	122	200
Commercial	34	898	829	1,356
Industrial	12	687	293	479

Acres per 1,000 persons

Planning Design Criteria by Dechiara and Koppleman

This table also applied land use guidelines to the 2020 projected City of Greer population to determine what land use needs in acres would be required in the year 2020. These numbers were then compared to the 2008 existing land use allocation. This comparison indicates that the multifamily residential and industrial land use categories will have sufficient land to cover future needs. However, both the single-family residential and commercial land use will require additional land.

Future Land Use Issues and Allocation

Table 8-2 does provide some idea as to the amount of land that will be required to support the city's population in the year 2020. The questions now become how this land will be developed and where this future development will occur? In an attempt to identify what may be the preferred future development patterns, the Citizen Committee identified issues that it believed needed to be addressed in the city's comprehensive plan. The following is a listing of land use related issues that were identified by the Citizen Committee.

- More and better connected pedestrian and multipurpose trails
- The downtown area to serve as the focal point of the community
- The creation of neighborhood centers or focal points on a smaller scale
- A lot of green space and open area throughout the city
- The infill development of land with adequate infrastructure
- The use of land more efficiently (higher density, more compact, mixed use)
- The appearance of development is important
- The reuse of the Victor Mill site and the former Allen Bennett hospital
- Adequate community facilities – parks, public safety, libraries, etc.
- Alternative funding sources

The issues listed above are similar to the following top responses from a questionnaire that was administered as part of the 2004 Land Use Element Update.

- Managing growth in a planned manner
- Retaining neighborhood stability
- Reducing traffic congestion
- Improving the community's appearance
- Maintaining a small town atmosphere

Establishing land use goals would provide a framework of *how* future development could occur. However, just as important is *where* this future development could occur. The city staff

decided that some type of citizen participatory visioning process was needed. So they adapted the Urban Land Institute's (ULI) Reality check exercise to their particular situation.

Visioning Exercise



In November 2008, representatives from the Council, Planning Commission, Steering Committee, Citizen Committee, utility stakeholders, citizens, and city staff met to conduct a visioning exercise. The purpose of this exercise was to identify the potential location of future residential and non-residential development projected to occur in the Greer community. Based upon the 2030 population estimate, the city staff was able to estimate the number of additional residential units (9,250) and the amount of nonresidential space (7,400,000 square feet) required to support this projected population. The exercise participants were divided into four groups. Four groups each had the responsibility of working together to place on aerial photographic maps of the community "Lego blocks" which represented the amount of residential and nonresidential development expected to occur in the next 20 years. The city staff provided information on anticipated road and utility infrastructure improvements which will have some influence on the location of future growth. With that information and data generated throughout the planning process, the four groups discussed future growth patterns while placing the Lego blocks on the maps. While each of the four maps differed, there were some recurring development patterns on each of the maps.

<u>Residential Development Concentrations</u>

1) South of I-85 in the "Golden Box Area"
2) Around the Lake Robinson area
3) Infill development around the downtown, City Hall Complex, and Victor Mill areas
4) The area around Greer High School and Country Club Road Park

<u>Nonresidential Development Concentrations</u>

1) I-85 and Highway 14 interchange area
2) Gateway Industrial Park area
3) Area around both new hospital campuses
4) Area along Wade Hampton Boulevard between Suber Road and the Target Shopping Center.

Land Use Goals

The land use goals listed below have been identified as a result of the a review of the 2004 Land Use Element goals, a review of the inventory and analysis of the other elements in the comprehensive plan, and a review of the Citizen Committee's issues and discussion pertaining to land use.

- Encourage mixed use pedestrian friendly development.
- Continue to promote the City Center as a community focal point.
- Create well connected neighborhood activity centers across the city.
- Encourage the adaptive reuse of vacant structures for redevelopment.
- Improve the appearance of commercial development across the community.
- Promote clustered commercial development as opposed strip commercial development.

These land use goals emphasize the need to manage growth as opposed to reacting to it. The idea is to encourage a land development pattern that will minimize adverse impacts on our infrastructure and the environment, while at the same time allowing for continued economic development. These goals advocate a more compact urban development pattern emphasizing neighborhood activity centers to encourage better connectivity and more pedestrian opportunities.

Future Land Use Map

The Future Land Use Map (located at the end of this section) is a general graphic representation indicating a future development pattern advocated by the various land use goals, issues, visioning process, and development potential of areas in the Greer Community. In the past, the city's comprehensive plans have contained future land use maps that identify the potential land use for the study area which typically includes a larger area than the city limits. The proposed land use pattern is identified by land use categories such as low density residential, medium to high density residential, commercial, office, service, industry, and institutional uses (schools, parks, etc.). These land use categories were identified by different colors. Each area in the city was assigned a future land use designation and color.

Due to the nature of the land use issues, goals, and visioning results, the city staff felt it might be best to try a new approach in the development of the future land use map. Since a major emphasis on land use issues deals with mixed use development, redevelopment, community appearance, and the creation of activity centers, staff believed that a focus on the purpose of

an area as opposed to specific land uses may be the best approach to identifying the future development patterns in the community. The essence of this approach is to stress the function of an area in the city, no matter size or location. If the purpose of an area is understood, then a potential number of different land uses can be used to help define or achieve the area's purpose and its relationship to its surroundings.

The new approach is based on three distinct components which should address the land use issues and concerns. The three components include *Communities*, *Centers* and *Corridors*. An explanation and description of these components follows.

Communities

Communities refer to the collection of residences that create identifiable spaces. These areas typically do not include nonresidential uses. Some nonresidential uses do occur, but do so within the scale and context of surrounding residential properties. Communities are where most people live but do not work. Communities can include older and newer residential subdivisions, mill villages, scattered single-family structures on larger lots, and apartment complexes. Communities close to the City Center may have a combination of these more dense residential types. Residential density acts as the requirement for maintaining the character of an area and thus is a requirement rather than a description. The Community categories are listed below.

Residential Land Use #1 - This Community category is typically found in the more rural areas of the community that have been recently annexed. This category is the lowest density Community category with a density range of 1 to 2.5 units per acre.

Residential Land Use #2 - This Community category is generally where most residential subdivisions located across the city may be found. A large majority of the Community residential areas will have this category designation. The density range of these areas is between 2.6 to 4.5 units per acre. There may also be some of the lower density developments who were at one time considered the more rural parts of the community, included in this category.

Residential Land Use #3 - This Community category is the location of higher density residential development, primarily multifamily developments, currently existing, and potential locations as well. The density range for these areas is 4.6 + units per acre.

Public Land Use – The purpose of this land use category is to identify areas in the community now used that may be appropriate for public/semipublic land uses. These types of land uses

include schools, utilities, recreation facilities, etc. These types of uses can also be found incorporated in both the Community and Center land use designations.

Centers

Centers refer to those places that combine many uses in a specific area and attract many users within a defined range. These are areas where most people work and shop but do not live. Generic examples include the downtown area, a shopping plaza, and industrial area, or even a neighborhood grocery store. Centers range in size and intensity, their scale is dictated by the purpose they serve. Center classifications are discussed below.

Neighborhood Center – Examples include the Poinsett Street/Pennsylvania Avenue intersection area, the Victor Mill area, and the Sunnyside area. These centers are usually centrally located within a neighborhood and are designed to serve surrounding residents on a daily basis with such uses as small scale convenience commercial, civic uses, drug stores, banks, daycare facilities, etc. These land uses are generally equivalent to the medium and higher density residential zoning districts, as well as the C-2, and O-D zoning districts. The land use balance is typically 60% residential and 40% nonresidential. The neighborhood center is about a 15-minute walk to most of the 1,500 to 3,500 people it serves.

Community Center - An example is the Hammett Bridge Road/Suber Road area. These centers can vary in size, but are centrally located within a community and is designed to serve multiple surrounding neighborhoods on a daily or weekly basis. Community centers can contain grocery stores, restaurants, personal and professional services, etc. These land uses are normally equivalent to the medium and higher density residential zoning districts, as well as the C-2, and O-D zoning districts. The land use balance is about 40% residential and 60% nonresidential. The community center is about a maximum 30 minute walk for its service area population.

Regional Center – An example will be the Brockman McClimon Road/ I-85 area. These centers also can vary in size, but are fairly accessible to the service area population on a weekly or biweekly basis. Regional centers can contain grocery stores, big box stores, specialty retail, as well as medium to large employment centers. These land uses are equivalent to the medium and higher density residential zoning districts, the C-2, C-3, O-D, S-1, and I-1 zoning districts. The land use balance is about a 30% residential and 70% nonresidential mix. The regional center is a minimum five-mile driving distance for its service area population.

Super-Regional Center – An example is the S.C. Highway 14 South/I-85 area. These centers can serve a multicounty region and provides shopping and employment needs. Residents will travel great distances to these areas on a weekly to monthly basis. This center would contain the largest-scale retail and service uses and could also include lodging and entertainment opportunities as well. These land uses are equivalent to the medium and higher density

residential zoning districts, the C-2, C-3, O-D, and S-1 zoning districts. The land use balance is 10% residential and 90% nonresidential.

Greer Station - Greer Station is a unique regional center serving as a community focal point. It is a destination providing cultural opportunities, entertainment, civic functions as well as an array of personal services for the Greater Greer area. Greer Station's concentration of uses encourages a pedestrian friendly, mixed use environment. Land uses identified in the C-1 zoning district are typically the uses found in this specialized center. The land use balance is about 30% residential and 70% nonresidential.

Employment Center - an example is the Village at Pelham. These centers serve as locations for employment in the community. The types of employment centers can range from retail uses to manufacturing uses. The intent of these centers is to provide employment opportunities for city residents as well as for people who may commute to these locations for work. Employment centers can also range in scale from single use buildings to large mixed use buildings to multiple- building complexes possibly containing office, commercial, service, warehousing and industrial uses. In addition to providing employment and shopping opportunities, employment centers can also include living possibilities as well. Supportive uses such as recreational, educational, and other public uses can be found in employment centers as well. Therefore most of the city's zoning district allowed land uses are permitted. Design standards may come into play when typical incompatible land uses are in close proximity to one another. The land use balance is about 10% residential and 90% nonresidential.

Corridors

Corridors refer to the links that connect centers to the communities. These corridors are identified by the roads that are their central feature. It is important to note that not all roads are designated as corridors. Likewise, even if a road is designated a corridor, its entire length may not be included. This is because the associated land uses for the corridor categories are not always suitable in all segments of a road. The idea of the corridor component is that its traffic conditions work with the context or purpose to determine appropriate development. For example, if a road is identified as a Regional Corridor, its purpose is to support all nonresidential uses because all nonresidential uses can be developed on a regional scale. However, development can only occur as traffic conditions allow.

Neighborhood Corridors – An example is West Poinsett Street. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Posted traffic speeds in these corridors are slower for the sake of safety and convenience. The corridor width is about 125 feet from the centerline, 250 foot width in total. Land uses

identified within the neighborhood corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The land use balance is about 70% residential and 30% nonresidential.

Community Corridors – An example is North Main Street. These corridors are a near balance of residential and nonresidential uses. The traffic volumes and speeds are greater than found on the neighborhood corridors. The corridor width is about 150 from the centerline, 300 foot width in total. These corridors have a minimum of two lanes. Land uses identified within the community corridor are equivalent to uses allowed in the medium and higher residential zoning classifications, O-D, and C-2. The land use balance is about 60% residential and 40% nonresidential.

Regional Corridors – An example could be Buncombe Road or South Highway 14. These corridors are primarily nonresidential in use. Intensity of traffic, speed, and use is usually the highest in the community. Normally, these corridors have a minimum of four lanes. The corridor width is about 300 feet from the street centerline, 600 foot width in total. Land uses identified within the regional corridor are equivalent to the higher density residential zoning classifications, O-D, C-2, C-3, and S-1. The land use balance is about 20% residential and 80% nonresidential.

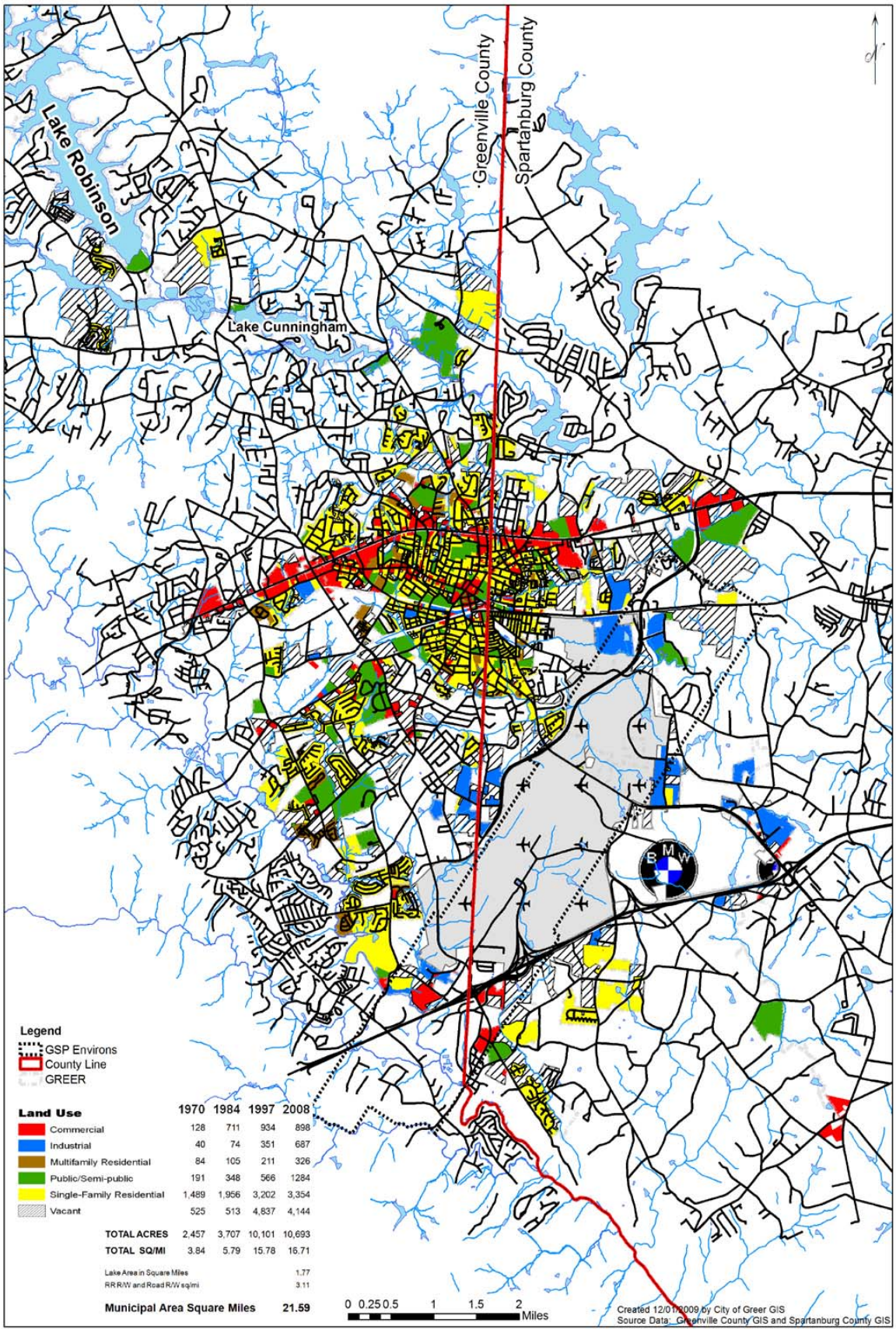
Transit Corridors – An example is Wade Hampton Boulevard. These corridors normally link employment centers with urban areas to include regional and community centers. The land uses along these transit corridors could support a future mass transit system and incorporate a balance of both residential and nonresidential development. There is typically a high traffic volume and speed of traffic as well. The corridor width can vary, but typically will be about 700 feet from the street centerline, for a total of 1,400 feet.

Conclusion

The future land use map is intended to serve as a starting point upon which to build. The City of Greer may want to consider refining the vision of the future land use map by focusing on specific areas in the community and providing a more detailed level of planning. The city should consider utilizing design principles that ensure compatibility between land uses not necessarily viewed as compatible. Features such as building scale, building placement, public space, parking, signage, landscaping, and road connectivity may want to be addressed to ensure the specified purpose of a particular area is upheld.

Greer
City of Greer, SC

Existing Land Use

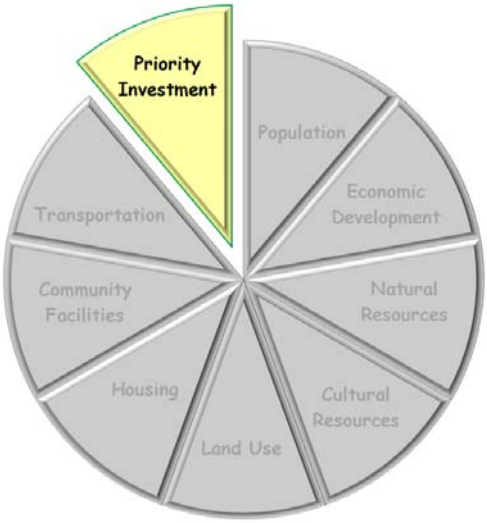


Land Use	1970	1984	1997	2008
Commercial	128	711	934	898
Industrial	40	74	351	687
Multifamily Residential	84	105	211	326
Public/Semi-public	191	348	566	1284
Single-Family Residential	1,489	1,956	3,202	3,354
Vacant	525	513	4,837	4,144
TOTAL ACRES	2,457	3,707	10,101	10,693
TOTAL SQ/MI	3.84	5.79	15.78	16.71
Lake Area in Square Miles				1.77
RR R/W and Road R/W sq/mi				3.11
Municipal Area Square Miles				**21.59**

2010 Comprehensive Plan

City of Greer, SC

Priority Investment



The priority investment element requires jurisdictions that conduct land use planning and zoning to connect infrastructure projects identified in the comprehensive plan to potential and available funding sources. Strategies should be established that provide for coordination with the counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the projects and initiatives identified in the comprehensive plan.

Introduction

In May of 2007, the South Carolina State Legislature amended the Local Government Comprehensive Planning Enabling Act of 1994 with the Priority Investment Act. This amending legislation established the Priority Investment element as part of the Comprehensive Plan. Its aim was to insure that recommendations for infrastructure projects and utilities in the comprehensive plan were made in communication with those other entities responsible for them. Most, if not all, infrastructure projects for schools, utilities, transportation, etc. are not carried out by the city. The City of Greer has been very successful over the past ten years in partnering with school districts, utility providers, transportation agencies and other special purpose districts in developing projects that address current and future growth management.

In response to the Priority Investment Act, the city took the step to institute a formal process for communicating planning and development strategies with adjacent and relevant jurisdictions. The city compiled a list of the various public and private jurisdictions, agencies, organizations and other entities that have a vested interest in the city's planning efforts. Among those included were:

Spartanburg County
Greenville County
Town of Duncan
Town of Lyman
Town of Reidville
Spartanburg County School District 5
Greenville County School District
Greer Commission of Public Works
Blue Ridge Rural Water Company
Spartanburg Sanitary Sewer District
Laurens Electric Cooperative
Duke Energy Corporation
Taylors Fire and Sewer District
Lake Cunningham Fire Department
Boiling Springs Fire Department
Pelham-Batesville Fire Department
Reidville Fire Department
Tyger River Fire Department
Charter Communications
Bellsouth Telephone
Greenville County Redevelopment Authority
Upstate Forever
Greer Development Corporation
Greer Chamber of Commerce
Greenville-Spartanburg International Airport
SC Department of Transportation
SC Department of Health and Environmental Control



In late 2007 the city hosted a Priority Investment in Our Community meeting to open improved dialogue among these entities that have an impact on, and are affected by, planning and development in the city and the Greater Greer Area. Along with the city presentations were made by Greer Commission of Public Works, the Greenville-Spartanburg International Airport, the Greenville County Planning Department, and the Greer Development Corporation on growth management objectives and initiatives heading into the next 10 years. In addition, the point was made that as work progressed on the update to the city's Comprehensive Plan the city was making it a top priority to work together in a cooperative planning effort since communication among those with a vested interest in the process is crucial to success.

Cooperative Planning Strategies

The first initiative the city took in supporting the priority investment objective of establishing cooperative planning strategies was to develop a distribution list of those adjacent and relevant jurisdictions that would receive notification of Planning Commission and Boards of Zoning Appeals agendas. This would allow each one to be aware of planning matters being considered by the city and have an opportunity to provide input and comment in that regard. It also opened an additional channel of communication between the city and these other entities for sharing planning strategies based on growth trends and actual development.

A second initiative was to include individuals in the various adjacent and relevant jurisdictions responsible for planning and development to serve on the Steering and Citizen Committees established as part of the Comprehensive Plan development team. Additionally, representatives from locally based agencies, organizations, and companies that have an impact on, or are impacted by, growth and development were asked to serve as well. Together these individuals represented interests from many different perspectives including school districts, economic development, utilities, county planning, developers, and community services.

To date, the result has been encouraging. In considering the impact of actual and forecasted residential and commercial development, the city has been able to effectively coordinate infrastructure, facility and services demands with those entities responsible for providing them. Examples include formulating potential shared use agreements with surrounding fire districts such as Lake Cunningham to the north and Reidville to the south, identifying future road improvements and thoroughfare planning needs with GPATS and the S.C. Department of Transportation, review of the Greenville County School District's Long Range Facilities Plan and Capital Improvement Program, and participation in regional planning initiatives through the Urban Land Institute's Upstate Reality Check for cooperative visioning among public and private entities to achieve shared goals for growth and development of the entire upstate region.

ULI UPSTATE
Reality Check
A collaborative regional visioning process of the Urban Land Institute

Identification of Funding Sources

In addition to developing cooperative growth management strategies priority investment asks jurisdictions to make recommendations for infrastructure development in relation to projected funding sources. The reasoning being that in order to properly plan for infrastructure and facility projects there must be an understanding of how they will be funded to avoid unachievable results. Undoubtedly, the premise is sound but to clearly connect funding to a

project 10 years into the future is difficult. While available funding sources can be identified with relative ease, it seems more prudent to attempt a collective understanding among those responsible for service provision of where growth trends indicate investment should occur. In practice service groups develop growth management strategies that indicate required infrastructure investment and work to attain funding resources involving varied financial management practices as part of their implementation strategies.

Funding mechanisms available to the city for recreation, public services, public safety, transportation, etc. include but are not limited to property taxes, business license fees, user fees, hospitality taxes, accommodation taxes, state and federal grants, tax increment financing, revolving loan funds, general obligation bonds, and state aid to subdivisions. All of these sources are combined or used in ways that allow opportunity for infrastructure and facility funding. In some cases a specific funding source can be tied to a specific project such as using hospitality and accommodation taxation funds to construct recreation facilities or creating a tax increment financing district to build sidewalks, pave roads and light streets in a proposed industrial park.

Other public agencies rely on similar but more limited funding mechanisms such as property taxes being used by school districts or Greer CPW relying on service fees to repay debt incurred infrastructure construction. Funding for private sector infrastructure needs such as hospital construction come from fees for services and non-profit needs are often met by contributions and fundraising. Each of these sources is volatile and subject to economic conditions at a given time. Specifically tying a funding source to a future project can be just as tenuous as recommending the project itself. The need for a given infrastructure or facility project should itself drive the need and means to fund it. However, simply producing a wish list of projects with no realistic means to accomplish them is not in keeping with best management practices.

Conclusion

Throughout this comprehensive plan there are many mentions of projects planned for or recommended to address the community's future needs. Specific projects mentioned in this plan that are in or nearing implementation phases are tied to existing or planned funding strategies but there are generalized projects recommended in several strategies for growth management that are not. It is recommended that as projects are prioritized in relation to strategies chosen from those recommended in the plan, that a formalized process be used to ensure funding needs are addressed accurately though coordination with those entities involved. In addition, the city must continue to share planning and development information with relevant jurisdictions and encourage them to do the same.

Greer
City of Greer, SC

Future Land Use

