This Evening’s Presentation

• Introduction and Background
• The Comprehensive Plan Elements
  – Population
  – Housing
  – Economic
  – Community Facilities
  – Natural Resources
  – Cultural Resources
  – Land use
  – Urban Design
• Within each: inventory, issues, and goals
The Population element considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics.
Population - Trends & Projections

- Trends & Projections
  - Population
  - Housing
  - Economic
  - Community Facilities
  - Natural Resources
  - Cultural Resources
  - Land Use
  - Urban Design

![Population Chart]

- 1970:
- 1980:
- 1990:
- 2000:
- 2006:
- 2011:

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>1970</td>
<td>2950</td>
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<tr>
<td>1980</td>
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<tr>
<td>1990</td>
<td>2650</td>
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<td>2000</td>
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<td>2006</td>
<td>2750</td>
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<tr>
<td>2011</td>
<td>2800</td>
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Population - Age Distribution

- Under 10: 11%
- 65 and Over: 20%
- Age 10-18: 9%
- Age 18-24: 9%
- Age 25-34: 13%
- Age 35-44: 13%
- Age 45-54: 13%
- Age 55-64: 12%
- 65 and Over: 20%
Educational Attainment

- High School Graduate (or GED): 44%
- Some High School: 17%
- Post College Degree: 2%
- Bachelor's Degree: 4%
- Associate Degree: 4%
- Some College: 15%
- < 9th grade: 14%
Economics - Income Distribution
2006 Median Household Income - 36,667

- Less than $15,000: 13%
- $15,000 - $24,999: 14%
- $25,000 - $34,999: 12%
- $35,000 - $49,999: 21%
- $50,000 - $74,999: 27%
- $75,000 - $99,999: 8%
- $100,000+: 5%
- Less than $15,000: 13%
- $15,000 - $24,999: 14%
- $25,000 - $34,999: 12%
- $35,000 - $49,999: 21%
- $50,000 - $74,999: 27%
- $75,000 - $99,999: 8%
- $100,000+: 5%
Population -- Goals

- Stem the decline in population by continuing to market Pacolet as an ideal location for young families, empty nesters, and entrepreneurs.
- Continue to work together as a united community through the churches, schools, and civic groups in the Pacolet.
Population -- Strategies

Phase I Strategies

• Continue the “Pilgrimage of Place” model of community engagement.

• Host annual summit meetings to present progress on town efforts to complete the Master Plan.
Housing

The Housing Element considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing.
Housing - Number of Households

Year | Number of Households
--- | ---
1990 | 968
2000 | 1070
2006 | 1061
2011 | 1065
Housing- Facts

Average Household Size Rising
• 1990 - 2.44
• 2000 - 2.46
• 2006 - 2.51
• 2011 Projection - 2.60

• Median Year Housing Stock Built - 1961
• Median Price -
Housing - Age of Stock

- 1939 or Earlier
- 1940 to 1949
- 1950 to 1959
- 1960 to 1969
- 1970 to 1979
- 1980 to 1989
- 1990 to 1994
- 1995 to 1998
- 1999 to 2006

Population
Housing
Economics
Community Facilities
Natural Resources
Cultural Resources
Land Use
Owner/Renter Occupied

- Owner Occupied: 73%
- Renter Occupied: 27%
Housing -- Goals

• Pacolet will see a resurgence of investment in existing housing rehabilitation for young families and empty nesters seeking a high quality of life.

• Investment in new infill housing development will reinvigorate vacant properties.

• New development will be sensitive to the historic character of Pacolet.
Housing -- Strategies

Phase I Strategies

• Work to have the Mill Village or portions of it listed on the National Register of Historic Places.

• Continue to use the Master Plan to solicit investor interest in development of Victor Park for new residential investment.

• Introduce zoning policies to allow for flexible housing development such as cluster zoning and mixed use projects.
Housing -- Strategies

Phase II Strategies

• Work to redevelop additional existing properties converting some rental units to home ownership while promoting quality infill development.

• Consider techniques such as a community land trust to preserve housing values and encourage home ownership.
Economic

The Economic element considers labor force and characteristics, employment by place of work and residence, and analysis of the economic base.
Economic -- Inventory

All Figures for Pacolet Zip Code

• Number of Establishments 102
• Employees 748
• Sales 70.9 million

Labor Force Town of Pacolet

• Employed 1,080  50.61%
• Unemployed 102   4.78%
• Not in Labor Force 952   44.61%
Economic -- Employment

- For Profit: 79%
- Non Profit: 8%
- Local Govt: 5%
- State/Fed Govt: 6%
- Self: 2%
- Unpaid Family: 0%
Economic -- Employment

- Production/Transport: 31%
- Service: 23%
- Construction: 13%
- Professional: 12%
- Management/Bus/Fin: 4%
- Sales/Office: 17%
- Production/Transport: 31%
Economic -- Business Types

- Service: 38%
- Retail: 24%
- Service: 38%
- Wholesale: 6%
- Construction: 6%
- Prod/Transport: 4%
- Agriculture: 1%
- Mgmt/Bus/Fin: 21%
Economic -- Goals

• Recognize Pacolet’s changing role in the region.
• Continue to recruit quality job opportunities to the city.
• Promote quality commercial development in the central business district.
• Expand economic development focus to visitor/tourism and entrepreneurial development.
Economic -- Strategies

Phase I Strategies

• Continue to foster entrepreneurial and individual business development.

• Use Cloth Room Market as “incubator” for certain business types as indicated in the Master Plan

• Continue to support infrastructure improvements to support additional investment.
Economic -- Strategies

Phase II Strategies

• Work on improvements to the Central Business district to foster continued commercial investment in this area.
Community Facilities

The community facilities element considers transportation, water and sewage, solid waste, fire, ems, government facilities, educational facilities, libraries, and other public facilities.
Community Facilities -- Inventory

• Roads
  – Four lane service to Union and Spartanburg via US 176
  – Approximately 25 minutes to I-85
  – Discussed potential access road linking 26 and 85.

• Transit
  – Sparta

• Airport/Port Service
  – GSP/SC Ports Authority
Community Facilities -- Inventory

- **Utilities**
  - Water -- Spartanburg Water System
  - Sewer -- Ongoing plans for sewer expansion through Pacolet
  - Electricity/Natural Gas/Telephone

- **Solid Waste -- Landfill**

- **Police** 14.3 officer rate (officers per 10,000) compared with 40 for the state.

- **Fire** ISO rating 5/9. 7 vehicles.
Community Facilities -- Inventory

- Schools, Spartanburg District 3
  - Middle School of Pacolet
  - Pacolet Elementary School 376 students Pupil Teacher Ratio 13/1
- Tri-Pacolet Branch Library
- T. W. Edwards Center
- Town Hall
- Police Department
- Cloth Room Market
Community Facilities -- Goals

• Continue strong partnership with area schools.
• Sewer service throughout Pacolet.
• Continue to fund pedestrian/sidewalk improvements including streetscape improvements in the Central Business District.
• Pursue for better road connections to Interstates 85 and 26... potential connection near Pacolet.
Community Facilities -- Strategies

Phase I Strategies

- Continue regular communication and partnerships with area schools.
- Implement phased funding of sewer improvements in the Central Business District of Pacolet.
- Explore continued partnership to use Victor Park as a community resource.
Community Facilities -- Strategies

Phase II Strategies

• Pursue TEA-21 Grant for continue trail work and streetscape improvements in Pacolet.

• Pursue creative grant funding for additional physical improvements to the CBD and the village area.

• Implement improvements to Victor Park linking it with the trail network in Pacolet.

• Continue sidewalk improvements throughout Pacolet.
Natural Resources

The natural resources element of the plan considers slope, agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, and soil types.
Natural Resources - Inventory

• Hilly Topography
• Pacolet River
• Soils
  – Cecil
  – Pacolet
  – Enon
  – Louisburg
• The Pacolet Urban Forest
• The Pacolet Trail Network
• George Banks Memorial Fields
Natural Resources - Goals

• Protect and the Pacolet River.
• Create a greenway along the Pacolet River
• Create a pedestrian trail network throughout Pacolet
• Stabilize and restore the urban tree canopy
Natural Resources - Strategies

Phase I Strategies

- Complete first phase of trail construction in Pacolet connecting the Middle School to the Amphitheater.
- Continue to work with the SC Forestry Commission on developing urban forestry policies to protect the tree cover in Pacolet.
- Implement phase one of the Village area master plan replacing ornamental trees with more suitable species.
- Implement replacement of trees at the Amphitheatre.
Natural Resources - Strategies

Phase II Strategies

- Continue to pursue greenway effort for Pacolet River.
- Continue to implement Village Master Plan to create an “urban park” in the core of Pacolet.
- Continue to implement the trail network.
- Discuss partnerships with Upstate Forever, the Pacolet River Conservancy, and the Palmetto Conservation Foundation on protection efforts for water quality on the Pacolet River.
Cultural Resources

The Cultural Resources element considers the historic buildings and structures, commercial districts, residential districts, unique scenic resources, archaeological and other cultural resources.
Cultural Resources -- Inventory

• Pacolet Mills Cloth Room (NR)
• Pacolet Mills Office (Town Hall) (NR)
• Marysville School (NR pending)
• Regional Archaeological Sites (13 NR sites)
  – Native American History
  – Revolutionary War History
Cultural Resources -- Inventory

- White Rose Cemetery
- If Only This Stump Could Talk
- Pacolet History Museum
- Pacolet Churches and Homes
- Amphitheatre
- Textile Heritage -- Milliken
- Victor Inn Ruins
- Indian Summer Festival
- Pacolet Opry
- Christmas Festivities
- Cultural Heritage Tours
- Railroad History
Cultural Resources -- Goals

- Use historic resources as a critical pillar to encourage investment in Pacolet.
- Position Pacolet to capitalize on Federal and State historic tax credits for rehabilitation of historic homes.
- Protect the historic infrastructure of Pacolet from disinvestment.
- Use the Native American, Revolutionary War, Textile Era, and African American history as a tool to educate citizens and promote heritage tourism.
- Continue events and activities that encourage visitation to Pacolet.
Cultural Resources -- Strategies

Phase I Strategies

- Continue to pursue efforts to revitalize the Cloth Room as a community facility.
- Complete renovation of the Marysville Community School.
- Complete the Pacolet History Museum.
- Continue to promote and expand events and activities including events at the Cloth Room and the Amphitheater.
- Pursue land use policies that encourage renovation of historic homes and construction of new homes that use elements of historic design.
Cultural Resources -- Strategies

Phase II Strategies

- Pursue grant funding to renovate the historic Amphitheatre.
- Explore listing portions of the Pacolet Mill village on the National Register of Historic Places.
- Explore guidelines and architectural review for historic rehabilitation of Pacolet Homes.
Land Use

The Land Use element considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation and open space, and vacant land.
Land Use -- Goals

• Provide for a balance of high quality residential and non-residential growth that make Pacolet a desirable place to live, work and play.

• Ensure that residents and businesses have access to the facilities and services required to maintain a vital, healthy community.

• Ensure that future growth retains valued community assets and provides for amenities that enhance Pacolet’s natural and built environments.

• Enhance the Town’s role in the region as a place to live and operate a business.

• Maintain a residential growth rate that enables adequate services and facilities to be provided and assures that the community’s quality of life is preserved and enhanced.

• Maintain and improve the condition of the Town’s housing stock over time so that neighborhoods remain stable and attractive places to live.
Land Use -- Strategies

• Adopt the Transect Planning Model and Smart-Codes Model.

• Promote community identity and citizen participation, and encourage the development of complete neighborhoods through parks, transportation and site development planning.

• Create identifiable community focal points, as well as identifiable areas of Town-wide pride and interest.

• All community gateways should announce that residents and visitors are entering a community of quality.

• Require that new residential development results in the creation of well-designed, attractive neighborhoods that convey a sense of neighborhood identity, service as building blocks in creating a well-planned, livable community, and contribute to residents’ quality of life.
Land Use -- Strategies

- Ensure that development is designed to remain an asset to the community over time.
- Coordinate planning efforts with all relevant jurisdictions to ensure observance of sound planning principles.
- Plan for desired growth in advance of development.
- Promote development that unifies all areas of the community and fosters a Town-wide identity.
- Require new development to provide adequate public facilities concurrently with demands created by the new development.
- Institute programs to ensure the continued maintenance and improvement of the Town’s existing housing stock.
Urban Design

The Urban Design Element for Pacolet is an additional element added to deal with quality design issues in the community. While not required under SC law, the Urban Design element sets the stage for recommendations in the zoning ordinance to pursue quality development in the future.
Urban Design -- Issues

- Pacolet competes with other nearby communities for commercial, residential and business development.
- People choose where to live and where to locate a business based on many issues where many communities are similar. The challenge for Pacolet is to create an image for the Town which makes it unique so businesses and residents feel that Pacolet provides them something other communities do not.
Urban Design -- Goals

• Create a positive image of livability, walkability, bikeability and functionality for the Town through urban design.
• Preserve open space and green space.
• Preserve and enhance community identity throughout the Town.
• Encourage a mix of compatible, interconnected land uses and street patterns.
Urban Design -- Strategies

Phase I Strategies

• Establish consistent standards for public and private improvements.

• Preserve open space through acquisition, incentives and planning/design techniques such as clustering.

• Create a strong, consistent identity for Pacolet by highlighting the entries into the Town with attractive landscaping, signs and lighting.

• Assure the quality of existing development through incentives and code enforcement.
Urban Design -- Strategies

Phase II Strategies

• Create design standards for public improvements, which establish a positive identity for Pacolet through streetscape designs.

• Create design standards that will encourage land uses that are architecturally coordinated within developments.