



CITY OF PICKENS

COMPREHENSIVE PLAN

ADOPTED ON June 4th, 2012

COMPREHENSIVE PLAN
CITY OF PICKENS, SOUTH CAROLINA

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Purpose and Scope of Study

This document is a compilation of material reviewed, conclusions reached, and policies developed by the citizens of Pickens, the Planning Commission of the City of Pickens and staff of the Appalachian Council of Governments in the effort to update the 2004 City of Pickens Comprehensive Plan. The findings of this effort are to be used as general goals for guiding the long-term development of Pickens. The products of this study are an Existing Land Use Map, Future Land Use Map and an updated Comprehensive Plan. The three products provide information on the current and projected needs, vision, and goals of the citizens of Pickens that will guide future land use decisions.

Enabling Authority

This study has been developed under the authority of Title VI, Chapter 29, Sections 310 through 1200 of the 1976 Official Code of South Carolina, 1994 Cumulative Supplement. In accordance with state authority and requirements, to develop a Future Land Use Map, the Planning Commission has reviewed and has given consideration to the existing and projected future physical, demographic and socio-economic characteristics of the city.

In the preparation of this plan update, the Planning Commission has met or exceeded all requirements contained in Chapter VI of the State Code. As is authorized by the state enabling legislation, the Planning Commission hired a consultant, the Appalachian Council of Governments, to compile data and coordinate the study process. This study has been conducted in full compliance with public input requirements.

INTRODUCTION

The City of Pickens is a small town located in the northwest corner of upstate South Carolina. With the picturesque Blue Ridge Mountains as its backdrop to the north and the City of Greenville 25 miles east, Pickens has the unique opportunity of becoming a major connection between City and nature. As a county seat in a growing metropolitan area, Pickens also has the chance to grow both economically and physically. These are only a few of the opportunities facing Pickens within the next ten years. In order for the City to grow efficiently and effectively, careful study must be completed to analyze the existing conditions and predict those of the future. A comprehensive plan will incorporate inter-dependent elements to form a long-range vision. By taking these different elements and determining the compounded effects, the plan will address the major issues facing Pickens and give alternatives to solve them.

History of the City

The City of Pickens was settled as a result of its being chosen as the county seat for the newly formed Pickens County. In 1868 the old Pendleton District was split to form the present day Oconee and Pickens Counties. The name was selected to honor the Revolutionary War hero, General Andrew Pickens. The site was selected because it sat on a very fertile plateau among the red dirt hills, bordered on the north and south by an abundant water supply. The city was started when a local plantation owner, Eliha Griffin, sold approximately forty acres in order to build it. Soon after, a plan for a street layout was drawn, based on a square-grid pattern. Upon formation, the town's area encompassed the land within a half-mile radius of the court-house center. Originally, the name Pickensville was used for an area located to the east on the shores of the Keowee River, but was 'relocated' when the district was split in two. Nowadays, the first Pickens is referred to as Olde Pickens.

Following the establishment of the City's function as the County's central location for administrative and judicial facilities, it developed as an agricultural center for the sharecropper economy of Northern Pickens County. With the turn of the century, the surrounding area started to develop as a wood products and textile manufacturing center. During the early 50's, the City saw a rapid expansion of manufacturing. Starting with Hunter's Dry Goods and the Hagood Mill, the City has always been a commercial center for the northern part of the County.

From its start, Pickens has been some-what of a self-contained community. The first merchants were operating in this location before it was chosen as the County seat. The local newspaper started publishing in 1871 and Pickens had its own railroad by 1898. The early economy was based on servicing the commercial and governmental needs of the area and acting as a hub for agricultural activities. Attracted by an abundant supply of water and raw materials, wood and textile mills began operations. Pickens Mill, now Mayfair Mills, started cotton production in 1906. The Appalachian Lumber Company open a wood mill in 1917. Like most of the South, Pickens' economy was diversified through the first half of the 20th century. By the 1950's the economy expanded even more, but strayed away from the

focus on the area's natural resources. Today, the economy is based on a mixture of light manufacturing, wood-related production, retail trade, governmental services, and other service industries. The agricultural portion of Pickens' economy has steadily declined over the past fifty years.

CITY OF PICKENS



POPULATION ELEMENT

Population Trends

Pickens County has been the fastest growing county in the Upstate of South Carolina as with the population has doubled since 1970. Greenville County had the second largest percent of change, followed by Oconee County. The region and state overall had a change of 78.5% since the 1970s. Greenville County has seen the biggest increase in population in the last ten years while Pickens County is slowing down with only 7.6 percent increase since 2000.

Table 1 Population for Upstate Counties, Region, and State 1970 - 2010

	1970	1980	1990	2000	2010	Change between 1970 – 2010	Change Between 2000-2010
Pickens	58,956	79,292	93,894	110,757	119,224	102.2%	7.6%
Anderson	105,474	133,235	145,196	165,740	187,126	77.4%	12.9%
Cherokee	36,791	40,983	44,506	52,537	55,342	50.4%	5.3%
Greenville	240,774	287,913	320,167	379,616	451,225	87.4%	18.9%
Oconee	40,728	48,611	57,494	66,215	74,273	83.4%	12.2%
Spartanburg	173,724	203,793	226,800	253,791	284,307	63.7%	12.0%
Region	656,447	793,827	888,057	1,028,656	1,171,497	78.5%	13.9%
State	2,590,516	3,121,820	3,486,703	4,012,012	4,625,364	78.5%	15.3%

Source: US Census, 1970, 1980, 1990, 2000, 2010

Table 2 Population Change City of Pickens vs. Pickens County, 1970-2009

	1970	1980	1990	2000	2010	Change 1970-2010	Change 2000-2010
City of Pickens	2,954	3,199	3,000	3,012	3,126	5.8%	3.3%
Pickens County	58,956	79,292	93,894	110,757	119,224	102.2%	7.6%

Source: US Census American Fact Finder

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But these changes are only true for the population within the City limits. The population, when examined from the Census Tract perspective, shows a different picture. According to the most recent data, census tracts 104.02, 104.03, and 105.02 all include part of Pickens within the City limits and part of the County land. Tract 104.02 increased 2.2% and Tract 105.02 increased 3.1% from 1990 to 2000. In those same years, Tract 104.03 increased 17.2%.

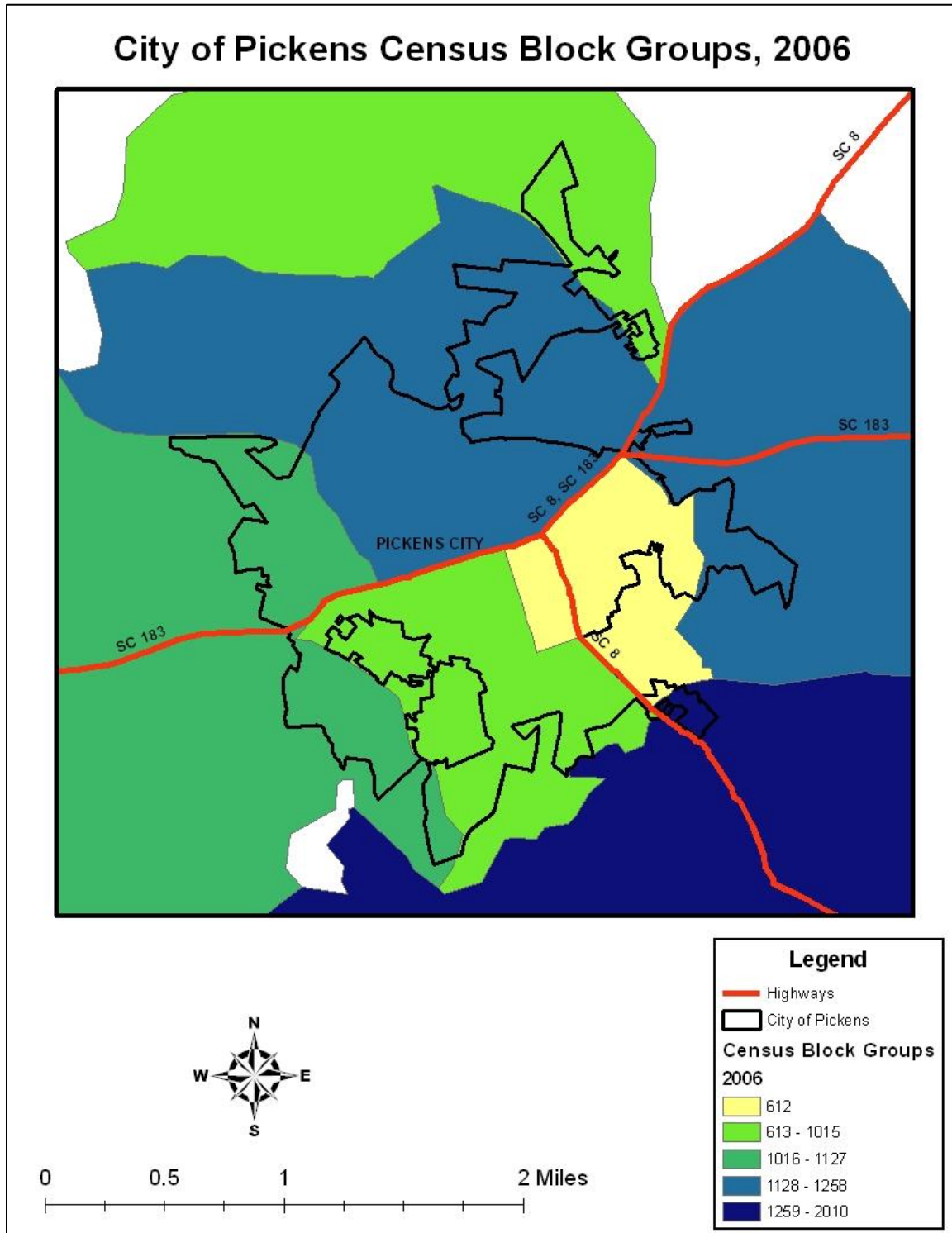
Table 3 Population by Census Tract Pickens County 1980-2000

Census Tract	1980	1990	2000	Percent Change 1990-2000
101.00	1,517	1,925	2,754	43.1%
102.00	2,771	3,214	4,001	24.5%
103.00	3,607	4,574	5,449	19.1%
104.01	1,460	1,663	2,182	31.2%
104.02	5,053	5,251	5,365	2.2%
104.03	1,194	1,609	1,886	17.2%
105.01	1,666	2,262	2,781	22.9%
105.02	3,133	3,231	3,330	3.1%
106.00	4,234	6,828	9,875	44.6%
107.00	3,259	3,662	4,308	17.6%
108.01	5,074	6,350	4,951	-22.0%
108.02	2,292	2,310	2,839	22.9%
108.03	4,469	4,506	4,629	2.7%
108.04	3,505	3,385	3,289	-2.8%
109.01	2,427	3,161	4,289	35.7%
109.02	2,766	4,286	5,822	35.8%
109.03	2,237	3,211	4,430	38.0%
110.01	1,189	1,705	2,914	70.9%
110.02	4,908	5,733	6,233	8.7%
110.03	1,206	1,663	2,257	35.7%
111.01	2,621	1,679	2,174	29.5%
111.02	2,605	4,086	5,172	26.6%
111.03	1,041	1,219	1,269	4.1%
112.01	4,815	6,799	7,287	7.2%
112.02	6,375	6,691	6,159	-8.0%
112.03	3,868	4,637	5,112	10.2%

Source: U.S. Bureau of the Census; 1980, 1990, 2000

As shown in the below map, the census tracts with the highest populations in the City of Pickens are located in the southeast, north and northeast portions of the city boundary. This area is delineated in light and dark blues. The least populous census tract is shown in yellow. However, it is also the smallest and therefore, may be more densely populated than the other tracts. The same may be true of the adjoining tract delineated in light green.

Figure 1 Census Tract and Block Group



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Table 4 represents the changes in population taking place in the municipalities in Pickens County since 1980. The Town of Central had the highest increase in growth since 1980 by more than doubling its population (169.5%). Central also saw the highest increase in the last ten years with an increase of 46.5% or 1,637 persons. The City of Pickens saw an increase in the last ten years with an increase of 3.8% or 114 persons.

Table 4 Population Growth of Municipalities Pickens County, 1980-2000

Municipality	1980	1990	2000	2010	Change 1980-2010	Change 2000-2010
Central	1,914	2,399	3,522	5,159	169.5%	46.5%
Clemson	8,336	11,145	11,939	13,860	66.3%	16.1%
Easley	14,264	15,179	17,754	19,865	39.3%	12.4%
Liberty	3,167	3,287	3,009	3,269	3.2%	8.6%
Norris	903	970	847	813	-9.9%	-4.0%
Pickens	3,199	3,000	3,012	3,126	-2.3%	3.8%
Six Mile	470	562	553	675	43.6%	22.1%
Pickens County	79,292	93,894	110,757	119,224	50.4%	7.6%
Region	793,827	888,057	1,028,656	1,171,497	47.6%	13.9%
State	3,121,820	3,486,703	4,012,012	4,625,364	48.2%	15.3%

Source: U.S. Bureau of the Census; 1980, 1990, 2000, 2010

Age

The majority of the population in Pickens is between the ages of 20 and 64. This holds true for the county as well. It can also be seen in Table 5 that the percentage of senior citizens (people 65 and over) has had a steady increase in the past thirty years in the city of Pickens and the County. This could be contributed to the growing number of baby boomers. As this population continues to increase in the County the percentage of seniors should continue to decline as a percentage of the total population.

Table 5 Percentage of Population by Age the City of Pickens vs. Pickens County 1980-2008

City of Pickens	1980	1990	2005	2010
under 20	26.3%	21.8%	24.3%	24.9%
20-64	56.5%	56.8%	56.8%	57.1%
65 and over	17.1%	21.4%	19.5%	18%
Pickens County				
under 20	26.4%	15.9%	27.3%	26.4%
20-64	64.7%	71.4%	60.9%	60.2%
65 and over	8.9%	12.6%	11.8%	13.4%

Source: U.S. Bureau of the Census; 1980, 1990, 2000, 2005, 2010

Table 6 expands upon the information in Table 5. The age groups are broken down further to give a better picture of the current demographics in both the City of Pickens and Pickens County. The City of Pickens mirrors the county's age demographics in that the largest percentage of its population, 39.5%, is between the ages of 25 and 54. The county's figure is slightly lower at 36.3%. Pickens County has a much larger 20 to 24 year age range with 12.4% in the county compared to 5.9 in the city.

Table 6 Percentage of Population by Age Groups the City of Pickens vs. Pickens County, 2010

Age	City of Pickens	Pickens County
Under 5 years	6.0%	5.4%
5 to 9 years	5.6%	5.6%
10 to 14 years	6.7%	5.8%
15 to 19 years	6.6%	9.6%
20 to 24 years	5.9%	12.4%
25 to 34 years	12.9%	11.3%
35 to 44 years	13.3%	11.7%
45 to 54 years	13.3%	13.3%
55 to 59 years	5.2%	11.5%
60 to 64 years	6.5%	5.5%
65 to 74 years	5.3%	7.6%
75 to 84 years	6.8%	4%
85 years and over	5.9 %	1.6%

Source: Census 2010

Race

The race breakdown for the City is very similar to the County. The percentage of non-whites in the City of Pickens in 2010 is 19.5, whereas the percentage for the County as a whole is only 12.1%. The non-white population within the City consists of African-Americans, American Indians, Asians, and Hispanics.

Table 7 Percentage of Population by Race Pickens County vs. the City of Pickens 1970-2010

Year	Pickens County		City of Pickens	
	White	Non-White	White	Non-White
1970	90.6%	9.4%	79.0%	21.0%
1980	91.3%	8.7%	77.1%	22.9%
1990	91.6%	8.4%	79.7%	20.3%
2005	89.1%	10.9%	78.1%	21.9%
2010	87.9%	12.1%	80.5%	19.5%

Source: U.S. Bureau of the Census; 1970, 1980, 1990, 2000, 2005, 2010

Table 8 Percentage of Population by Race the City of Pickens 2010

Race	Number	Percentage
White	2,515	80.5%
African American	478	15.2%
American Indian and Alaska Native	6	.19%
Asian	20	.63%
Hispanic	105	4.74%

Table 8 shows the breakdown of races in the City of Pickens. Pickens has 80.5 % of whites and African Americans coming in second with 15.2%.

Household and Family Characteristics

Table 9 shows that the median income for Pickens County in 2009 was \$35,074 for households and \$45,250 for families. Pickens household and family median incomes were significantly less than the County averages. The other towns in the County are shown for comparison. Also, median income levels for households generally run lower than families, since many households consist of only one person.

Table 9 Median Income Pickens County and Municipalities 2009

Municipality	Households	Families
Central	\$29,038	\$39,811
Clemson	\$30,501	\$69,864
Easley	\$46,870	\$57,166
Liberty	\$33,901	\$46,065
Norris	\$35,2507	\$44,732
Pickens	\$35,074	\$45,250
Six Mile	\$41,750	\$53,000
Pickens County	\$40,110	\$53,987

Source: U.S. Bureau of the Census; 2005-2009

Table 10 shows the breakdown, in percentages, of the number of households that have incomes in various ranges. The County numbers are shown for comparison. The County, as a whole, has household income levels higher than the City. The percentages of incomes under \$15,000, is higher for the City (25.9%) than for the County (17.8%).

Table 10 Household Income Distribution Pickens County vs. the City of Pickens, 2009

Household Income	Pickens County	Percentage of Total	City of Pickens	Percentage of Total
Total Households	44,601	100.00%	1,233	100.00%
Under \$10,000	4,749	10.6%	203	16.5%
\$10,000-14,999	3,203	7.2%	116	9.4%
\$15,000-24,999	5,553	12.5%	176	14.3%
\$25,000-34,999	5,872	13.2%	121	9.8%
\$35,000-49,999	6,784	15.2%	349	28.3%
\$50,000-74,999	8,343	18.7%	133	10.8%
\$75,000-99,999	5,099	11.4%	73	5.9%
\$100,000 or More	4,998	11.2%	62	5.0%
Median	\$41,969	n/a	\$35,074	n/a
Mean	\$53,381	n/a	\$38,626	n/a

Source: U.S. Bureau of the Census; 2009

Table 11 shows the distribution of family income for the City of Pickens. The numbers and values are usually higher for families because there is usually more than one individual working. Using Table 7 as a reference, Pickens is ranked last among the municipalities in terms of family incomes.

Table 11 Distribution of Family Income the City of Pickens, 2009

Family Income	Number of Families	Percentage of Total
Total Households	762	100.00%
Under \$10,000	104	13.6
\$10,000-14,999	18	2.4
\$15,000-24,999	103	13.5
\$25,000-34,999	101	13.3
\$35,000-49,999	194	25.5
\$50,000-74,999	119	15.6
\$75,000-99,999	73	9.6
\$100,000 or More	50	6.6
Median	\$45,250	n/a
Mean	\$45,883	n/a

Source: U.S. Bureau of the Census; 2005-2009

Education

Table 12 shows the school enrollment for Pickens County and the City of Pickens. The percentage of children in elementary to high school is greater for the City than the County and also makes up nearly 80% of school enrollment. This is different from the County, in which a high percentage is enrolled in college. The two colleges located in Pickens County, Clemson University and Southern Wesleyan University, have a great effect on those numbers.

Table 12 School Enrollment Pickens County vs. the City of Pickens, 2009

	Pickens County		City of Pickens	
	#	%	#	%
Nursery School	1,274	3.3	69	9.3
Elementary- High School	18,350	48.0	600	79.9
College	18,606	48.7	73	9.8
Total	30,836	100.00	742	100.00

Source: U.S. Bureau of the Census; 2005-2009

Table 13 outlines the educational attainment of City and County residents over the age of 25. Overall, the attainment level is less for the City than the County, but the highest percentages for each were high school graduates. Only 11.4% of the people within the City have a bachelor’s degree or higher. 22.8% of persons over 25 in the County have achieved the same level.

Table 13 Educational Attainment (Persons 25 and Over) Pickens County vs. the City of Pickens, 2009

	Pickens County		City of Pickens	
	#	%	#	%
Less than 9th Grade	4,675	6.7	231	12.6
9th-12th Grade (no diploma)	8,606	12.3	291	15.8
High School Graduate	22,238	31.8	572	31.1
Some College (no degree)	12,411	17.7	395	21.5
Associate's Degree	6,016	8.6	142	7.7
Bachelor's Degree	9,458	13.5	163	8.9
Graduate or Professional Degree	6,520	9.3	46	2.5
Total Person (25 and Over)	69,924	100.0	1,840	100.0

Source: U.S. Bureau of the Census; 2005-2009

For the past thirty years the population of Pickens has not increased over 10 percent. In fact, over the past ten years, the population has declined. Table 14 outlines the current population and how it is expected to change over the next few years. The population within the City is not expected to grow over 10 percent in the next two decades. Because the City population is relatively small to begin with and most of the City is built out to its limits, the prediction method of linear regression was used. Using this model and assuming all conditions stay near the same, the population is expected to grow by 1.5 percent in the next thirty years. The County, on the other hand, is expected to grow nearly 64.9 percent in the next thirty years.

Table 14 Population Projections City of Pickens vs. Pickens County

	1980	1990	2000	2010	2020	2030	%Change 2000-2030
City of Pickens	3,199	3,042	3,012	3,056	3,058	3,059	1.5%
Pickens County	79,292	93,896	110,757	128,227	145,228	162,228	64.9%

Source: Census 1980-2010

Statement of Issues, Goals, and Strategies
Population Element

Issues

Issue 1: Growth and Development

The growth of the local population and economy has left some people feeling that Pickens is losing its “small town” atmosphere which it is so proud of. Steps should be taken to maintain this “small town” atmosphere while allowing for continued growth and development.

Issue 2: Population and Education

One issue facing the city is the number of people who leave Pickens every day for work. Other Pickens residents are either underemployed or unemployed because they lack the skills or education to find a good job. The city should look for ways to improve the skills of the existing population to improve their chances for economic success.

Goals

1. Attract young families to the city by promoting the amenities that the City has to offer
2. Encourage housing development which makes neighborhoods more interactive
3. Annex areas outside the city limits that are of similar character to the City
4. Address the needs of the increasing senior population
5. Improve the education attainment of existing population

Implementation Strategies

- A. Work with area realtors to promote the amenities available to people moving to the City
- B. encourage builders to utilize innovations in residential development which allow people to interact (big porches, shared green space, sidewalks)
- C. encourage neighborhood developments through standards which include sidewalks and bike paths
- D. Recruit nursing facilities and retirement homes to the area

- E. Work with area schools (Clemson, Tri County Tech) to develop an adult education program for city residents.

CITY OF PICKENS



ECONOMY ELEMENT

Employment

Pickens County has seen strong growth in its labor force over the last 30 years. From 1980 to 1990 the labor force grew by 26.1 percent, and between 1990 and 2000, another 14.6 percent. Pickens County has seen the growth of the labor force slow down in the last ten years with only an increase of 1.9 percent. In the Appalachian region, Greenville County has the largest labor force, and Cherokee County the smallest. Between 1980 and 1990 Oconee County saw the largest percentage increase in the labor force, a significant 44.1 percent. Between 2000 and 2011, Greenville County saw the biggest increase in the labor force with a 12.4 increase while Cherokee saw a decrease of 8.4 percent.

Table 15 Labor Force, 1980-2011

County	1980	1990	% Change	2000	% Change	2011	% Change
			1980-1990		1990-2000		2000-2011
Anderson	62,320	76,030	22.0	84,094	10.6	86,237	2.5%
Cherokee	23,090	22,930	-.1	26,699	16.4	24,465	-8.4%
Greenville	140,630	172,380	22.6	199,657	15.8	224,328	12.4%
Oconee	20,180	29,070	44.1	28,622	-1.5	30,755	7.5%
Pickens	38,870	49,010	26.1	56,147	14.6	57,246	1.9
Spartanburg	99,010	119,160	20.4	131,399	10.3	135,969	3.5%

Source: SC Employment Security Division, Labor Market Information; U.S Census Bureau

The county's unemployment rate has been consistently lower than state rates since at least 2001. The highest Pickens County unemployment rate ever reached was in 1009 which was 10.4 and that was still lower the state's rate of 11.3. The most recent projections show that the county's rate is 8.7 while the state's is 10.5. Greenville County has the lowest unemployment rate of 8.0 while Cherokee County has the highest with 12.8. Pickens County is the second lowest in the region with 8.7.

Table 16 Average Annual Unemployment Rates, 2001-2011

County	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(Oct)
Anderson	4.8	5.6	7.1	7.1	7.5	6.8	6.0	7.0	12.4	11.6	9.3
Cherokee	6.7	78.7	8.7	8.9	8.1	7.8	7.1	9.5	16.8	14.3	12.8
Greenville	2.8	4.1	5.4	5.9	5.6	5.4	4.9	5.6	10.0	9.6	8.0
Oconee	5.6	7.2	7.5	7.4	8.6	9.0	7.2	7.7	14.2	11.9	9.5
Pickens	4.3	5.3	6.7	6.8	6.7	6.2	5.3	6.1	10.4	10.0	8.7
Spartanburg	4.5	6.2	7.2	7.6	7.7	6.7	6.0	7.0	12.1	11.5	9.9
ACOG Region	4.8	5.7	6.5	6.9	6.8	6.3	5.6	6.5	11.4	10.9	9.7
State	5.4	6.0	6.7	6.8	6.8	6.5	5.9	6.9	11.6	11.3	10.5
United States	4.8	5.8	6.0	5.5	5.1	4.6	4.6	5.8	9.3	9.6	9.0

Source: SC Employment Security Commission

The past 30 years have seen a change in the structure of the local economy. Like many communities manufacturing is dropping as a percentage of total employment and areas like retail and the service sector are increasing in importance. Pickens County is also showing an overall increase in its unemployment rate. From 2001 to 2011, the unemployment rate is projected to have grown to an average of 4.4% for the county. During that same time period, manufacturing employment is projected to have dropped from 23 percent of all Pickens County employment to 18 percent. Conversely, the service industry increased from 18 percent to 33 percent of total employment.

Figure 2 Pickens County Employment, 1980

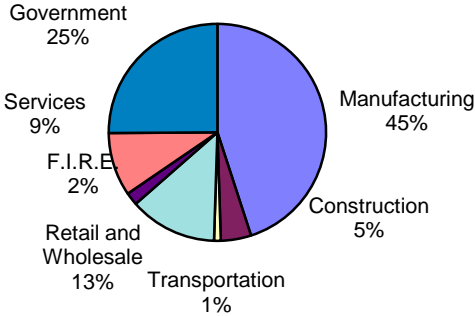
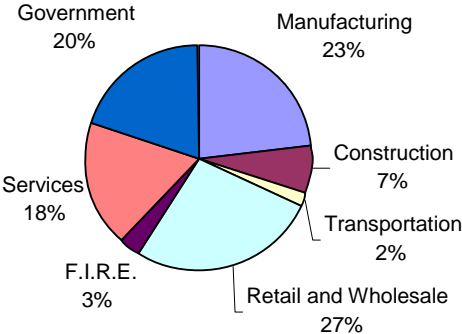
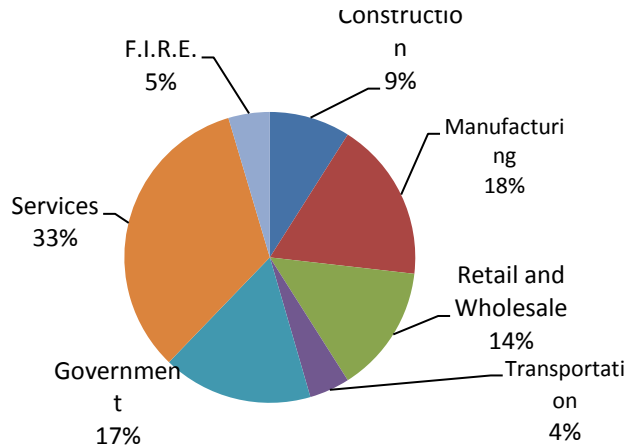


Figure 3 Pickens County Employment 2000



**Figure 4 Pickens County
Employment, 2009**



This current employment trend is very important to watch because of its effects on wages. Wholesale trade is a relatively high paying field compared to other employment categories. The retail and service sectors are overall are the lowest paying fields in the regional economy.

Table 17 2009 Average Weekly Wages, By Employment Sector

County	Manuf. (Rank: 5)	Services (Rank: 5)	Retail (Rank:3)	Wholesale (Rank: 3)	FIRE (Rank: 4)	Constructi on (Rank: 5)
Anderson	820	489	438	659	664	814
Cherokee	767	496	407	557	683	765
Greenville	963	694	515	1026	940	792
Oconee	849	714	429	1114	671	780
Pickens	750	476	442	1201	737	594
Spartanburg	1000	637	444	921	923	781

Source: South Carolina Employment Security Commission

Over the 1995 to 2001 time period, Pickens saw a 6.2 percent increase in the number of business establishments located in the county. This compares with a 9.3 percent increase for the region and a 10.3 percent increase state-wide. The 1998 to 2001 period saw a .1 percent increase, compared with 1.1 percent for the region as a whole. Pickens maintained the fourth largest number of business establishments in the region.

Pickens County continues to see a net outflow of daily commuters. Of the 52,000 employed persons in the county, over 23,000 commute to another county to work. Over 12,000 people commute into the county every day making the net commuting figure (-11,122). This is the largest outflow of commuters in the Appalachian region.

Table 18 Workplace of Employed Persons, 2000

County	Employed Persons in County	Live & Work in County	Live in County Only	Work in County Only	Estimated Daytime Employed Population	Difference Day/Night Employed Population
Pickens	52,130	28,951	23,179	12,001	40,952	11,178

Source: U.S. Bureau of the Census, 2000

The vast majority of commuters are traveling between Pickens County and the rest of the Upstate. Very little of the commuting flow is between Pickens County and the rest of South Carolina. There is also only a very small level of commuting between the county and Georgia or North Carolina.

Table 19 Commuting Patterns, 2000

IN-COMMUTING FROM		OUT-COMMUTING TO	
Place	Number	Place	Number
Anderson	4,300	Anderson	3,648
Cherokee	16	Cherokee	63
Greenville	2,566	Greenville	15,095
Laurens	54	Laurens	112
Oconee	4,192	Oconee	2,331
Spartanburg	198	Spartanburg	784
Union	40	Union	37
Remainder of SC	329	Remainder of SC	496
Georgia	61	Georgia	123
North Carolina	168	North Carolina	254
Elsewhere	88	Elsewhere	233
Total	12,054	Total	23,176
Net Commuting – 11,122			

Source: U.S. Bureau of the Census, 2000

While the county has seen a shift away from manufacturing, many of its largest employers remain manufacturing concerns as shown in the tables below. However, the largest employers in the county are non-manufacturing entities. State of South Carolina, Clemson University, the Pickens County School District, Aramark Services, and Contact Environmental Services are the top 5 employers as of 2011.

Table 20 Pickens County Major Employers by Facility, 2011

Company	Number of Employees
State of South Carolina	4807
Clemson University	3400
School District of Pickens County	1893
Contract Environmental Services	1200
ARAMARK Services	800
Techtronic Industries NA	700
Confluence Water sports	650
Pickens County	592
Wal-Mart	531
Palmetto Baptist Medical Center	460

Source: ACOG Infomentum

Table 21 Major Manufacturing Employers (200 or more employees)

Company	Number of Employees 2011	Product/Service
Techtronic	700	Gas powered lawn trimmers
Confluence Water sports	650	Sporting and athletic goods
Milliken & Company	400	Broad woven fabrics
YH America	400	Motor vehicle parts & accessories
St Jude Medical	400	Specialty medical devices
Champion Aerospace	350	Aviation ignition systems
Sauer-Danfoss Company	326	Hydraulic pumps & motors
Shaw Industries Group	300	Nylon 6 polymer and fiber
Cornell Dubilier Marketing	275	Mita capacitors
CH Industries	227	Injection Molding of Plastic products
Central Textiles	222	Cotton Textile Goods
Jacobs Chuck Manufacturing	200	Cutting Tool & Machine Tool

The manufacturing base of Pickens County is fairly diverse with sixteen two digit SIC codes represented. These firms employ a total of 12,832 people in 121 establishments. Industrial and Commercial Machinery, Electronic/Other Electrical Equipment, and Textiles are the SIC categories leading the way. The textile industry is the leading employer and represents 32.1 percent of industrial employment. The top three categories listed above comprise 62.0 percent of manufacturing employment.

CITY OF PICKENS COMPREHENSIVE PLAN

Table 22 Manufacturing Plants and Employees, 2002/2003

SIC Code	Plants	Percent	Employees	Percent
(20) Food/Kindred Products	3	2.5	88	.1
(22) Textile Mill Products	13	10.7	4,123	32.1
(23) Apparel/Other Finished Products	4	3.3	163	1.3
(24) Lumber/Wood Products Except Furniture	9	7.4	136	1.1
(26) Paper and Allied Products	2	1.7	18	.1
(27) Printing, Publishing, and Allied Industries	11	9.1	223	1.7
(28) Chemicals and Allied Products	4	3.3	551	4.3
(29) Petroleum Refining/Related Industries	1	.1	55	.4
(30) Rubber and Miscellaneous Plastics Products	7	5.8	642	5.0
(32) Stone, Clay, Glass and Concrete Products	6	5.0	178	1.4
(33) Primary Metal Industries	3	2.5	1,075	8.4
(34) Fabricated Metal Products	16	13.2	607	4.7
(35) Industrial/Commercial Machinery and Computer Equipment	28	23.1	2,064	16.0
(36) Electronic/Other Electrical Equipment	8	6.6	1,787	13.9
(37) Transportation Equipment	5	4.1	1,120	8.7
(39) Miscellaneous Manufacturing Industries	1	1.0	2	<.1
Total	121	100	12,832	100

Source: 2002/2003 S.C. Industrial Directory, S.C. Department of Commerce, Div. of State Development

Pickens County is home to numerous companies that include six international companies, ten companies with headquarters located within the county and six Fortune 500 Companies.

Table 23 International Companies, 2010

Company	Country
BASF Corp	Germany
KP Components	Denmark
OWT Industries	China
Sauer-Danfoss	Denmark
Sulzer Process Pumps	Switzerland
YH America	Japan

Source: Upstate Alliance and County Economic Developers

Table 24 Companies with Headquarters in Pickens County, 2011

Company
Alice Manufacturing
Blue Ridge Tool & Machine
Central Textiles
Champion Aerospace
Easley Custom Plastics
Easley Marble
KeyMark
King Asphalt
Sulzer Process Pumps
Tri Tech Usa

Source: Upstate Alliance and Local Economic Development Agencies

Table 25 Fortune 500 Companies, 2010

Company	Rank
Coca-Cola	72
Cigna	129
Manpower	143
Aramark	189
Amerirpise Financial	288
St Jude Medical	445

Source: ACOG Infomentum

Job Creation and Capital Investment

Pickens County saw the most new jobs created in 2006 with over 1,000 jobs and over \$36 million in investment. Since 2006, Pickens County has seen a steady decrease in new jobs and investment. Since 2011, Pickens County has almost 4,000 new jobs created with over \$162 million invested. Pickens County had the second lowest number of job created in 2010 behind Oconee County where only 10 jobs were created.

Table 26 Announced Job Creation and Capital Investment Pickens County, 1992-2010

Year	Jobs Created	Investment (millions)
2001	217	\$12.1
2002	572	\$26.4
2003	35	\$1.0
2004	833	\$59.3
2005	300	\$3.0
2006	1,024	\$36.5
2007	555	\$5.0
2008	357	\$7.8
2009	50	\$6.5
2010	45	\$4.5
Total	3,988	\$162.10

Source: South Carolina Department of Commerce, Div. of State Development

Table 27 Regional Announced Job Creation and Capital Investment, 2010

County	Jobs Created in 2010	Capital Investment (X\$1,000)
Anderson	1,114	\$1,011,350
Cherokee	400	\$84,000
Greenville	2,083	\$251,900
Oconee	10	\$28,000
Pickens	45	\$4,530
Spartanburg	1,798	\$113,779
Region Total	5,450	\$1,916,199
State	20,443	\$4,058,229

Income

From 2000 to 2009 citizens saw a 2.6 percent decrease in per capita income which was slightly less than the state projection of a 3.4% decrease. This shows a dramatic change. Both the county and the state showed steady, continuous increases in the per capita income during the past 30 years. The percent change between 1995 and 2000 was +18.9% for Pickens County and +24.9% for the state of South Carolina, exemplifying the current drastic shift in income growth at the county and state levels.

Table 28 Per Capita Income, 2005-2009

Year	Pickens County	South Carolina
2005	\$24,645	\$29,223
2006	\$25,888	\$30,927
2007	\$26,856	\$31,925
2008	\$27,487	\$32,505
2009	\$27,487	\$32,505
% Change 2005-2010	11.5%	11.2%

Source: US Census Bureau

Commerce

From 2005 to 2010, retail sales decreased by 1.8% in Pickens County. This compares to a regional growth decrease of 2.6 percent. Anderson County has seen the biggest increase of retail sales with an increase of 12.9% while Oconee County has seen the biggest decrease with a decrease of 14.8 %.

Table 29 Gross Retail Sales 2005-2010

County	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	% Change 2005-2010
Pickens	\$1,768,131	\$1,939,923	\$1,929,843	\$1,850,954	\$1,736,564	-1.8%
Anderson	\$3,976,937	\$4,420,095	\$4,978,008	\$4,386,917	\$4,452,942	12.0%
Cherokee	\$968,227	\$1,142,921	\$1,134,964	\$1,118,482	\$1,062,377	9.7%
Greenville	\$14,137,466	\$14,547,546	\$15,127,863	\$13,764,523	12,968,004	-8.3%
Oconee	\$1,159,467	\$1,202,482	\$1,166,541	\$1,048,396	\$987,445	-14.8%
Spartanburg	\$7,815,571	\$8,101,098	\$7,465,099	\$7,963,141	\$7,835,780	.3%
Region	\$29,825,799	\$31,354,065	\$31,802,317	\$30,132,413	\$29,043,112	-2.6%

Source: S.C. Department of Revenue and Taxation

CITY OF PICKENS COMPREHENSIVE PLAN

The City of Pickens has the second highest gross retail sales behind the City of Liberty in Pickens County.

Table 30 Retail Trade, 2002

Jurisdiction	Sales
Central	\$105,313
Clemson	\$202,459
Liberty	\$682,971
Norris	\$1,393
Pickens	\$240,890
Six Mile	\$8,967
Unincorporated Areas	\$439,947

Source: 2002 Census of Retail Trade, U.S. Dept. of Commerce, Bureau of the Census.
 (D) – Data suppressed to assure confidentiality.

Table 31 Retail Trade by County, 2009

County	Establishments	Sales	Average Annual Wage	Average Monthly Employment
Anderson	623	\$4,452,942	\$22,757	8,216
Cherokee	189	\$1,062,377	\$20,873	2,214
Greenville	1,654	\$12,968,004	\$26,766	27,054
Oconee	245	\$987,445	\$22,239	2,625
Pickens	322	\$1,736,564	\$22,989	4,292
Spartanburg	964	\$7,835,780	\$23,068	12,918

Source: 2009 Census of Retail Trade

Banking

In 2010, Pickens County had eleven banks with over \$1,676 million in total deposits.

Table 32 Amount of Deposits (X 1000) By Type of Deposit In All FDIC Insured Commercial Banks Pickens County, 2010

County	No. of Independent Banks	Total Deposits (Millions)
Anderson	20	\$2,484
Cherokee	5	\$319
Greenville	29	\$10,019
Oconee	11	\$914
Pickens	11	\$1,676
Spartanburg	16	\$4,713
State	80	\$64,256

Statement of Issues, Goals, and Strategies
Economy Element

Issues

Issue 1: Funding

Economic development is a complicated, expensive endeavor for all communities. The City of Pickens needs to be able to locate additional funding sources for economic development.

Issue 2: Downtown Redevelopment

Traditionally, the downtown portion of a community has been the commercial, social, and cultural center of the community. Downtown Pickens has lost some of these characteristics as business has moved to other areas of the city including the SC Highway 8 and 183 and US Highway 178. The city thinks it is important to encourage the redevelopment of the downtown area.

Issue 3: Public Relations and Information

Economic development activities, by their nature, are at times complicated and kept out of the public. The city should try to advertise economic development activities and their effects as much as possible.

Goals

1. Increase economic development activities in the City of Pickens.
2. Increase downtown revitalization efforts in downtown Pickens.
3. Publicize on-going economic development activities.

Implementation Strategies

- A. Form an independent Economic Development Department to pursue grant funding and loan repayments.
- B. Develop an economic plan for the city.
- C. Develop loan and other incentive packages to attract business and industry.
- D. Develop a tourism promotion plan and program.
- E. Develop mechanisms to encourage and assist small entrepreneurs and home-based businesses.

- F. Work with the county to obtain grants for infrastructure improvements.
- G. Establish an area of the city designated as “Historic Downtown Pickens”.
- H. Develop a Downtown Redevelopment Plan for “Historic Downtown Pickens”.
- I. Work with the Chamber of Commerce and other groups to enhance the downtown as an economic center and tourist base.
- J. Partner with other city and community programs recommended, e.g. Arts Council and Beautification Program, to help make Pickens more of a place that people want to stop and visit rather than just drive through.
- K. Develop mechanisms to avoid higher business taxes and to create desirable zoning regulations to foster business growth.
- L. Have an economic development booth at City events to provide information and survey residents about business and opportunities needed in the community and other Economic Development issues.
- M. Publicize information about new businesses and other issues related to economic development to allow the public to understand and recognize the City’s role in encouraging high quality development.
- N. Expand advertising activities by advertising the benefits of the city at trade shows etc. in other cities.

City of Pickens



HOUSING ELEMENT

The housing element looks at the number, age, condition and types of housing units in the city. Housing growth is a factor of population growth and has effects on land use patterns, infrastructure, city services, natural resources and cultural resources.

Existing Conditions

The City of Pickens housing growth has been relatively slow when compared to Pickens County and other nearby municipalities between 2000 and 2010. The number of housing units in Pickens grew by 3.0 percent while the county grew by 11.4 percent. The cities of Pendleton, Lyman, Liberty, and Duncan have similar population sizes and they saw more new housing units than the City of Pickens did in the ten year span.

Table 33 Total Housing Units, 1990-2010

Area	1980	1990	2000	2010	Change 2000-2010
Central	896	1,262	1,832	2,230	21.7%
Clemson	3,470	4,874	5,679	6,636	16.9%
Easley	5,215	6,356	7,932	9,072	14.4%
<i>Liberty</i>	<i>1,264</i>	<i>1,357</i>	<i>1,404</i>	<i>1,508</i>	<i>7.4%</i>
Norris	331	399	400	384	-4.0%
Pickens	1,353	1,356	1,438	1,481	3.0%
Six Mile	175	206	223	303	35.9%
<i>Duncan</i>	<i>479</i>	<i>910</i>	<i>1,274</i>	<i>1,401</i>	<i>10.0%</i>
<i>Lyman</i>	<i>486</i>	<i>1,007</i>	<i>1,224</i>	<i>1,497</i>	<i>22.3%</i>
<i>Pendleton</i>	<i>870</i>	<i>1,338</i>	<i>1,536</i>	<i>1,693</i>	<i>10.4%</i>
Pickens County	28,469	35,866	46,000	51,244	11.4
Upstate Region	359,606	431,787	527,274	604,863	14.7
State	1,153,381	1,424,155	1,753,670	2,137,683	21.9

Source: US Bureau of the Census

The median home price in the City of Pickens in 2000 was \$71,200, much lower than the state and county averages. The average contract rent in Pickens was \$414, also lower than the county average and approximately \$100 lower than the state average.

Table 34 Median Value/Rent of Housing, 2009

Area	Owner Occupied	Median Value	Renter Occupied	Median Rent
Anderson	5,260	84,100	4,917	454
Clemson	2,141	133,000	2,807	535
Easley	4,528	97,900	2,311	505
Gaffney	3,098	71,000	2,169	380
Greenville	10,365	118,100	12,924	526
Greer	3,829	95,800	2,564	522
Mauldin	3,792	120,500	2,203	659
Simpsonville	3,533	104,700	1,562	652
Spartanburg	7,495	85,000	7,984	465
Pickens		71,200		414
Pickens County	\$120,500	\$120,500	\$548	\$548
State	783,909	94,900	421,146	510

Source: US Bureau of the Census

The housing stock of Pickens was predominantly single-family in 2000. Approximately 57.5 percent of the housing stock was listed as single-family with another 9.8 percent as mobile homes. The remainder, 32.7 percent, was some form of multi-family. The county had 61.6 percent of its housing stock listed as single family with another 23.4 percent listed as mobile homes. Statewide the average was 61.5 percent single-family and 20.3 percent mobile homes.

Table 35 Units in Structure, 2000

Area	1	2	3-9	10-19	20+	MH	Other
Anderson	8,495	635	2,017	159	565	174	11
Clemson	2,841	308	1,348	688	263	225	0
Easley	5,955	183	928	304	105	603	0
Gaffney	4,271	330	739	212	161	173	0
Greenville	15,796	1,558	4,673	2,210	3,020	110	0
Greer	5,876	366	494	96	234	463	8
Mauldin	4,481	350	827	353	484	83	0
Simpsonville	4,174	132	474	225	364	331	0
Spartanburg	11,019	1,234	3,252	597	1,449	155	6
Pickens	817	54	134	85	32	139	0
Pickens County	28,904	912	3,101	1,434	831	10,775	43
State	1,118,863	43,607	135,579	41,561	56,005	355,499	2,556

Source: US Bureau of the Census, 2000 Census of the Population

The housing conditions in Pickens County fall in the average of the other upstate counties. All of the counties have seen an increase in no telephone available in homes mostly due to that people are removing their landlines and relying on cell phones.

Table 36 Housing Condition, 2000 (Percent of Occupied Housing Units)

Area	Lacking Complete Kitchen Facilities	Lacking Complete Plumbing Facilities	No Phone Available
Anderson County	4.7	3.3	4.2
Cherokee County	4.5	3.1	8.5
Greenville County	1.8	.74	2.7
Oconee County	3.7	2.4	1.7
Pickens County	3.9	1.8	2.4
Spartanburg County	.42	3.0	5.4

Source: US Bureau of the Census, 2009 Census of the Population

CITY OF PICKENS COMPREHENSIVE PLAN

The city has an older housing stock than both the county and state. The median year of housing construction was 1969 for the city while it was 1979 for the county and 1978 for the state. Mauldin had the youngest median year of housing stock construction at 1983 while Greenville had the oldest at 1961.

Table 37 Year Structure Built, 2000

Area	> 1959	1960-69	1970-79	1980-89	1990-94	1995-1998	1999-Mar 2000	Median
Anderson	5,576	18,79	2,034	1,130	634	571	232	1962
Clemson	906	892	1,233	1,429	570	384	259	1978
Easley	2,229	1,250	1,289	1,343	722	935	310	1974
Gaffney	2,251	1,251	1,297	771	207	100	9	1966
Greenville	13,280	3,653	3,848	3,674	1,186	1,453	273	1961
Greer	2,782	998	694	690	535	1401	392	1970
Mauldin	210	916	1,633	1,554	635	1,286	344	1983
Simpsonville	573	361	1,757	1,513	667	670	159	1981
Spartanburg	7,354	3,712	3,570	2,112	495	427	42	1964
Pickens	621	189	270	192	62	63	24	1969
Pickens County	9,177	6,116	8,826	9,604	4,974	5,351	1,952	1979
State	360,577	227,757	349,513	362,092	184,176	206,016	63,539	1978

Source: US Bureau of the Census, 2000 Census of the Population

Pickens County was the only county in the Upstate region to see an increase in residential building permits within the last year with an increase of 32 percent. All of the counties saw big growth in housing between 2005 and 2007 and then all saw the slump begin in 2008. Anderson County has the biggest decrease of permits since 2005 with a negative change of 88 percent while Pickens County has the least amount of change with a negative 66 percent change. This table could indicate that Pickens County will continue to grow and will need more housing opportunities.

Table 38 Residential Building Permits 2005-2011

County	2005	2006	2007	2008	2009	2010	2011	% Change 2005-2011	% Change 2010-2011
Anderson	1583	1426	1211	727	349	274	183	-88%	-50%
Greenville	4047	4200	3420	1732	1006	1169	939	-76%	-19%
Oconee	804	847	655	391	227	181	166	-79%	-8%
Pickens	633	517	536	422	251	161	213	-66%	32%
Spartanburg	2193	2100	1810	1082	596	524	383	-83%	-27%

Source: The Market Edge

Statement of Goals, Issues, and Strategies Housing Element

Issues

Issue 1: Safety and Appearance

Housing is an essential need for all people. The condition of the Pickens housing stock needs to be improved to help retain existing residents and attract additional residents and businesses.

Issue 2: Subdivision Standards

Subdivision standards should encourage good neighborhood design including standards to improve amenities like recreation space, pedestrian and bike lanes, as well as encourage development which improves interactions between neighbors.

Issue 3: Housing Type and Availability

The supply, condition, and location of housing in the city are vital to the growth and development of the city and its residents.

Goals

1. Improve the condition and appearance of housing in the City of Pickens.
2. Make housing areas more conducive to bike and pedestrian traffic.
3. Encourage housing development which makes neighborhoods more interactive.
4. Provide a range of housing types to meet the housing needs of the residents.
5. Establish a goal of 80% home ownership for Pickens residents by 2015.

Implementation Strategies

- A. Continue to implement rental property standards & regulations to include landlord and renter responsibilities.
- B. Develop homeowner standards and regulations.
- C. The city shall continue to seek grant monies for renovation of homes and business and should consider tax abatements for up to two years for new property owners who renovate.

CITY OF PICKENS COMPREHENSIVE PLAN

- D. Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with city assistance.
- E. Encourage neighborhood development through standards, which include sidewalks and bike paths throughout each neighborhood.
- F. Encourage builders to utilize innovations in residential developments which allow people to interact, such as big front porches, shared green space, and clusters of homes.
- G. Encourage residential developers leave a contiguous undeveloped area equaling 10% of the property for recreational uses, or contribute funds to a city recreation impact fee.
- J. Zone areas of the city for a variety of housing types, to include apartments, townhouse, condos, and single family.
- K. Work with area lenders and others to implement programs to assist Pickens residents in the purchase of a home.

City of Pickens



COMMUNITY FACILITIES ELEMENT

The Community Facilities – Infrastructure element deals with many issues vital to the community's growth and quality of life. Infrastructure planning for water, sewer, roads and other needs is vital for the community to attract and direct growth. City services such as police and fire protection, libraries, education and recreation help to make the community a desirable place for living.

Existing Conditions

Utilities

Water

The Water Department provides water service to 4,400 customers within a 16-mile area, providing 4 million gallons of water per day. The water supply from the City is drawn from its own 100 acre reservoir, north of the City, called City Lake. Average daily use amounts to approximately 3.0 million gallons per day, with the peak volume at 1.6 million gallons per day. The plant has maximum limit of 4.0 million gallons per day that it can pump. There are no plans to expand at the present time.

Sewer

The City currently has treatment facilities with a capacity of 950,000 gallons per day.

Electricity

Duke Power and Blue Ridge Electric Co-op are the two providers of electricity to the area.

Television

Northland Cable provides cable to the City. Satellite service is also available throughout the City from DIRECTV and Dish Network. AT & T U Verse has also been franchised as a cable provider.

Natural Gas

Natural gas is provided by Fort Hill Natural Gas Authority.

Telephone

Local telephone service is provided by AT&T. Long distance and cellular service is provided by several providers.

Internet

CITY OF PICKENS COMPREHENSIVE PLAN

Internet service is available through various mediums. Dial-up service is available through telephone connections. DSL service is available through At & T telephone connection, and cable internet is provided through television cable connection.

Solid Waste

Residents of the City of Pickens currently dispose of their solid waste at a transfer station located between Easley and Pickens in Pickens County. The city also runs a citywide recycling program.

Services

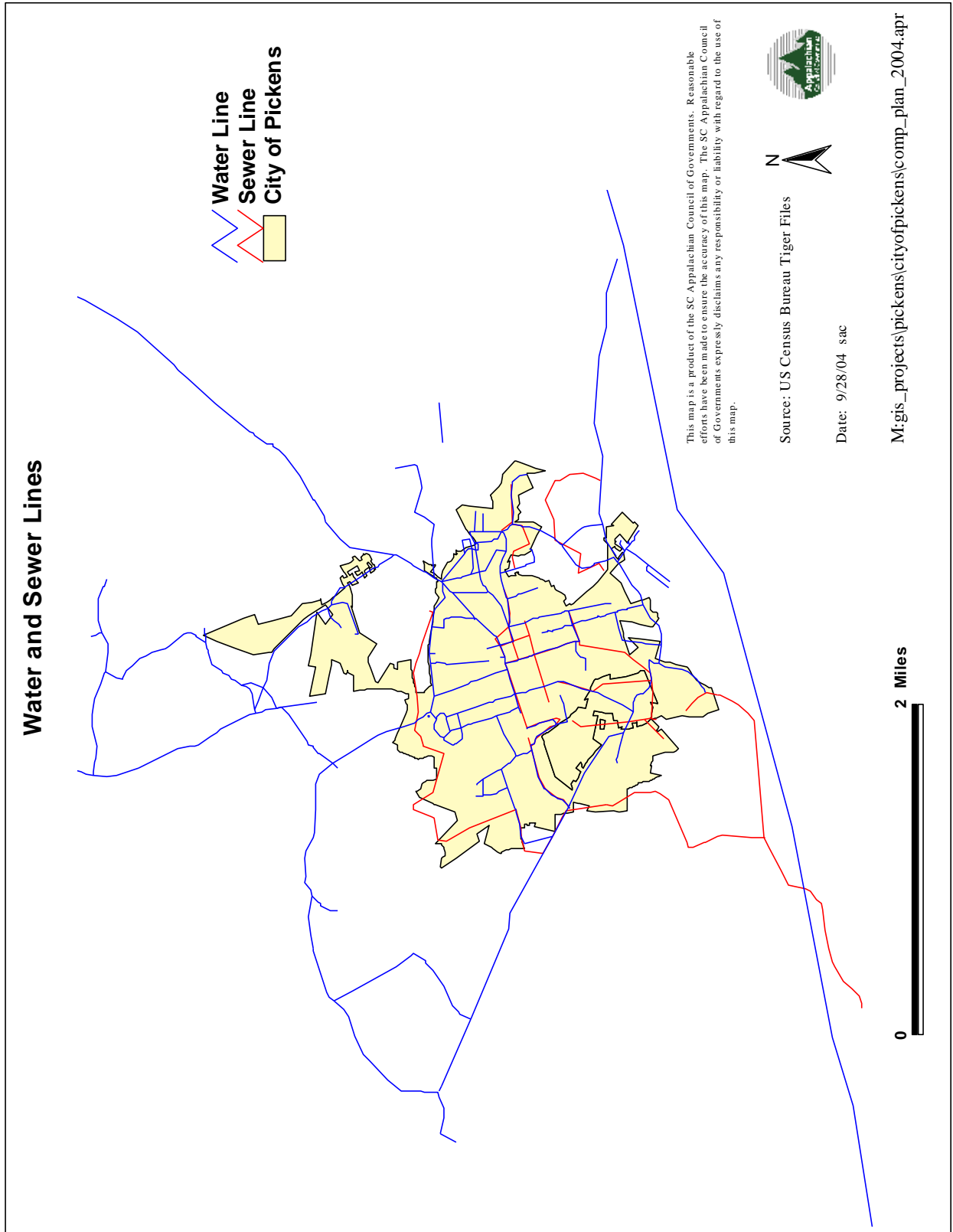
Police

The City of Pickens maintains one police station within the City at City Hall. The department has 14 full-time well-trained employees including 14 sworn officers and 3 reserve officers. Response time is five minutes.

Fire

The City of Pickens Fire Department employs 7 full time and 2 regular part time employees. The City has two contracts outside the City limits to offer fire protection – Rural Fire and Shady Grove. In the city, the ISO is 4 and outside in these districts it is a 4 or 9 depending on proximity to eater and the fire station.

Figure 5 Water and Sewer Lines



CITY OF PICKENS COMPREHENSIVE PLAN

EMS

EMS services are provided by Pickens County. The county is covered 24 hours per day by seven ambulances. In addition, Monday through Friday the county operates two additional vehicles to provide non-emergency medical transportation to county residents. The county is also planning to add two new vehicles to increase countywide coverage to nine vehicles, 24 hours per day.

General Government Facilities

Since the City of Pickens is the County Seat for Pickens County, many of the buildings located in Pickens are for governmental use. The following is a list of such buildings located within the City:

- - Clemson University Extension -
- - City Hall (police and fire stations)
- - Chamber of Commerce -
- - Pickens County Court House -
- - Pickens County Library
- - Pickens County Museum -
- Pickens County Administrative Building
- Pickens County Health Department
- Post Office
- Pickens County Law Enforcement Center
- The City of Pickens Recreation Department
- Pickens County Historical Society

The police station is located right behind City Hall.

Recreation

Recreational opportunities for residents of all ages are available in Pickens. The City offers several recreational activities and provides a place for interaction among the citizens of the City. The Recreation Center houses two full size gymnasiums and two multi purpose rooms that host a variety of events including aerobic classes, meeting and other various activities. The City of Pickens Recreation Department has a full program of children's sports teams and volunteer opportunities for the sports minded adult. The city recreation department also offers summer day camps for the local children of Pickens.

The Jaycee Park is one of the many park facilities offered within the City of Pickens. The park is comprised of fields for football, soccer, and baseball. It also has tennis courts, shelters and a picnic pavilion. Jaycee Park and the recreation center are linked by the Town Creek Trail resulting in a 100-acre recreation complex.

COMMUNITY FACILITIES ELEMENT

The Playground of Promise is a perfect example of the “volunteer spirit” in Pickens. Funded in part by local industry and grants, it was the hundreds of volunteers working together to build the playground and nature walking trail to give endless hours of enjoyment to the children of Pickens.

The YMCA of Pickens County has a beautiful facility with pool programs, youth teams, and a full fitness studio. Senior citizens enjoy many activities through the Pickens County Seniors Unlimited programs. Recreation opportunities are also available at the schools and college

Statement of Issues, Goals, and Strategies
Community Facilities

Issues

Issue 1: New Landfill & Public Information

The city needs to look at ways to help replace the landfill, reduce the amount of solid waste disposed in landfills and educate the public about recycling.

Issue 2: Fire Department Modernization

The city fire department needs to continually invest in updated modern equipment and facilities to protect city residents. Existing fire department equipment and facilities need to be updated to meet current needs.

Issue 3: Recreational Facilities

The physical condition of city recreational facilities is an issue involving the condition of existing parks, playing fields, parking lots, lights and the location of future recreational amenities., keep up with demand for new programs, and better access to the facilities.

Issue 4: Organization of Youth Opportunities

The youth of the community are the future of the community and helping them develop and prosper is an important function for the city and all its residents.

Issue 5: Underground Utilities

Above ground utility lines present many issues to the city including aesthetic, safety and quality and consistency of service.

Goals

1. Reduce the amount of material disposed in the landfill.
2. Improve the fire department's existing equipment.
3. Continually update the skills of the fire department personnel.
4. Construct new updated building for equipment and additional man power for the fire department.
5. Coordinate with other agencies and organizations to promote recreation opportunities.
6. Improve the condition of existing recreational facilities.

7. Provide alternative means of transportation to city recreation facilities
8. Encourage the development of recreational, educational, employment and civic activities for youth.
9. Place all utilities underground.

Implementation Strategies

- A. Encourage alternatives to disposal such as recycling
- B. Publish a list of types of garbage, refuse, recyclable, special items, and leaf collections that will be picked up
- C. Purchase platform type vehicle to serve the new, larger and taller structures coming into the City.
- D. Purchase a new pumper truck for better response to the city and rural community.
- E. Add training officers for fire department to maintain levels of readiness.
- F. Establish a recreation advisory committee.
- G. Create a recreation resource directory.
- H. Institute a program for periodic, regular maintenance of existing recreational facilities
- I. Provide adequate lightning in parking area of current facilities to ensure safety
- J. Develop a master plan for ensuring the provision of parks, recreational programs and greenways to all residents in Pickens.
- K. Provide public transportation to recreation sites during the hours of recreation
- L. Develop a sidewalk and bike path plan to bring pedestrians and bike traffic from each neighborhood and schools to the recreation complex
- M. Create youth opportunities advisory board
- N. Collect and analyze youth related activities.
- O. Create a Community Youth Center

CITY OF PICKENS COMPREHENSIVE PLAN

- P. Expand community service programs to include youth
- Q. Work with local businesses and local high school to develop a continuous mechanism for identifying skills needed for high paying jobs in the area
- R. All new construction shall require all utility t to be put underground to include but not limited to commercial, residential, and industrial.
- S. When utility companies are replacing existing poles, utilities shall be placed underground.

City of Pickens



CULTURAL RESOURCES ELEMENT

This element considers historic buildings and structures, unique natural or scenic resources, archeological and other activities that improve the mind and body, such as recreation, music and the arts. Historic and cultural resources are an important element to enhance the quality of life for area residents.

History of Pickens County

Pickens County has a long and varied history. The county has come a long way from the time it was a part of the Cherokee Indian Nation. When the United States celebrated its 200th Anniversary in 1976, the boundaries of Pickens County were still within the original Cherokee Country.

Spanish explorer Hernando DeSoto came through the area in the 1530's and stopped at the Keowee Indian village of the Cherokee territory. It was still Cherokee country when major Andrew Williamson and South Carolina militia forces marched in August and September of 1776 and literally destroyed the Cherokees, who had sided with the English.

At the end of the American revolution, the section of Indian land that had been ceded to South Carolina by the Cherokees became part of the Ninety Six District of the state. By 1786, the area was known as Abbeville County. As more settlers moved into the region, the judicial process created Pendleton County and Greenville County of the Washington District. The courthouse for the Washington District was located in Pickensville, a town destroyed by fire in 1817 and located in present day Easley. By 1800 however, the Washington District ceased to exist and the counties became two separate districts. The courthouse for the Pendleton District was in Pendleton, a town created in 1790, and the entire northwest corner of South Carolina came under its jurisdiction.

The Old Pickens District had a courthouse on the Keowee River, near the present day Keowee-Toxaway Nuclear Station. By 1868, growth necessitated division of the district and all districts in the state became counties. The eastern portion of the Pickens District became Pickens County and the western half took on a Cherokee name, becoming Oconee County.

Scotch-Irish settlers were the original inhabitants of the Pickens area, although a few traders lived among the Cherokees. Early settlements were in the Oolenoy, Saluda and Keowee valleys. By 1868, when the new Pickens was being created, Elihu Griffin offered 40 acres of his land for the courthouse as well as for public sale.

On June 15th, 1869, a handbill distributed in the South Carolina upcountry advertised the "Last Sale of Town Lots" for the new county of Pickens. The advertisement described the lots as "comprising respectfully, half acre, one, two, three and four acre lots, fourteen miles from Old Pickens, twenty miles from Greenville Courthouse and seventeen miles from Pendleton Village."

The ad continued: “In a healthy section, one is location most desirable, one situated on a beautiful plateau and surrounded by a fertile region, with thrifty inhabitants and the village rapidly growing. Fine water on both Wolf and Town Creeks with good saw mills and an abundance of fine timber close by. Of nearly equal distance between Keowee and Saluda Rivers has fine view of mountain scenery, and will command a large trade from the mountains and from North Carolina. The courthouse and jail have been completed. There are fine opportunities for schools, teachers, merchants, physicians, mechanics and others.”

The Air Line Railroad, later named Southern Railway, began building through Pickens County in 1872 and towns like Easley, Liberty, Central and Calhoun (now Clemson) soon came into being. The Pickens Railroad was created in 1898, connecting Pickens to Easley and the main line.

Industry arrived in Pickens County when the railroad and cotton mills began to emerge, joining the pioneer Norris Cotton Mill which had its start as the county’s first in 1895. By 1900, Pickens County had three roller mills, three cotton mills, thirty-seven saw mills, ten shingle mills, four brick mills, two railroads and two banks. There were 26 churches of various denominations scattered throughout the county, most with schools nearby.

Much of the county’s past is present today, giving a glimpse of its rich and fascinating heritage. This mixture of past and present is one of the factors which make Pickens County a place of historical interest.

Source: Pickens County Draft Comprehensive Plan

Existing Resources

Museums

- 1. Pickens County Museum (Pickens)** – Constructed in 1903 as the Pickens County Jail and home of the Sheriff, the castle-like building has been restored and is listed on the National Register of Historic Places. The museum contains memorabilia displaying the history of Pickens County such as the County’s first cotton gin and “the Pickens Doodle”, a wood filled engine that traveled between Pickens and Easley for many years.
- 2. Hagood-Mauldin House/Irma Morris Museum of Fine Arts (Pickens)** – Built c. 1856 at old Pickens Courthouse and moved to its present location in 1868, this classical Greek revival house features 17th and 18th century art and furnishings.
- 3. The Geology Museum (Clemson University)** – Located in Brackett Hall, the Museum displays the Southeast’s largest collection of gems and minerals, including a star sapphire from Africa weighing over 50,000 carats.
- 4. Central Heritage Museum (Central)** – This late 18th century house was the home of a local merchant and now houses a collection of historic memorabilia.

5. **Cherokee Indian Interpretive Center** (Sunset) – Traces the history and culture of the Cherokee Indians who once lived in the Keowee Valley.
6. **Ferne’s Miniatures/Dollhouse Museum & Shop** (Liberty) – A wonderful collection of more than 400 dolls, 25 antique and modern dollhouses, and a unique selection of handcrafted miniature accessories, including wicker furnishings.
7. **Fort Hill/John C. Calhoun House Museum** (Clemson University) – This was the plantation home of John C. Calhoun and later the home of his son-in-law, Thomas Green Clemson. Now a National Historic Landmark, the house contains items which once belonged to Calhoun and Clemson.
8. **Clemson Area African American Museum** (Clemson) – This museum collects and showcases the historical achievements of local African Americans by serving as a resources center to engage the community in intellectual discourse about the past.
9. **Strom Thurmond Institute** (Clemson) – You can observe Senator Strom Thurmond’s life, including nearly one million manuscripts and thousands of artifacts from his political and military career.
10. **Collins Old Towne** (Central) - A depression era country store featuring a collection of memorabilia found in most country stores of the 1920s and 1930s. An old time barbershop, corn mill, saw mill and red schoolhouse is also on the property.
11. **Schoolhouse Antiques and Museum** (Liberty) – Featuring the largest privately owned antique collection in the Southeast. On display are rare antique cars, household items, furniture, toys, an old general store, dentist office, barber shop and thousands of other items.

Theatres

1. **Foothills Playhouse Theater (Easley)** – A resident of West End Hall since 1991, the Foothills Playhouse began in 1981 as the Easley Community Theater. The 214 seat playhouse operates through donations and a grant from the South Carolina Arts Commission. Most work is done by volunteers. The theater offers year-round plays in a variety of themes sure to please even the most discriminating theater buff.
2. **Robert Howell Brooks Center for the Performing Arts (Clemson University)** - Located near the heart of the campus, the Center brings an exciting array of dazzling performances to the community year-round.

Historical Buildings and Sites

Within Pickens County there are 44 listed historical sites, / of which are located within the City of Pickens. These sites and structures represent several cultures and time periods, which serve to illustrate the history and culture of the county. The site of Fort Hill, the plantation home of John C. Calhoun is designated as a National Historic Landmark and several other sites are listed on the National Register of Historic Places.

Site of Alexander-Hill House (Six Mile)

Around 1830, Pleasant Alexander built a house at this site in what was then the village of Pickens Court House, now known as old Pickens. This was the last remaining house of Old Pickens and was moved in 1971, because of construction of the Keowee-Toxaway project.

Bowen House (Pickens)

Built in 1880 by W.T. Bowen, co-author of the 1895 South Carolina State Constitution, this house is the setting for *Red Hills and Cotton* by Ben Robertson. The house is located southeast of Pickens on Highway 8.

Carmel Presbyterian Church (Liberty)

With a congregation originally formed in the mid-1700, this Presbyterian Church is believed to be the oldest church in SC's Upcountry. This building was built near Liberty in 1857-58, after the Richmond Presbyterian Church (1785) and several smaller congregations were united in 1789. The frame building was later moved back and a brick structure erected. Located southwest of Easley at the intersection of Hwy. 135 and Flat Rock Road, 3 miles east of Liberty.

Chapman's Bridge (Sunset)

One of three scenic covered bridges remaining in Appalachian South Carolina. Originally over Keowee River, now relocated due to inundation of the original site in the construction of Lake Keowee of the Keowee-Toxaway development.

Clemson University (Clemson)

Land-grant institution founded in 1889 at the bequest of Mr. Thomas G. Clemson, son-in-law of statesman John C. Calhoun. Romanesque Revival Tillman Hall was an early main classroom building. Other buildings of the same period are Hardin Hall and Godfrey Hall.

Old Cochran House (Clemson)

John Wesley Cochran had a brick mill which supplied brick for several buildings at Clemson University. He built this house near Clemson in 1889.

Calhoun Burial Ground (Clemson)

Senator John Ewing Calhoun, brother of Mrs. John C. Calhoun, is buried here at the site of his Keowee Heights plantation home near Clemson.

John Easley Home (Easley)

This beautiful rural home was the residence of John Allen Easley, Sr., a successful miller and businessman, who first had a log cabin on the land and built the present structure in 1840. Easley was the father of William King Easley, a signer of the Secession Ordinance. William King Easley lived here during the time he was negotiating the routing of the Richmond – Atlanta Air Line Railroad. Trees around the house are over 200 years old. Furnishings are mostly Victorian, with some modern and some Hepplewhite.

Old Easley High School (Easley)

This 1909 school building is one of the oldest and most predominant buildings in downtown Easley. Since it closed in 1938, the building has been used as a warehouse. It has suffered from neglect and weather damage, and has been threatened with demolition to make room for more downtown parking. Old Easley High School is listed by the State Department of Archives and History as one of the 11 most endangered historic structures in South Carolina.

Fort Hill (Clemson University)

The John C. Calhoun House was the home of South Carolina's eminent statesman during the last 25 years of his life (1825-1850). The house has been designated a National Historic Landmark by the United States Department of the Interior and is listed in the National Register of Historic Places. The 1,100-acre plantation was named by Calhoun "Fort Hill" honoring a fort built on the land in 1776. The United Daughters of the Confederacy has assisted Clemson University in the restoration. The University now occupies the plantation acres--a vision materialized through the generosity of Calhoun's son-in-law, Thomas G. Clemson.

Site of Fort Rutledge (Clemson University)

Located on the Clemson University campus, this is the site of the Revolutionary War Fort where Colonel Williamson dealt a decisive blow against the Indians.

Gaines House (Central)

Built by an early mayor of Central around 1880. Gaines was also a Red Shirt leader in the post-Reconstruction era.

CITY OF PICKENS COMPREHENSIVE PLAN

Golden Creek Mill (Easley)

A wonderful example of the 19th century mills which provided cornmeal, grits and flour in early American communities. A replica/restoration of the 1825 mill which was nestled on the wooded banks of Golden Creek, the fully operational mill is open for tours with advanced reservations. The mill also houses a country store featuring Amish products, and an art, photo and literature museum.

Hagood Grist Mill (Pickens)

A scenic old grist mill located north of Pickens contains a water wheel built about 1830 by Benjamin Hagood. Hagood operated the general store and the tanning yard, and was also a member of the legislature from the Pendleton District. This restored mill is the only mill in SC which uses the original wheel components.

Hanover House (Clemson)

Hanover House was built by French Huguenots Paul de St. Julien and his wife, Mary Amy Ravenel, in 1716 in the South Carolina Low Country in what is now Berkeley County. The Hanover House is listed in the National Register of Historic Places and is restored, with the assistance of the Spartanburg Committee of Colonial Dames of America, to interpret the lifestyles of South Carolina's rice, indigo and cotton planters. The home was reconstructed on Clemson University's campus in 1941 and moved to the SC Botanical Garden on the Clemson campus in 1994.

Hester House (Pumpkintown)

Alfred Hester built this home near Oolenoy Church in Pumpkintown around 1840.

Horse Pasture (Northwestern Pickens County)

An enclosed mountain valley between the Toxaway and Eastatoe Rivers. Site where the Cherokee Indians pastured their horses. It has superb mountain scenery. This is one of the few places in the world where the Oconee Bells (*Shortia*) flowers are found.

Hunt Log Cabin (Clemson University)

The Hunts built their cabin in 1745 as squatters in Cherokee Territory. They wound up with a 2300 acre tract of land of what is now the Walhalla Highway area in the town of Seneca (Oconee County). A frequent stop over, the house was visited many times by General Andrew Pickens. In 1955, the house was moved to the Clemson University campus and restored in the planned restoration area.

Hunter's Post (Pickens)

The Hunter's Post is a weather-beaten building on Wolf Creek Road where the Hunter Brothers, after 1785 ran a trading post and established the first Post Office.

Intersection of Keowee Trail and Great War Path (Six Mile)

Intersection, near Gap Hill Baptist Church, of two great historic roads where pack horse trains traveled, armies marched, important leaders rode and many battles were fought.

McKinney Chapel (Northwestern Pickens County)

Constructed in 1891, this church has a beautiful pulpit and carvings. Services were discontinued in the 1930's, but the church is still used for weddings and funerals. A special Christmas program is held there each year.

Mountain View Hotel (Easley)

This hotel was built around 1890 to serve passengers on the Richmond-Atlanta Air Line Railroad. It is now a private home in Easley.

Norris House (Norris)

Mill Superintendent's house was built around 1885 by D.K. Norris for Catechee Mill.

Old Stone Church (Clemson)

Built by Revolutionary War hero Andrew Pickens and others in 1797, the Presbyterian Church, no longer used for services, has a cemetery with many interesting tombstones, including those of Pickens and his family.

First Pastorium (Pickens)

This was the first preachers' home in upper South Carolina, located west of Pickens. It was occupied by the Reverend William Murphee, the first pastor of the Second Baptist Church, in 1786. He built it with the aid of settlers, squatters, and Indians. There is a small family cemetery, walled with field stone, on the grounds.

Ezekiel Pickens House (Pickens)

This house located north of Pickens was built by Ezekiel Pickens, the son of a Revolutionary War hero. Pickens built this house in the Holly Springs area around the year 1860.

CITY OF PICKENS COMPREHENSIVE PLAN

Ruins of Pickensville (Easley)

Portions of the underground jail remain from this seat of government for the Washington District, 1791-1800. It is now a part of the City of Easley.

Ponder House (Dacusville)

Built around 1900 in the Dacusville Community by Dr. Milton Ponder, country doctor and community leader.

Pumpkintown (Pumpkintown)

This was one of the two earliest settlements in the area. Leading pioneer settlers of the valley are buried here at the Oolenoy Baptist Church Cemetery. Also known for the Fall Pumpkin Festival.

Redmond Post Office (Pickens)

Located west of Pickens this building was built around 1820, and was also known as Stephens Place. Prior to the Civil War it contained a Post Office.

Rocky Bottom 4-H Camp (Northern Pickens County)

Established in 1915, one of the oldest county-owned 4-H Camps, it is now a camp for the blind.

Site of Seneca Old Town (Clemson)

An ostracized group of Seneca Indians from New York migrated south and settled a town at this site. Because of periodic hostilities with the Cherokees, most of this tribe had disappeared by 1780. There was a Revolutionary War engagement here on August 1, 1776, with the Patriots against the Indians.

Sitton Hill (Easley)

Built in 1887 and located on Brushy Creek Road, Samuel Monroe Sitton bought it in 1889.

South Carolina Botanical Gardens (Clemson)

This 270 acre public garden comprises the former Horticultural Gardens and Forestry Arboretum and features several thousand varieties of ornamental plants, both native and introduced. This garden has several educational and cultural events each year including the Horticultural Lecture Series, the Daffodil Festival and Idlewilde. The public is invited to join naturalist David Bradshaw the first Friday of each month for a nature walk. A 10am nature walk is featured for children the second Saturday of each month.

Table Rock Mountain (Northeastern Pickens County)

Indian legend identifies this huge mountain rock as the dinner table of a giant chieftain. Located off the Cherokee Foothills Scenic Highway, it is now operated as a South Carolina State Park.

Throstle Spinning Frame (Easley)

Circa 1820, this historic frame was moved to the area by Saco-Lowell shops, in Easley, when their complete textile operations were transferred there. At the time Lowell Machine shops perfected Paul Moody's throstle spinning frame in Massachusetts, the Greenville area was already processing cotton. A duplicate of the frame is in the Smithsonian.

Treaty Oak Marker (Clemson)

The site where the first treaty between the United States and the Cherokee Indian Nation was signed, on Nov. 28, 1785.

West End Hall (Easley)

This is a renovated school building dating from the 1920's.

Yoder's at Meece Mill (Pickens)

This mill was built in the late 1800's and was used as a hammer mill, a corn mill, and wheat mill. It was in operation until 1964 and although the mill no longer processes grits, meal, or flour, the original equipment has been preserved.

Issaquena Corn Mill (Central)

Featuring a three-legged mill with a wooden hopper, this meal utilizes a small mill that was used on large farms or small plantations. You will find an old country store, barbershop, small sawmill, and school house.

CITY OF PICKENS COMPREHENSIVE PLAN

Soapstone Church (Pickens)

It is the oldest African American Church in the Upstate that was built by freed men who settled in Pickens after the Civil War in the late 1860s.

Central High School (Central)

It was built in the early 1900s and was used as a school until 1955. It is on the National Register of Historic Places and is presently used as an apartment building.

Hopewell (Clemson)

Home of the Revolutionary War her and Indian Commission General Andrew Pickens and his wife Rebecca Calhoun Pickens.

Ben Robertson's Grave (Liberty)

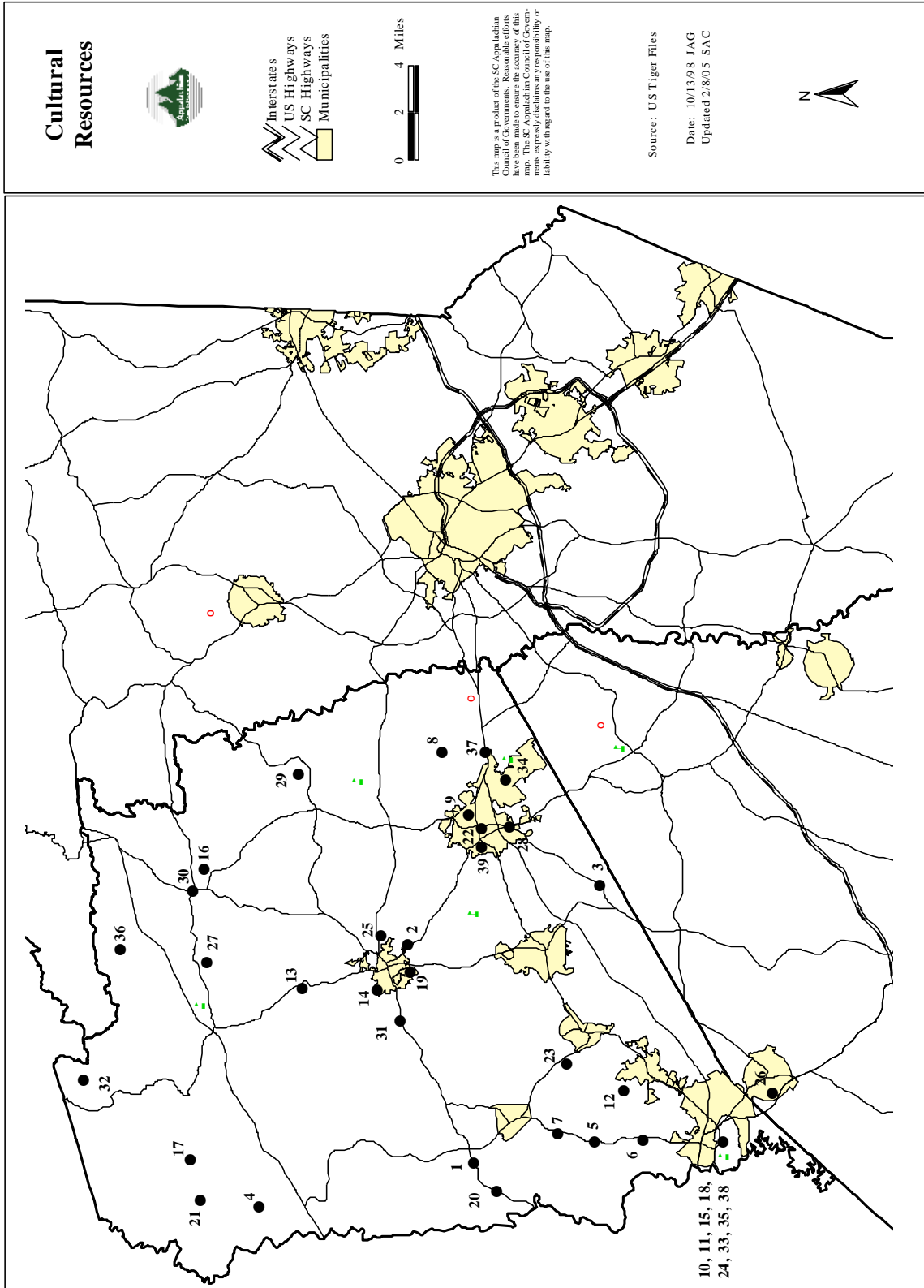
Ben Robertson's is the South's most famous journalist, author, and war correspondent.

Religious Institutions

The Pickens area is home to a large number and variety of churches. The following is a list of denominations represented within the City Limits of Pickens:

Assembly of God
Holiness
Baptist
Methodist
Catholic
Presbyterian
Church of Christ
United Methodist
Church of God
Wesleyan

Figure 6 Cultural Activities



Entertainment Areas

Pickens Area Golf Courses

1. Pickens County Country Club – A semi-private, par 72 layout course located near Griffin Mill Road southeast of Pickens.
2. Rolling Green Golf Club – A semi-private, par 71 layouts located on Hestor Store Road near Dacusville, east of Pickens.
3. Smithfield’s Country Club – A private, par 72 layout courses located between Sheffield Road and Crestview Road.
4. Southern Oaks Golf Course – A semi-private, par 72 layout course located near the intersection of SC 81 and SC 86.
5. Table Rock Golf Club – A semi-private, par 72 layout courses located near SC 11 and US 178 north of Pickens.
6. Walker Course – This par 72, 18 hole championship golf course is located at the foot of the Blue Ridge Mountains in Clemson, SC and is surrounded by Lake Hartwell. Its design accommodates golfers at all levels.

Pickens Area Race Tracks

Greenville – Pickens Speedway - The longest continuous running NASCAR sanctioned track in America, the speedway has held a weekly racing series for more than 40 years. The ½ mile oval includes grandstand seating for 8,500 fans.

Community Festivals and Events

The following is a list of festivals, fairs and events in the greater Pickens area.

April – **Pickens Azalea Festival**. This festival highlights the brightly colored azalea blooms which welcome spring. Along with children’s entertainment, food and arts and crafts is the traditional azalea sale. A self-guided tour of 40 historical sites including the Hagood-Mauldin House and the Hagood Mill are highlights of the day. Admission is free.

May – **Liberty Fest**. This festival, which is held at Sarlin Community Square and the adjoining parking lot, offers entertainment sponsored by the South Carolina Arts Commission. It is suitable for both children and adults. Local restaurants and non-profit groups offer a variety of refreshments and craft vendors provide a wide array of handcrafted items. Admission is free.

May – **Blue Ridge Fest (Pickens)**. This two-day event is held in May with all proceeds going to charity. Friday offers a night of beach music and a car show followed by a Bike Run on Saturday.

July – **Easley Fourth of July Festival (Easley)**. The event at Old Market Square includes a church night with area churches providing gospel and Christian contemporary music. The festival also features concerts and rides for kids of all ages. The Fourth of July is packed with activities such as a parade, car show, craft booths, children’s events and entertainment for all tastes. The grand finale is one of the largest fireworks displays in the area.

July- **Clemsonfest** On the evening before Independence Day, Clemsonfest kicks off numerous area festivals and is the only opportunity to see a major fireworks display over Lake Hartwell.

August – **Hillbilly Days (Pickens)** A two day event sponsored by Pickens County Shrine Club.

September – **Pickens County Upcountry Folklife Festival and Ole Time Fiddlin’ Convention**. Held at the Hagood mill, the event is an even greater celebration of “milling” music and memories. It is held the third Saturday of each month during the year. Enjoy live crafters, mill tours and demonstrations.

September – **Central Railroad Festival**. The two-day festival is a celebration of the railroad era. The festival features model railroad displays, railroad memorabilia and railroad safety exhibits. Arts and crafts, children’s rides, dancing, music and bingo are some of what can be found at the event. Admission is free.

September – **Dacusville Farm Days**. The three-day festival was organized by a group of men who joined together to preserve a bit of their heritage. Events include a parade of tractors, wagon rides, plowing contests and country, bluegrass and gospel music. Antique cars, country cooking, arts and crafts and wheat threshing are also a part of the weekend festivities. Admission is \$5 for adults; children 12 and under are admitted free.

September – **Upper South Carolina State Fair**.

October – **Trunk or Treat**. Downtown Pickens is closed and local vendors set up booths to hand out candy to children for Halloween.

October – **Pumpkin Festival**. Located at the Oolenoy Community Building in Pumpkintown, people drive from miles around for the Halloween celebration. A parade, games, greased pole climb, arts and crafts, home-cooked food and of course a pumpkin sale are the order of the day. Admission is free.

October – **Old Country Fair (Liberty)** annual fall festival is held in Sarlin Community Square in downtown Liberty.

October – **Idlewilde Appalachian Folk Festival** – SC Botanical Garden at Clemson University

CITY OF PICKENS COMPREHENSIVE PLAN

December – **Pickens Christmas Parade**. Local bands showcase their talents along with countless floats and a variety of other participants at the downtown parade. The event is free.

Statement of Issues, Goals, and Strategies Cultural Resources Element

Issues

Issue 1: Publicizing Local Events

Cultural activities are an important measure of a community's quality of life. The City of Pickens and the surrounding areas have a number of cultural activities which are not getting the public exposure they deserve.

Issue 2: Historic Preservation

Historic preservation is vital to maintaining a community's cultural heritage. The City of Pickens can benefit socially, culturally, and economically from a concentrated effort to preserve the historical heritage of the community.

Goals

1. Improve the publicity given to area cultural events
2. Institute a Historic Preservation program

Implementation Strategies

- A. Create an Arts Council
- B. Work with local community organization, churches, etc towards the publication of a local calendar of events
- C. Provide assistance to the Chamber of Commerce and Arts Council in the publication of an Arts Resources Directory for Pickens County
- D. Form a public/private partnership to institute a Historic Preservation Program
- E. Compile a historic resource database to compile the archeological, cultural, and historical resources of Pickens

City of Pickens



NATURAL RESOURCES ELEMENT

The Natural Resources element looks at the natural systems of the community including climate, topography, soils, water bodies, and other natural features. This information is important to help protect a community's quality of life by promoting proper development, maintaining aesthetic characteristics, preserving open space and significant natural resources.

Geographic Location

The City of Pickens, South Carolina is located in Pickens County in the northwestern portion of the state. US 178, US 93, SC 183, SC 8, and SC 186 link the city to the region. US Highway 178 links the city and county with Interstate 85, one of the fastest growing interstate corridors in the country. Pickens is located midway between the cities of Charlotte, North Carolina, Columbia, South Carolina and Atlanta, Georgia.

Climate

The climate of Pickens is relatively mild, with an average temperature of 60.1 degrees Fahrenheit. This is slightly lower than other portions of the state such as the Columbia region, which has an average annual temperature of 63.1, and the Charleston region with an average annual temperature of 64.8 degrees. Precipitation is fairly constant throughout the year with an average of 4.3 inches of rain per month. The Columbia region averages 4 inches of rain per month while the Charleston region averages 4.2 inches per month. The growing season is from late March to early November and averages 225 days.

Figure 7 Average Monthly Temperatures

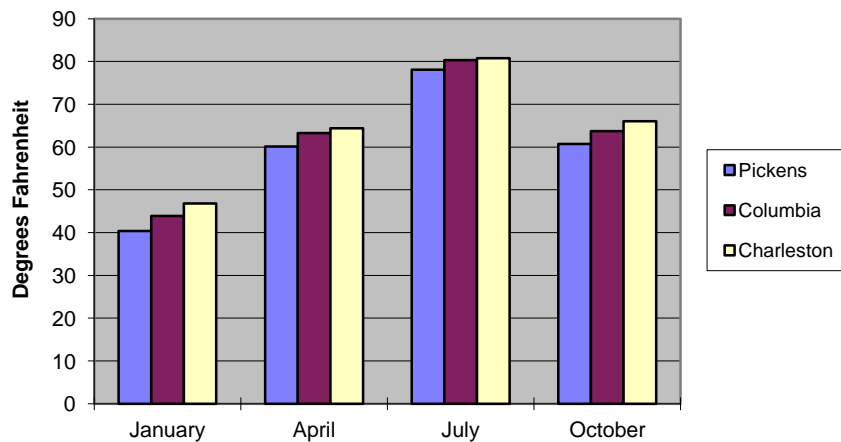
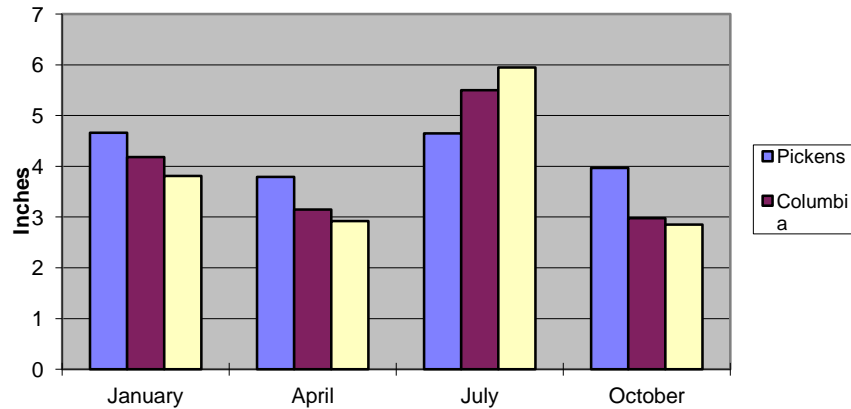


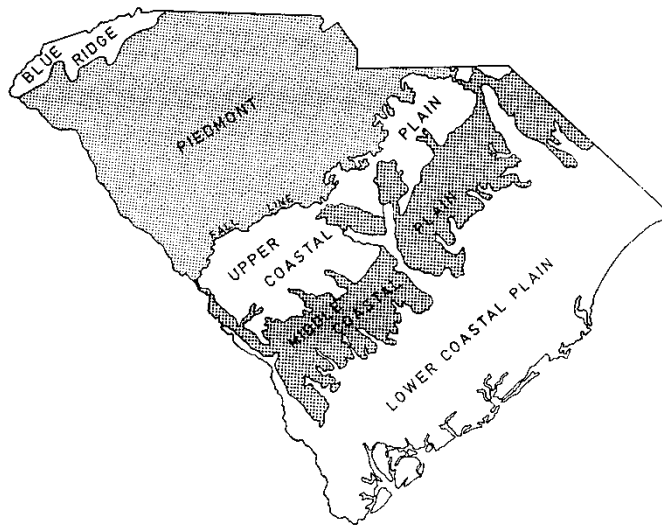
Figure 8 Average Monthly Precipitation



Topographic Climate

Pickens is located in the Piedmont region of the state, which is characterized by rolling to hilly topography. Elevations range from 900 feet at the edge of the foothills/mountain area to 600 feet along the Savannah and Broad Rivers at the southern end of the region. The terrain becomes progressively less hilly from north to south across the region.

Figure 9 South Carolina Physiographic Regions



Source: S.C. Water Resources Commission

Lakes, Rivers, Streams

The City of Pickens is traversed by several rivers and streams including Georges Creek, Middle Branch, Brushy Creek and Eighteen-Mile Creek. The creeks are an amenity to nearby citizens, act as a reservoir for storm-water runoff, provide flood protection, wildlife corridors and wastewater assimilation. There are no major lakes in Pickens but Pickens County does contain Lake Hartwell, a major recreation and tourism resource west of the city. No body of water within Pickens is used for drinking water.

Flood Lands

Traditionally, the presence of floodplains or flood hazard areas has posed a constraint to development. More recently federal flood plain legislation has added legal constraints and regulations to proposed development in flood hazard areas. Where flood hazard areas (marked by 100-year flood boundaries) have been identified on Flood Insurance Rate Maps for the City of Pickens, special regulations relating to the development of such areas apply. These regulations are designed to reduce and possibly eliminate the hazards of flooding, as required by the Federal Emergency Management Agency for flood insurance through the National Flood Insurance Program. The City of Pickens has adopted such regulations as part of its zoning ordinance.

Soils

The soils of the Upper Piedmont have developed from the weathering of metamorphic rock such as granite, schist, gneiss and diorite. Deep sandy to red brown clay sub-soils are found in most associations. The soils are mainly well-drained with moderate to severe erosion hazards, dependent mainly on slope. Some Upper Piedmont soils are suitable for on-site sewage disposal, except where slope is a problem. Extensive areas of alluvial flood plains are found in most stream drainage basins. The soils of the Upper Piedmont include some of the best farmlands in Upstate South Carolina. Vast areas of poor or eroded soils have been abandoned in the past due to intensive agriculture.

Pickens is built principally on Cecil and Hiwassee soils mixed with pockets of Catula and Pacolet soils.

Cecil Series - The Cecil soils are characteristically deep, well drained, gently to strongly sloping soils that formed in material weathered from granite and gneiss. These soils are on broad upland areas that have long side slopes. The surface layer is generally yellowish-red with sub-soil that is dominantly red firm clay.

These soils pose moderate to severe constraints, due to slope and permeability, to use as septic tank filter fields, and sewer lagoons, making public sewer systems a prerequisite to development. They also present moderate constraints to low buildings and industrial development due to low load-bearing capacity, slope and potential for erosion.

Hiwassee Series – The Hiwassee soils are generally deep, well-drained soils that formed in saprolite or old alluvium. These soils are in the broad upland areas on long side slopes. The slope ranges from 2 to 25 percent. The surface layer is dusky-red sandy loam with a sub-soil of dark-red friable sandy clay loam.

Catula Series – These are well drained, shallow to moderately deep soils which developed in material weathered from granite and gneiss. The surface layer is yellowish-red sandy loam with a sub-soil of firm red clay loam. They present moderate constraints for septic tank filter fields due to slow permeability and slope.

Pacolet Series - These are moderately deep to deep, well-drained soils formed in material weathered from granite and gneiss. The surface layer consists of brown fine sandy loam with a sub-soil of yellowish-red sandy clay loam. They pose only moderate constraints for use as septic tank filter fields, but present severe problems for use as sewage lagoons, because of slope.

In sum, the four soil series upon which Pickens is located have many of the same characteristics, i.e. red clay surface, slope, and slow permeability. On the whole, they pose only slight to moderate constraints to urban development, except for use as septic tank filter fields and sewage lagoons. As a result, community sewerage treatment and collection systems are a prerequisite to intensified development, such as exists and is taking place in and around the City of Pickens.

Unique Park and Recreation Areas

Pickens County has extensive natural beauty with a continuous chain of large lakes and scenic mountains and valleys. The county is bordered on the west by Lakes Jocassee, Keowee and Hartwell and by the Blue Ridge escarpment to the north. The county is also home to a number of state parks and wildlife management areas including the land recently purchased from Duke Energy.

Lake Jocassee

Lake Jocassee is a 7,500-acre reservoir of cold, emerald water enclosed by the steep walls of the Blue Ridge escarpment and was formed from the Toxaway and Horse-Pasture Rivers. Its 385 foot high dam was completed by Duke Power Company in 1973 to provide water for hydroelectric power. Accessible to the public from Devils Fork State Park, Lake Jocassee provides visitors with various outdoor recreation activities such as swimming, water skiing, sailing, scuba diving and fishing. Laurel Fork and Thompson River waterfalls are also accessible via Lake Jocassee.

Lake Keowee

Carrying the name of the old Cherokee Indian capital, Keowee means "place of the mulberries." This pristine lake was the first of the Duke Power Company improvements developed as part of the Keowee-Toxaway complex. Included in the complex are the Oconee Nuclear Station and the Keowee and Jocassee hydroelectric

stations. The lake has 300 miles of shoreline and sports white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad.

Lake Hartwell

Lake Hartwell borders Georgia and South Carolina on the Savannah, Tugaloo and Seneca Rivers. Created by the U.S. Army Corp of Engineers between 1955 and 1963, the lake comprises nearly 56,000 acres of water and shoreline of 962 miles. The Corp maintains over 20 recreation areas, many with launching ramps, comfort stations, picnic areas and shelters, swimming beaches and playgrounds.

Duke Power Company Land

In 1980 Duke Power donated a 373-acre tract of land to the South Carolina Heritage Trust Preserve in order to protect the outstanding natural area. The area, which lies in Pickens and Oconee counties, is home to a forest of old-growth hemlocks, several rare plants, and a self-sustaining trout population. Within this area lies a campground from which hikers may explore the area.

The Franklin L. Gravely Wildlife Management Area (Horse-Pasture Game Management Area)

This area commonly known as the Horse-Pasture is an enclosed mountain valley between the Toxaway and Eastatoe Rivers. It is located on the site where the Cherokee Indians pastured their horses. The area has superb mountain scenery and one of the few places the world where the Oconee Bells (*Shortia*) flowers are found.

Keowee-Toxaway State Park

Located in the northern part of the County along scenic Highway 11, Keowee-Toxaway Park is one of the state parks located in Pickens County. The park is equipped with overnight camping facilities and various hiking trails. The Corps of Engineers also provides recreational facilities and maintains lake access areas. The history of the Upper Cherokee Indians is recreated in the park museum.

Table Rock State Park

Table Rock Mountain is a 1,000-foot granite monolith attraction which takes its name from Indian legend. Native Americans believed that the gods dined on the massive rock while sitting on the "Stool", a smaller mountain nearby. The park has a lake for swimming and boating as well as camping facilities, hiking trails, and a restaurant overlooking the lake.

The Foothills Trail

Duke Power Company maintains a 44-mile hiking trail that crosses some of the most rugged and beautiful terrain in the Carolinas and parts of Pickens County.

CITY OF PICKENS COMPREHENSIVE PLAN

Photography buffs can aim their lenses at wildflowers, white-tailed deer, wild turkeys, and black bears. The Trail starts off at Table Rock State Park then journeys to Sassafras Mountain, the tallest point in South Carolina, which has vistas of Pisgah Mountain to the Shining Rock Wilderness. From there hikers venture to Chimneytop Gap then via boat on Lake Jocasee to Laurel Valley which has virgin hemlocks, some 5 feet in diameter. The Pickens County portion of the trail ends at Laurel Creek Falls and has ridge-top views of Lake Jocasee

County Maintained Parks

The county also maintains recreation facilities and parks for its citizens. These include Twin Lakes Park and Twelve Mile Park which provide access to Lake Hartwell as well as playground and picnic facilities. In 1985, Pickens County opened the 155-acre Mile Creek Park, located on Lake Keowee, which offers full facilities to residents.

South Carolina State Botanical Gardens

Established in 1958 as a camellia collection on a small piece of land, the Garden has grown to 270 acres of lush natural vegetation and miles of trails. Special collections include a Pioneer Garden with authentic log cabins, a grist mill, outbuildings housing historical farm implements, and herb, flower, vegetable and native plant gardens. The Braille Trail, which winds through the Pioneer Garden and adjacent Wildflower, Fern and Bog Gardens, features special sections for the visually impaired.

Other popular areas include the duck pond, a tranquil Garden of Meditation, a Flower and Turf Display and the Roland Schoenike Arboretum, a display of woody plants of economic and historical value. The Garden also contains a two-acre Vegetable Garden display, the Xeriscape Garden, and a Wildflower Meadow. The Garden serves as a living laboratory for students and visitors. Lectures, seminars, festivals and special tours are offered throughout the year.

Sassafras Mountain

Sassafras Mountain is the highest point in the state of South Carolina. Its summit elevation is 3564 feet (1085 m) above mean sea level and it is also part of the Appalachian Mountains. An overlook has been built which gives a thrilling panoramic view of the mountains and valleys.

Town Creek Park

Town Creek Park (TCP) located within the city limits of Pickens, South Carolina will be transformed into one of the premier off-road bicycling facilities in Upstate South Carolina. The nearly 100 acre park located just one mile from historic downtown

Pickens will serve as the first of three anchor destinations within the proposed Pickens Easley Liberty Corridor (PELCOR). Ride Garden, LLC is partnering with the City of Pickens to revitalize Town Creek Park as the initial PELCOR facility. Once developed, TCP will be one of the first bike parks in the state that offers unique riding features designed to enhance the riders experience through education, challenge and environmental awareness.

Statement of Issues, Goals, and Strategies
Natural Resources Element

Issues

Issue 1: Storm water Management

Good storm water management policies can help the city and property owners maintain high local water quality levels, preserve valuable natural habitats, and avoid the problems associated with flooding.

Issue 2: Preservation of Existing Natural Features

The loss of mature trees, natural drainage ways, alterations of existing topography and the loss of unique plant and animal life all have negative impacts on a community. This can lead to increased flooding, devaluation of neighboring properties, and the loss of native plant and animal species.

Issue 3: Land Conservation

The City of Pickens is facing land use pressures as the area continues to grow and prosper. The City must try to balance the competing interests of land preservation, community design and economic development.

Goals

1. Preserve physical condition of stream beds
2. Policy that includes conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment.
3. Protection of air and water quality, wetlands, green space and regulation of hazardous waste.
4. Policy that manages not only the timing and location of development, but also the content and design of development, to maintain and enhance the community character of Pickens while promoting economic development.

Implementation Strategies

- A. Implement a five year plan to dredge all the creeks inside the city to remove sediment that has caused the creek beds to rise and cause flooding.
- B. Investigate areas with identified flood control problems and take appropriate actions.

- C. Evaluation of the adequacy of existing regulations/standards for storm water management in preventing flooding and water quality deterioration.
- D. Encouragement of development that protects the natural and built environment and provide for appropriate location of land uses.
- E. Inventory of critical and sensitive features in the natural environment, including identifying the location and significance
- F. Evaluation of design guidelines for adequacy to encourage the maintenance of natural conditions during and after development.
- G. Develop a tree ordinance to strengthen tree preservation standards on tracts of land under development to include a city-wide tree inventory.
- H. Protection of air quality by encouragement of land development and transportation system development that minimizes pollution from cars, and encourages alternate means of transportation.
- I. Identification of land to be earmarked for preservation of open space, green space, low density development.
- J. If environmentally significant areas are found, limit development to public access and facilities for education about the areas.

City of Pickens



TRANSPORTATION ELEMENT

Roads

The City of Pickens is not served by an Interstate but has excellent access to the SC and US Highway system. US Highway 178 runs the length of the city. State Highways 8, 183, and 186 also serve the city. Hampton Avenue sees the most daily traffic while Shady Grove Road has seen the biggest increase of use since 1997.

Table 39 2003-2007 Average Daily Traffic Counts

Location	ADT 1997	ADT 2003	ADT 2004	ADT 2005	ADT 2006	ADT 2007	% Change 1997- 2007
Hampton Ave (S-90 to SC 183)	11700	13100	13800	12100	11900	12400	6%
Ann St (S-87 to SC 183)	9500	9800	10800	10100	10200	10900	13%
Brevard Hwy (S-67 to S-87)	6700	6700	7300	6800	6900	7400	9%
Liberty Pickens Rd (SC 183 to S-90)	6800	6900	7200	6600	7200	7400	8%
Farrs Bridge Rd (Runnymede to S-207)	4700	5300	5100	4500	5000	5500	15%
Farrs Bridge Rd (SC 8 to Runnymede)	4100	4700	4400	3900	4400	4900	16%
E Jones Ave (SC 8 to US 178)	3500	3700	4000	3400	4000	4100	15%
Shady Grove Rd (SC 183 to S-202)	2300	2600	2800	1250	2700	2900	21%
Reece Mill Rd (S-99 to S-190)	2400	2300	2500	3500	2700	2900	17%
Reece Mill Rd (S-190 to S-174)	1850	1950	2200	3900	1950	2200	16%

Source: SC DOT

CITY OF PICKENS COMPREHENSIVE PLAN

Transit

Currently, there are no public transit programs available in the City of Pickens. Clemson, Anderson, Greenville, and Spartanburg are the only Upstate communities with fixed route transit service.

Railroads

The City of Pickens is connected to the rest of the state and southeast by Norfolk Southern Railroad and Pickens Railroad lines.

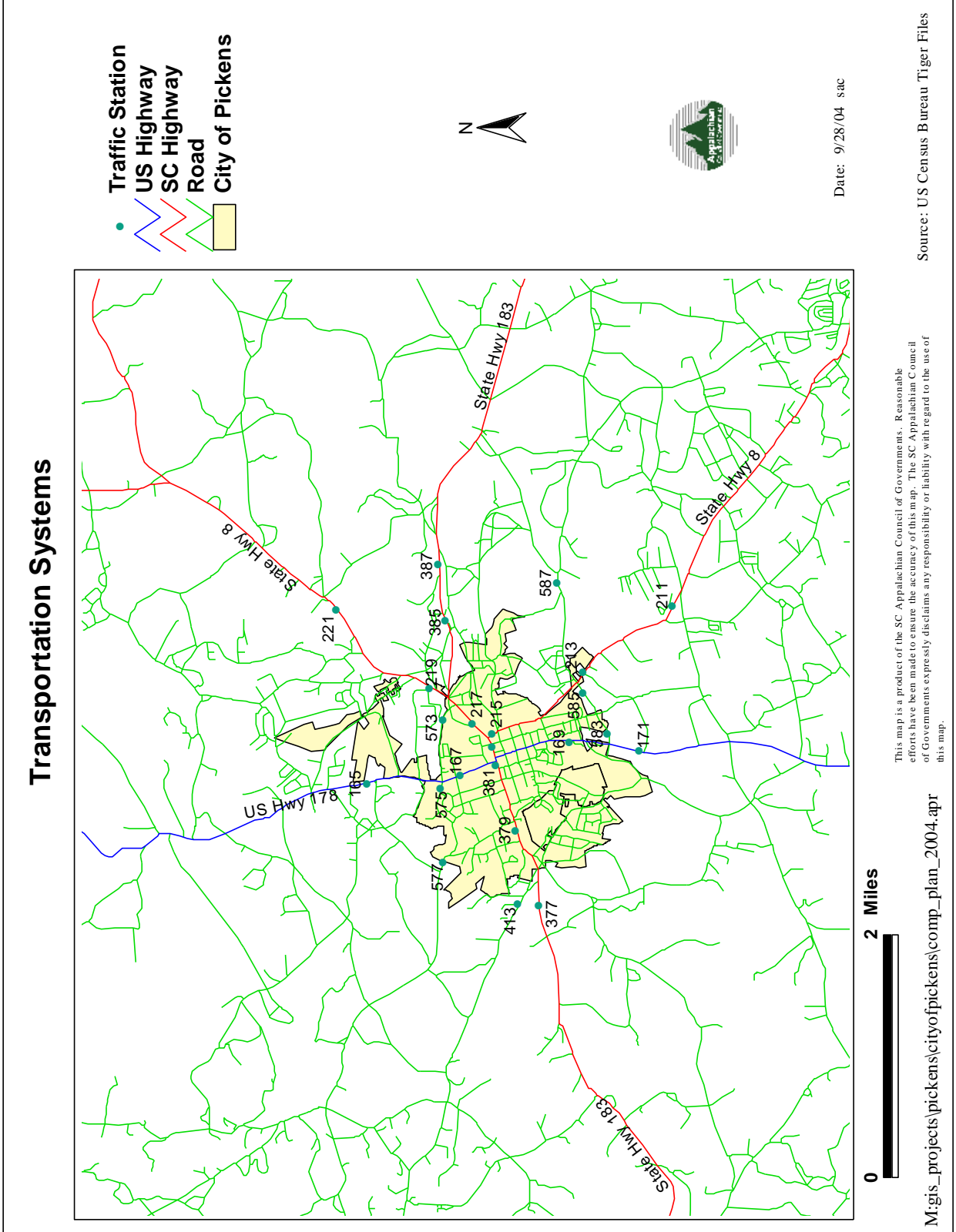
Airport

The Greenville - Spartanburg International Airport is located along I-85 in Spartanburg County, about three miles from downtown Greer. This location places it about halfway between the cities of Greenville and Spartanburg, the two largest cities in Upstate South Carolina. The airport has one runway of 11,000 feet. The airport is able to accommodate any type of aircraft in common use for passengers and cargo service. The field is open 24 hours a day and controlled between 6:30am and 12am. The airport has an instrument landing system, one fixed base operator and one flying school. There are approximately 25 hanger spaces available to the public although there is a short waiting list.

Donaldson Center Airport is located on US 25, seven miles south of the City of Greenville. The airport serves as an air cargo and aircraft maintenance facility. It is also a general aviation facility with the complete services of a fixed base operator.

The Pickens County Airport is located on US 178, just six miles south of the City of Pickens. This location places the airport about 15 miles from the nearest interstate, I-85. The airport is a general aviation facility with one runway of 4,999 feet. There is one fixed base operator at the site and flight instruction is available. The field is attended, but not controlled, between 8am and dark.

Figure 100 Transportation Systems



**Statement of Issues, Goals, and Strategies
Transportation Element**

Issue 1 : Street Maintenance.

Place a high priority on street maintenance in the budgeting and capital improvements processes.

Issues 2 : Improve pedestrian and vehicular connectivity within the City.

Increase vehicular, pedestrian and bicycle connectivity between existing subdivisions and commercial hubs to reduce the level of traffic on existing arterials and collectors.

Issue 3: Establish transportation priorities for the City.

Proactively plan, in conjunction with other agencies, for public transportation for travel both within Pickens and between the City, County, and other municipalities.

Goals

1. Improve the condition of existing streets and ensure that future roadways are built to last and improve the overall mobility of residents within the City.
2. Improve thoroughfares to keep pace with new growth and development.
3. Improve city street standards and specifications to provide for better-built city streets, which will minimize maintenance costs and extend the life of the street.
4. Emphasize pedestrian-oriented development to achieve a comprehensive system of bicycle lanes and sidewalks that connect to neighborhoods, parks, schools, offices, commercial areas, and other public spaces.

Implementation Strategies

1. Adopt development regulations that require new development projects that create traffic impacts to mitigate those impacts through on-site and off-site roadway improvements as necessary.
2. Adopt development regulations that require new developments to provide transportation improvements, including future controlled access collectors, to city standards where necessary to implement the planned transportation network.

3. Facilitate the funding and improvement of poorly operating intersections in the town to improve traffic safety and maintain an acceptable LOS.

City of Pickens



LAND USE ELEMENT

Existing Land Use

The City of Pickens currently covers 1700 acres of land. Approximately 1300 acres, 78%, of this land is developed. The remainder is vacant or dedicated open space. Table 40 Existing Land Use

Table 40 shows the current acreage for each category of land use. The city has grown in recent years with several annexations.

Table 40 Existing Land Use

Land Use	Acres	Percent of Total Acres
SF Residential	765.56	44.2
Mobile Homes	10.35	.59
MF Residential	104.75	6.1
Commercial	473.66	27.4
Undeveloped/ Vacant	376.55	21.7
Total	1730.87	100.0

Source: Information compiled from data provided by the City of Pickens and Pickens County Planning Department – as of January 2012

EXISTING ZONING

In keeping with the existing land use, most of the city is zoned as single family residential. The city has six residential districts: single family (R-12 & R-10), single family (R-10), single family and duplex (R-8), two multifamily (RM-16 and RM-8), and mobile home park district (MHP). The R-12 and R-10 districts are intended to foster, preserve, and protect areas of the community in which the principal use of land is detached, single family dwellings and related support facilities. The R-8 district is intended to foster, preserve, and protect areas of the community where the principal use of land is low and medium density one-family and two –family dwellings and related support facilities. The RM-8 district is intended to accommodate medium density residential development and a variety of housing types on smaller lots on in multifamily settings which RM-16 is to accommodate higher density developments. The MHP district is intended to accommodate mobile homes on individual lots and within mobile home parks.

Pickens has three commercial zoning districts: Neighborhood Business District (NB), Central Business District (CD), and General Business District (GB). The NB district is intended to meet the commercial and service needs generated by nearby residential areas. The CD district is to promote the concentration and vitality of business and governmental uses in downtown Pickens. The GB District is for business development on major roadways

for the connivance of local residents and the traveling public. In addition, the City of Pickens has two overlay districts in the business districts that have more stringent design guides and regulations. The City Center Overlay District is designed to encourage the redevelopment and expansion of the traditional City Center. The Gateway corridor Overlay District are designed to promote a quality of impression of the community and to provide integration between existing or established neighborhoods and market driven pressure for increased mixed use development resulting from the location of transportation infrastructure in adjacent areas.

The City also has a Research and Limited Industrial District (RLI) that accommodates research and research related uses as well as limited industrial uses which are significantly objectionable in terms of noise, odor, fumes, and other noxious conditions. The City has a General Industrial District (GI) which can accommodate a wide range of industrial uses. The City has an Office Business District (OB) that is intended to meet the professional office, service and residential needs of transitional areas within the community. It can accommodate office uses with limited commercial activity, civic use, and residences.

Residential

Residential uses account for over 65% of the developed land area in Pickens. Of this total, 57% is single family housing, 42% is multifamily, and 1% is mobile homes.

Single family housing is the predominant residential use in the city, comprising almost 700 acres, 57% of the developed land area of the city.

Multi-family uses consist of duplexes and apartments. These comprise 104 acres or 42% of the developed land area.

Mobile homes are located throughout the city but there are several clusters one just south of the downtown area and another just north of the downtown area. Mobile homes make up 10 acres or 1% of the developed land area of the city.

Commercial

Commercial uses in Pickens account for 473 acres or 35% of the developed land area. Most of the commercial uses are located along the major corridors through the city. Commercial uses in Pickens are generally downtown core commercial uses with a couple of grocery store anchored shopping centers along the gateways into the city.

Undeveloped/Agricultural Land

A number of parcels of land are classified as undeveloped/agricultural land. These properties may be agricultural properties, platted but not yet built upon, utility easements etc. A total of 376 acres, 21% of the total land area, is classified as undeveloped. There are several large undeveloped properties as well as some smaller infill properties in existing residential areas.

Table 41 Existing Zoning

Zone	Number of Parcels	Vacant Parcels	Percentage of Parcels in City Limits
R-12	914	224 (24.5%)	54.3%
R-10	16	8 (50%)	.95%
R-8	170	26 (14.8%)	10.1%
MHP	10	1 (10%)	.59%
RM-16	101	13 (12.9%)	6%
RM-8	61	8 (13.1%)	3.6%
CBD	157	13 (8.3%)	9.3%
GBD	244	60 (24.6%)	14.5%
NBD	10	0 (0%)	6.7%
Total	1,683	353 (21%)	

Source: Information compiled from data provided by the City of Pickens and Pickens County Planning Department – as of January 2012

FUTURE LAND USE

Residential

The pattern of residential development in Pickens has centered around single-family housing. This should continue in the future as existing housing developments continue to develop. Multi-family developments will grow some where they already exist. Medium density residential development such as duplexes should also see some growth in the future.

Commercial

Commercial uses are currently concentrated in a north-south line along Main Street. This trend will continue as properties along the major thoroughfares continue to fill in with commercial uses. Commercial uses will continue to stretch outwards towards the I-26 and I-85.

Institutional

There are a number of institutional uses scattered throughout the city. This land use category is very stable and should see very limited changes in the future.

Industrial

Existing industrial properties will remain as they are. Additional properties in the city are being made available for industrial development. The several large parcels of undeveloped property in the city are all candidates for industrial development.

Parks and Recreation

Several areas on the existing land use map are identified as recreational facilities. The county has built a new recreational facility at the eastern edge of the city. The city has recently begun an aggressive parks redevelopment campaign.

Statement of Issues, Goals, and Strategies Land Use Element

Issues

Issue 1: Control Community Growth

Residents have expressed a desire to see the community grow in a controlled way that will not diminish the existing quality of life and sense of community.

Issue 2: Commerce and Industry

Commerce and industry are the lifeblood of the community. The City would like to encourage the future growth of industrial and commercial uses in the community.

Issue 3: Greater Mix of Housing Opportunities

The current mix of residential land uses is heavily weighted towards detached single family homes. A greater mix of residential housing types is needed.

Goals

1. Extend the city boundaries
2. Create regulations to allow controlled growth
3. Allow for further commercial and industrial growth
4. Provide a diversity of housing opportunities for city residents

Implementation Strategies

- A. develop an annexation plan for compatible land outside the existing city limits
- B. develop zoning and design guidelines which provide for controlled growth
- C. zone land for commercial and industrial areas
- D. expand the sewer system to ensure room for future growth
- E. annex compatible property for commercial and industrial expansion
- F. use zoning to ensure that land within the city allows a diversity of housing types to include single family, duplexes, and multifamily.

City of Pickens



PRIORITY INVESTMENT ELEMENT

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. This connection will help preserve and enhance the quality of life through better planning and coordination with 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.

Capital Improvement Program

The capital improvements program is the City's method for planning, budgeting and financing the purchase and construction of large capital infrastructure, facilities, equipment, and other fixed assets. The City undertakes two types of capital project: three-year operating capital items and 10-year capital projects.

Identification of Funding Sources

The following are sources of funding the City of Pickens plans to use as reaching the goals and objectives. The City is not limited to the sources and city staff will continue to look for other sources of funding to assist in reaching the goals and objectives.

Hospitality Tax
Grants (Federal and State)
GO Bond
Sewer Fund
Water Fun
Stormwater Fund

Goals and Objectives

The following goals, objectives and strategies are outlines to ensure the City of Pickens has a consolidated list of goals. These goals will be use as a basis for funding priorities. It is the hope that each goals will work to improve the living conditions and overall quality of life in the City. These goals do not provide an exhaustive list of potential projects, but instead provide guidance as to where city staff will focus in the upcoming years.

Table 42 10 Year Capital Improvement Projects

Department	Needs	Fiscal Year	Cost	Funding Source
Streets and Sanitation	Service Truck	2012/2013	\$22,000	
	Lawnmower	FY 2012/2013	\$8,000	
	Street Sweeper	FY 2013/2014	\$90,000	
	Trash Truck	FY 2014/2015	\$125,000	
	Leaf Vacuum	FY 2-15/2016	\$15,000	
	Service Truck	FY 2016/2017	\$25,000	
Recreation	Volunteer Field Lighting	FY 2012/2013	\$60,000	
	Recreation Center Field Fencing	FY 2012/2013	\$15,000	PARD Grant
	Recreation Center Field Dugouts	FY 2012/2013	\$9,000	
	Daycamp Bus	FY 2012/2013	\$100,000	JARD grant
	Minor Field Dugouts	FY 2013/2014	\$9,000	
	Transportable bleacher sets	FY 2013/2014	\$12,000	
	Brick backstops	FY 2013/2014	\$10,000	
	Recreation Center Field Scoreboards	FY 2013/2014	\$15,000	
	Truck	FY 2014/2015	\$20,000	
Water Plant	Truck	FY 2012/2013	\$25,000	
Wastewater	Lawn Mower	FY 2012/2013	\$8,000	
	Aeration basin blower	FY 2012/2013	\$7,200	
Water	SC Hwy 8 Phase 4	FY	\$170,000	

Department		2012/2013		
	Earl Street	FY 2012/2013	\$59,000	
	Midway Road Replacement	FY 2012/2013	\$240,000	
	Tater Hill Mountain Road Replacement	FY 2012/2013	\$203,000	
	SC Hwy 8 Phase 5	FY 2013/2014	\$220,000	
	Old Griffin Midway Pumping Station Replacement	FY 2013/2014	\$348,000	
	Fox Squirrel Ridge Road	FY 2013/2014	\$146,000	
	Mountain View Road and Banks Road Replacement	FY 2013/2014	\$98,000	
	Ossie Hayes Road Replacement	FY 2013/2014	\$143,000	
	Connelly Road Replacement	FY 2014/2015	\$230,000	
	Blacksnake Road Replacement	FY 2014/2015	\$46,000	
	Rice Road Replacement	FY 2014/2015	\$125,000	
	Harris Road Replacement	FY 2014/2015	\$110,000	
	Meece Mill Road Connector/Replacement	FY 2014/2015	\$248,000	
	Meadow Brook Lane Connector/Replacement	FY 2014/2015	\$79,000	
	Holly Springs Road	FY 2014/2015	\$305,000	
	Windtree Road & Ponderosa Road Replacement	FY 2014/2015	\$186,000	
	GIS Mapping	FY 2014/2015	\$50,000	
Economic Development	Complete Master Plan for Downtown	FY 2012/2013	\$70,000	
	Town Creek Bike Park Phase I and II	FY 2012/2013	\$500,000	Hospitability Bond and Grants
	Amphitheatre Master Plan	FY 2012/2013	\$10,000	
	Amphitheatre Building	FY 2013/2014	\$450,000	Hospitability Bond and Grants
	Farmers Market	Fy 2014/2015	\$100,000	Hospitality
	Downtown Façade Improvement Grants	FY2012/2013	\$25,000	
Fire Department	Purchase New Fire Department Equipment	FY 2013/2014	\$1,350,000	General Funds, Grants

CITY OF PICKENS



ISSUES, GOALS, AND STRATEGIES

ISSUES, GOALS, AND STRATEGIES

POPULATION ELEMENT		
Issues	goals	Strategies
Growth and Development	Attract young families to the city by promoting the amenities that the City has to offer	Work with area realtors to promote the amenities available to people moving to the City
	Encourage housing development which makes neighborhoods more interactive	Encourage builders to utilize innovation in residential development which allow people to interact (big porches, shared green space, sidewalks)
		Encourage neighborhood developments through standards that include sidewalks and bike paths
	Annex areas outside the city ,limits that are of similar character to the City	
Population and Education	Address the needs to the increasing senior population	Recruit nursing facilities and retirement homes to the City
	Improve the education attainment of the existing population	Work with area schools (Clemson, Tri County) to develop an adult education program for city residents

CITY OF PICKENS COMPREHENSIVE PLAN

ECONOMY ELEMENT

Issues	Goals	Strategies
Funding	Increase economic development activities in the City	Form an economic development department to pursue grant funding & loan repayments
		Develop an economic plan for the City
		Develop loan & other incentive packages to attract businesses & industry
		Develop a tourism promotion plan & program
		Develop mechanisms to encourage & assist small entrepreneurs & home-based businesses.
		Work with county to obtain grants for infrastructure improvements
		Develop mechanisms to avoid higher business taxes & to create desirable zoning regulations to foster business growth.
		Have an economic development booth at City events to provide information & survey residents about business & opportunities needed in the community & other Economic Development issues.
Downtown Redevelopment	Increase downtown revitalization efforts	Establish an area of the city designated as “Historic Downtown Pickens”
		Develop a Downtown Redevelopment Plan for “Historic Downtown Pickens”
		Work with the Chamber of Commerce & other groups to enhance the downtown as an economic center and tourist base
Public Relations and Information		Publicize information about new businesses & other issues related to economic development to allow the public to understand & recognize the City’s role in encouraging high quality development.
		Expand advertising activities by advertising the benefits of the city at trade shows etc. in other cities.

HOUSING

Issues	Goals	Strategies
Safety and Appearance	Improve the condition and appearance of housing in the City	Continue to implement rental property standards & regulations to include landlord & renter responsibilities
		Develop homeowner standards and regulations
		The City shall seek grant monies for renovation of homes & businesses & should consider tax abatements for up to two years for new property owners who renovate
		Start cleanup/paint up programs for neighborhoods
Subdivision Standards	Encourage housing development which makes neighborhoods more interactive	Encourage neighborhood development through standards which include sidewalks & bike paths
		Encourage builders to utilize innovation in residential developments which allow people to interact (front porches, shared green space, clusters)
		Encourage residential developers leave a contiguous undeveloped area equaling 10% of the property for recreational uses, or contribute funds to a city recreation impact fee.
Housing Type and Availability	Provide a range of housing types to meet the housing needs of residents	Zone areas of the city for a variety of housing types, to include apartments, townhouse, condos, and single family.
		Work with area lenders & others to implement programs to assist Pickens residents in the purchase of a home.

COMMUNITY FACILITIES

Issues	Goals	Strategies
New Landfill & Public Information	Reduce the amount of material disposed in the landfill	Encourage alternatives to disposal such as recycling
		Publish a list of types of garbage, refuse, recyclable, special items, & leaf collections that will be picked up
Fire Department Modernization	Improve the fire department’s existing equipment.	Purchase platform type vehicle to serve the new, larger and taller structures coming into the City
		Purchase a new pumper truck for better response to the city & rural community.
	Continually update the skills of the fire department personnel	Add training officers for fire department to maintain levels of readiness.
	Construct new updated building for equipment& additional man power for the fire department.	
Recreational Facilities	Coordinate with other agencies & organizations to promote recreation opportunities.	Establish a recreation advisory committee.
		Create a recreation resource directory.
	Improve the condition of existing recreational facilities.	Institute a program for periodic, regular maintenance of existing recreational facilities
		Provide adequate lightning in parking area of current facilities to ensure safety
	Provide alternative means of transportation to city recreation facilities	Develop a master plan for ensuring the provision of parks, recreational programs & greenways to all residents in Pickens.

		Provide public transportation to recreation sites during the hours of recreation
Organization of Youth Opportunities	Encourage the development of recreational, educational, employment & civic activities for youth.	Develop a sidewalk a& bike path plan to bring pedestrians & bike traffic from each neighborhood & schools to the recreation complex
		Create youth opportunities advisory board
		Collect and analyze youth related activities.
		Create a Community Youth Center
		Expand community service programs to include youth
		Work with local businesses & local high school to develop a continuous mechanism for identifying skills needed for high paying jobs in the area
Underground Utilities	Place all utilities underground.	All new construction shall require all utility t to be put underground to include but not limited to commercial, residential, and industrial.
		When utility companies are replacing existing poles, utilities shall be placed underground.

CITY OF PICKENS COMPREHENSIVE PLAN

CULTURAL RESOURCES

Issues	Goals	Strategies
Publicizing Local Events	Improve the publicity given to area cultural events	Create an Arts Council
Historic Preservation	Institute a Historic Preservation program	Work with local community organization, churches, etc towards the publication of a local calendar of events
		Provide assistance to the Chamber of Commerce and Arts Council in the publication of an Arts Resources Directory for Pickens County
Historic Preservation	Institute a Historic Preservation program	Form a public/private partnership to institute a Historic Preservation Program
		Compile a historic resource database to compile the archeological, cultural, and historical resources of Pickens

NATURAL RESOURCES

Issues	Goals	Strategies
Storm Water Management	Preserve physical condition of stream beds	Implement a five year plan to dredge all the creeks inside the city to remove sediment that has caused the creek beds to rise and cause flooding.
		Investigate areas with identified flood control problems and take appropriate actions
		Evaluation of the adequacy of existing regulations/standards for storm water management in preventing flooding & water quality deterioration
Preservation of Existing Natural Features	Policy that includes conservation, protection, management, & enhancement of the critical & sensitive features of the natural environment.	Encouragement of development that protects the natural & built environment & provide for appropriate location of land uses
	Protection of air & water quality, wetlands, green space regulation of hazardous waste.	Inventory of critical sensitive features in the natural environment, including identifying the location & significance
		Evaluation of design guidelines for adequacy to encourage the maintenance of natural conditions during & after development.
		Develop a tree ordinance to strengthen tree preservation standards on tracts of land under development to include a city-wide tree inventory
		Protection of air quality by encouragement of land development & transportation system development that minimizes pollution from cars, & encourages alternate means of transportation.
Land Conservation	Policy that manages not only the timing & location of development, but also the content & design of development, to maintain & enhance the community character of Pickens while promoting economic development.	Identification of land to be earmarked for preservation of open space, green space, low density development
		If environmentally significant areas are found, limit development to public access & facilities for education about the areas.

TRANSPORTATION

Issues	Goals	Strategies
Street Maintenance	Improve the conditions of existing streets and ensure that future roadways are built to last and improve the overall mobility of residents	Adopt development regulations that require new development projects that create traffic impacts to mitigate those impacts through on site and off site roadway improvements as necessary
Improve pedestrian and vehicle connectivity within the City	Empathize pedestrian oriented development to achieve a comprehensive system of bike lanes and sidewalks that connects to neighborhoods, parks, school, etc.	Adopt development regulations that require new development to provide transportation improvements that would include pedestrian oriented walkways and bike lanes
Establish transportation priorities for the City	Improve city street standards and specification to provide better built city streets	Facilitate the funding and improvements of poorly operating intersections and to keep up with street maintenance.

LAND USE

Issues	Goals	Strategies
Control Community Growth	Extend the City Boundaries	Develop n annexation plan for compatible land outside the existing city limits
	Create regulations to allow controlled growth	Develop zoning and design guidelines which provide for controlled growth
Commerce and Industry	Allow for further commercial and industrial growth	Zone land for commercial and industrial areas
		Expand the sewer system to ensure room for future growth
		Annex compatible property for commercial and industrial expansions
Greater Mix of Housing Opportunities	Provide for a divert of housing opportunities for city residents	Use zoning to ensure that land within the city allows a diversity of housing types to include single family, duplexes, condos, and multifamily.