

Pickens County

SOUTH CAROLINA

Comprehensive Plan
2010-2030



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ACKNOWLEDGEMENTS

The Pickens County Planning Commission and Staff of the Department of Community Development would like to thank the many agencies and individuals, many of whom are listed on the following pages, who provided information for and guidance in the preparation of this plan.

First and foremost we thank the members of the community - our citizens and neighbors - who came and shared their thoughts and ideas on the future of Pickens County, South Carolina! Without your advice, suggestions, ideas, comments, and input, we would not have been able to prepare this document. This, however, is not the end of the process; your assistance is still needed. Pickens County will need continued assistance and guidance throughout the implementation of this plan. It will take a great deal of community involvement to fulfill the goals and objectives that have been set forth in the ***Pickens County Comprehensive Plan: 2010-2030***.

Pickens County Council
Updated Plan Adopted May 2, 2016

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Pickens County Planning Commission
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Leon Stenzel
Spencer Whitehurst
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Joel Collins
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Pickens County Departments

Administration
Roads and Bridges
Solid Waste
County Engineer
Sheriff's Department
Emergency Management
E911 Administration
Building Codes
Tax Assessor
Stormwater
GIS
Museum/Cultural Commission
Finance
Information Systems
Parks and Recreation
Public Service Commission
County Library System

Other Agencies/Organizations

South Carolina DHEC
South Carolina SCPRT
South Carolina DNR
South Carolina Forestry Commission
South Carolina DOT
School District of Pickens County
Pickens County Water Authority
Alliance Pickens
Appalachian Council of Governments
United Way
Pickens County Soil and Water
Upstate Forever
Pickens County Vision 2025
Pickens County Historical Society
County Extension Office/Clemson University

Surrounding Local/County Governments/Departments

Art Holbrook, Oconee County Planning
Aaron Gadsby, Oconee County Planning
Bill West, Anderson County Planning
Mellone Long, Greenville County Planning
Mike Thomas, Transylvania County, NC Planning

Pickens County

Comprehensive Plan: 2010-2030

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INTRODUCTION

Plan Overview

The “Pickens County Comprehensive Plan: 2010-2030” represents Pickens County’s collective Vision for the future. This planning document represents the culmination of a 20 month process. It is a policy guide intended to set out how Pickens County will grow, where that growth should occur, and what that growth should look like. By definition and design, it is the consensus of Pickens County citizens, business and civic leaders, and elected policy makers on the future of our community.

The purpose of the Plan is for it to be a guide for future decisions regarding the growth of Pickens County. It should provide a framework that encourages the balance of disparate interest in determining proper, informed planning decisions. These decisions will allow the county to grow in a manner that is consistent with the values and goals of our community and meet the needs of a growing population.

The Plan is not a regulatory document; it is not a book of standards, regulations, or ordinances. Strict over-interpretation of the Plan should be avoided. Rather, the broader spirit of the plan should prevail.



Statutory Authority

In 1994, the South Carolina General Assembly passed the **South Carolina Local Government Comprehensive Planning Enabling Act** (SC Code Title 6, Chapter 29), essentially granting Pickens County and the other 45 counties of South Carolina the authority to prepare and maintain comprehensive plans. According to that act, and a subsequent 2007 amendment, there are nine (9) elements that must be included:

- Population
- Economic Development
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use
- Transportation
- Priority Investment

The Planning Act of 1994 further requires that each element reference address existing conditions, provide a statement of needs and goals, and set out implementation strategies with associated implementation timeframes. A chapter has been dedicated to each of these elements in this plan.

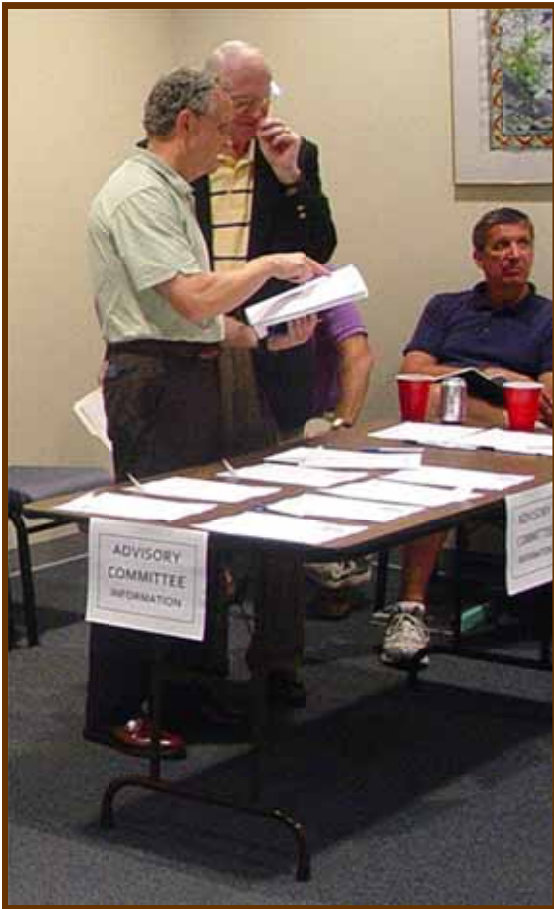
In addition to the required elements of a plan, and its defined planning process, a comprehensive plan must be revisited every five (5) years and be updated or re-written every ten (10) years. The current Comprehensive Plan was adopted by County Council in 1999 and revised in 2005.

Public Participation

The development of a meaningful comprehensive plan begins with the insightful input of a community’s citizens, government officials, civic leaders, and other stakeholders addressing the issues of today, the opportunities of tomorrow, and the steps necessary to ensure positive change over the next twenty years. The major challenge in developing a successful plan for Pickens County is convincing its citizens that the Comprehensive Plan belongs to each and every citizen and that broad based public participation is necessary to secure citizen ownership in the plan. Our Comprehensive Plan is not a product of planning staff sitting behind their desks drafting a document that is passed along as *their* vision of what the County’s future

should be. The Pickens County Comprehensive Plan has been drafted by its citizens and for its citizens as a policy guide for their future.

A *Public Participation Program* was created to encourage as much public participation, open discussion, and communication as possible. All facets of the program were developed to assist the Planning Commission in achieving community consensus that would translate into better development decisions and positive community buy-in with those decisions.



Numerous methods were used throughout the development of the Comprehensive Plan in order to engage the public in the planning process.

Comprehensive Plan Advisory Committee (CPAC)

The Planning Commission formed the CPAC to assist them in the preparation of the Comprehensive Plan. The CPAC was made up of citizens who expressed an interest in participating in such a capacity and other public and private sector individuals recommended by County Council. The members of the Committee had diverse interests and occupation backgrounds. The Advisory Committee, along with the members of the Planning Commission were responsible for providing leadership and guidance during the plan development process and keeping citizens informed throughout their respective local communities.

Committee Meetings

All CPAC meetings were open to the public. Advertisements informing the public about the meetings were placed in local papers, posted on the County website, placed on both the Comprehensive Plan website and the "Wiki" site, and posted to the Facebook Group page. The CPAC met at least once a month throughout the planning process.

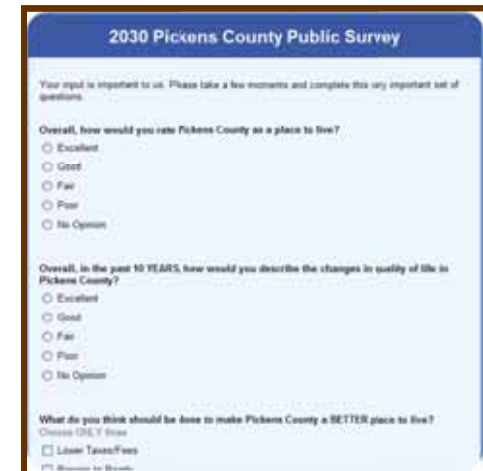
Press Releases

A release of information to the local media outlets is an effective tool to keep both the public and the press informed about the ongoing planning process. Planning Staff, the Planning Commission, and the Comprehensive Plan Advisory Committee utilized numerous press

releases to help create and maintain public awareness.

Citizen Survey

A citizen survey is a method that will provide an opportunity for residents to provide feedback with regard to their opinions, beliefs, and attitudes. Between March and May county residents had the opportunity to participate with both traditional paper surveys as well as with



electronic surveys provided for on the Comprehensive Plan website. One-Hundred (100) residents responded and submitted surveys.

Internet Presence

Throughout the planning process, residents were encouraged to utilize a dedicated Comprehensive Plan website to obtain information on the ongoing planning process. All agendas, public notices, draft chapters, fact sheets, schedules, and surveys associated with the plan were posted on the website.



In addition to the traditional website, planning staff provided a “Wiki” site dedicated solely to the Comprehensive Plan and the planning process. A wiki is a collection of web pages designed to enable anyone with access to contribute or modify content. Wikis are often used to create collaborative websites and to power community websites. The collaborative encyclopedia Wikipedia is one of the best-known wikis. The wiki site allowed all users to edit any page and to create new pages within the site, using only a web browser, enabling documents to be written collaboratively.

Complementing our web presence, Facebook was utilized during the planning process. A specific Facebook group was created allowing users to “join” and receive status updates, participate in discussions, or just post general comments about the Comprehensive Plan process.

Information Room

In keeping with the goal of providing every citizen of Pickens County an opportunity to participate in the development of the Comprehensive Plan, planning staff opened a Public Reference Room in the county

administration building. Citizens had the opportunity to meet and talk with staff, review draft materials and information, comment on maps, take the citizen survey, and review the work and progress made by the Advisory Committee. This room was open during the work week between the hours of 9am and 4pm.



Open Houses

“Open Houses” were held to present information specific to the plan element and to obtain public comment. The open house concept provides an informal setting for residents to interact with the Planning Commission and the Plan Advisory Committee, to gather information, ask questions, react to the information, and provide both written and verbal feedback.

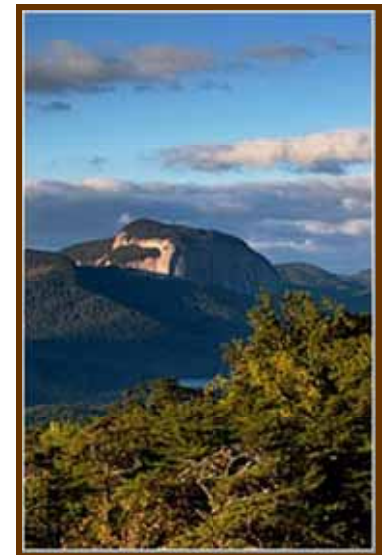
Public Hearings

Both the Planning Commission and County Council held public hearings prior to taking action on a recommendation and adoption, respectively. These public hearings took place at the end of the planning process. The public hearings consisted of a presentation summarizing and highlighting the major parts of the planning process and the final draft document. Attendees, as well as both the

members of the Planning Commission and members of County Council had an opportunity to ask questions and provide comment. An official record of the presentation and all comments has been kept. The draft plan was available for review at least 30 days prior to the first public hearing; drafts were located at all county libraries, town and city halls, and the county administrative building.

On-Going Public Comment

Since the initial Planning Commission public hearing (October 11, 2010), public comment on the 2030 Comprehensive Planning efforts has continued. Well over a dozen concerned citizens appeared before both the Planning Commission and County Council, outside of the formal public hearing process, to express their views toward the original draft version of the plan. All comments are continually noted and placed into the public comment record.





GUIDING VISION

Pickens County – Looking to the Past

Pickens County was Cherokee Indian Territory until the American Revolution. The first European settlers to the region were hide and fur traders; mainly Scots-Irish, German, and English. Shortly after the end of the American Revolution and having sided with the British and suffering defeat, the Cherokee surrendered their South Carolina lands.

This settlement area was initially called the Washington District (by State legislature in 1791), and later, the Pendleton District. As the population grew, the Pendleton District was split and the area including present-day Pickens and Oconee Counties was renamed the Pickens District (formed in 1828). The district seat of Pickens District was on the Keowee River.

Forty years after the formation of the Pickens District, in 1868, the South Carolina Constitutional Convention changed the name “district” to “county” throughout the state and established Oconee County out of the portion of the Pickens District west of the Keowee and Seneca rivers. A new courthouse for Pickens County was erected at its present location, Pickens.

During the 1870s, the County voted to issue bonds to construct 27 miles of the Atlanta and Charlotte Air Line Railroad (now the Norfolk Southern Railroad) through the southern portion of the County. The town of Easley, named for General W.K. Easley, was chartered in 1874. Liberty and Central sprang up along the railroad about the same time and were soon incorporated. Calhoun (now part of Clemson) came into being in the 1890s, to be followed in the early 1900s by Six Mile and Norris as incorporated areas.

A major factor in Pickens County’s earlier growth was the coming of the textile industry. The county’s first modern cotton mill, organized by D.K Norris, was established at Cateechee in 1895. By 1900, Pickens County boasted three cotton mills, thirty-seven sawmills, ten shingle mills, three roller mills, four brick mills, two railroads and two banks.

Until 1940, Pickens County remained primarily an agricultural and rural county, with most of its citizens involved in the growing of cotton or manufacturing it into cloth. By the end of WWII, manufacturing had replaced agriculture as the leading source of employment. By 1972, there were 99 manufacturing plants and the number of persons employed in manufacturing was almost 15,000.

Pickens County – Recognizing the Present

Even though textile manufacturing no longer accounts for a large number of manufacturing jobs, Pickens County has been able to attract other types of industry in an attempt to diversify the local economy. Since the late 1980s and early 1990s, capital investments exceeding \$375 million have created over 4,000 new jobs in Pickens County. A majority of this investment has been centered in the Pickens County Commerce Park, completed in 2003.

In addition to manufacturing, education and tourism have contributed to the growth of Pickens County. Clemson University, Tri-County Technological College, and Southern Wesleyan University have a combined enrollment of over 23,600 students.

Lakes Jocassee, Keowee, and Hartwell, as well as the mountains in the northern section of the county, provide numerous opportunities for recreation and attract a growing number of tourists and tourism related businesses.

Pickens County – Quality of Life

Pickens County is located in the foothills of the Appalachian Mountains in Upstate South Carolina. Covering more than 510 square miles of land and water, Pickens County has grown from a population of just a few thousand in 1828, to over 120,000 today. As well as being one of the fastest growing counties in the Upstate (9.2% since 2000), Pickens County is also one the largest.

With an average annual temperature of 61°F and geographical features ranging from rolling farmland in the south to the mountains in the north, Pickens County enjoys a low cost of living, affordable home prices, some of the best schools in the State, and, of course, abundant natural amenities.

As a county that will continue to experience growth over the next 20 years, Pickens County can anticipate many challenges to its character and quality of life. These challenges will strain natural resources and physical infrastructure, making citizen driven planning an essential public function.

Vision for the Future

Pickens County is a very special place set in a location with abundant natural resources and rich history; all playing a part in defining an unmistakable community character.

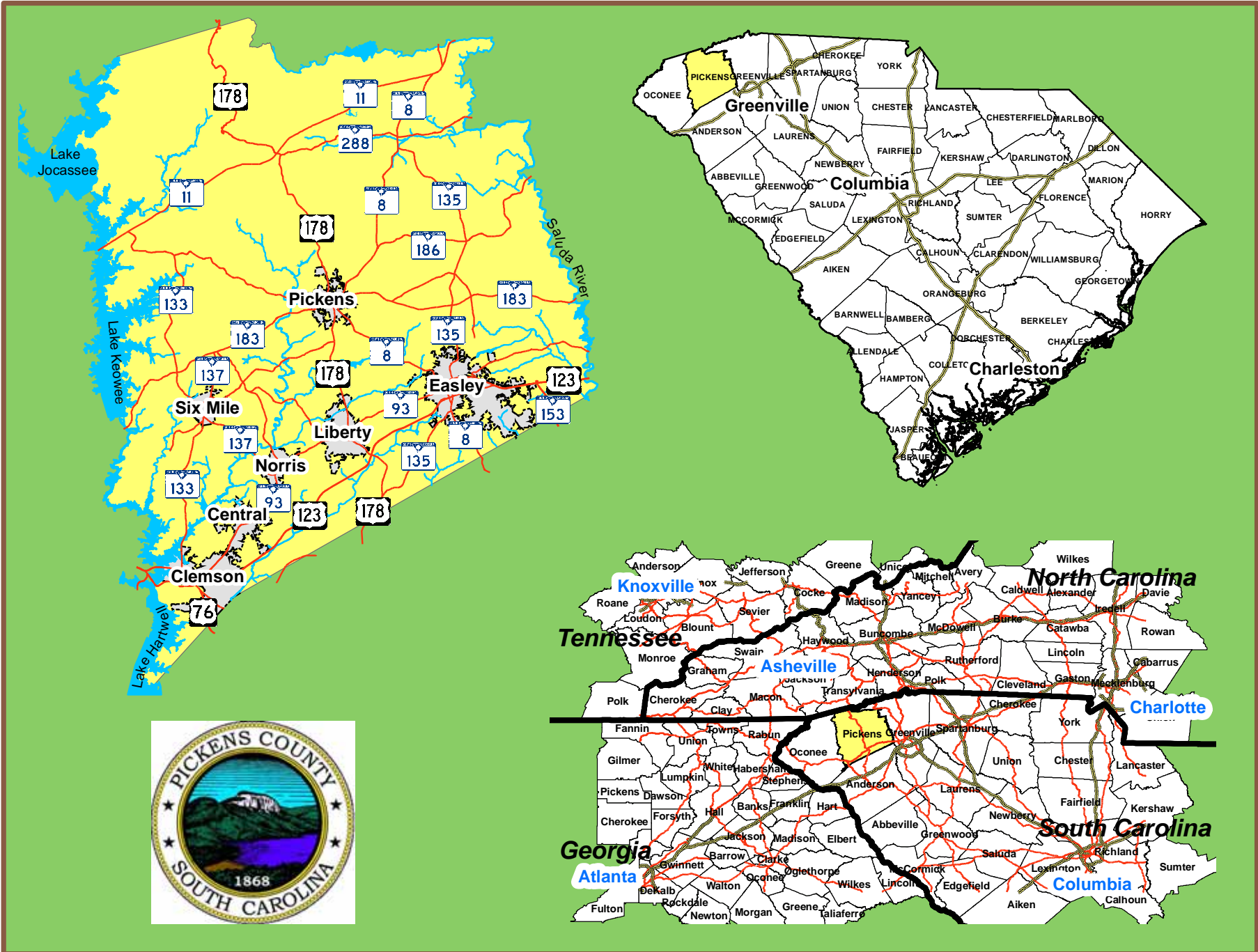
From our humble rural agrarian beginning, to the textile-based industrial economy of the early 20th century, to the new high-tech manufacturing and

international companies of today, Pickens County will continue to grow and prosper. We must look to the past, recognize the present, and have a vision for the future.

The way forward begins with the common purpose of preserving everything that is “Pickens County”, while at the same time having an understanding of our desired future. This Vision Statement lays a foundation for the Comprehensive Plan– our future.

“Pickens County is a balanced, sustainable, and conservative county with growth and prosperity opportunities for all our citizens; where

- ✦ our economy and tax base grows and is self-sustaining and diverse;*
- ✦ our educational resources enhance the lives of all our citizens;*
- ✦ our enjoyment of a rural lifestyle and private property ownership is an important component of the quality of life, and;*
- ✦ our citizens strive for economic prosperity for all, while preserving, protecting, and promoting our cultural and natural heritage and resources.”*





POPULATION

Introduction

The Population element of the comprehensive plan examines the number of people that live in Pickens County, their characteristics, historic trends and projections, household numbers and sizes, educational levels, and income characteristics.

Population and household figures guide local government in maintaining basic public services as well as estimating the needs of future population growth. The U.S. Census Bureau provides the official estimates of the population for the nation, states, cities and towns. Demographic, household, and other population data is obtained every ten years through national census surveys. This section reports estimates and data derived from the 2010 Census and other intermediate surveys completed by the bureau.

	2000 Census Population	2010 Census Population	Population Growth 2000-2010
Pickens County	110,757	119,224	7.7 %
Greenville- Mauldin- Easley MSA	559,940	636,986	13.8 %

Source: US Census Bureau, 2010 PL 94-171 Data

The census counts population within several units. The basic unit, the census tract, is a statistical subdivision of a county that contains an average of 4,000 people. There are 26 tracts in Pickens County according to the 2010 Census. Tracts are organized into larger units such as micropolitan or metropolitan statistical areas based on certain urban core populations and their supporting counties.

In 2010, Pickens County was designated part of the Greenville-Mauldin-Easley, SC Metropolitan Statistical Area (Greenville, Pickens, and Laurens Counties), which had a 13.8 percent increase in population from 2000-2010.

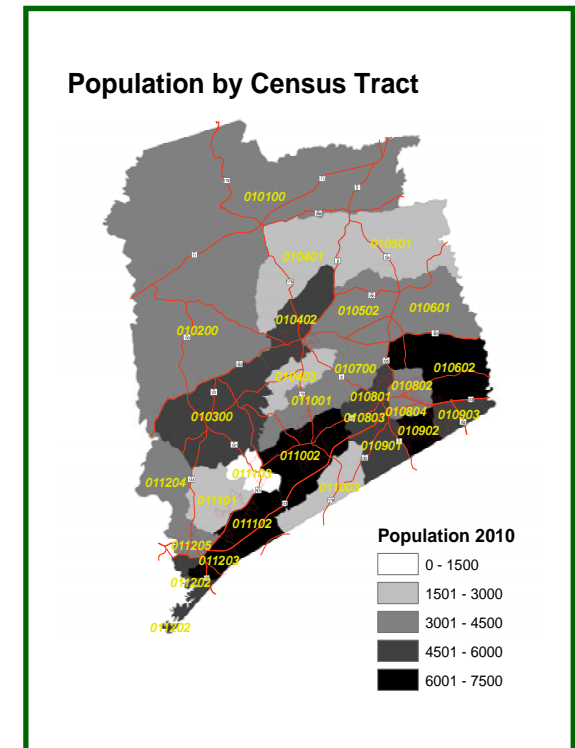
Pickens County is also part of the Greenville-Spartanburg-Anderson, SC Combined Statistical Area, comprised of eight upstate counties with a combined population of 1,266,995 in 2010.

Population Change

Regionally, Pickens County is one of ten (10) counties that make up the Upstate Region of South Carolina. Of these ten, six (6) participate in the Appalachian Council of Governments (ACOG), a voluntary structure that provides various resources to local governments and assists with intergovernmental coordination. In terms of population numbers, Pickens County was the fifth fastest growing county in the 10-county Upstate Region from 2000 – 2010. From 2000 – 2010, growth slowed to 7.7 percent

countywide, less than half the growth rate of South Carolina for the same period. However, Pickens County remains the fourth most populated county in the Upstate.

The map below illustrates population distribution based on 2010 Census data.

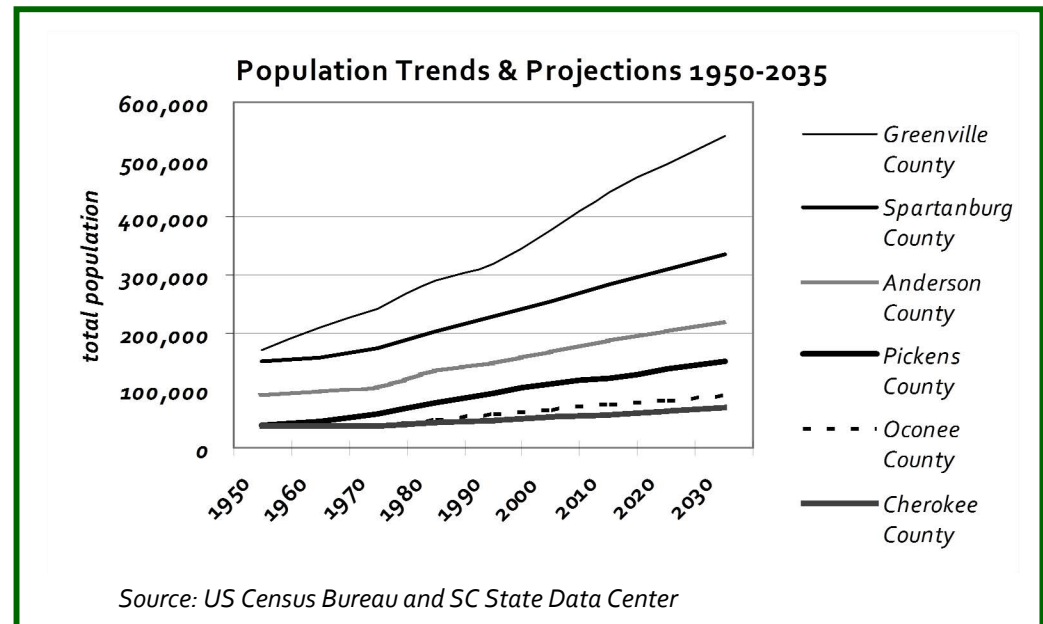


	Population		Population Change	
	1-Apr-10	1-Apr-00	Number	% TOTAL
Abbeville County	25,417	26,167	-750	-3.0
Anderson County (A)	187,126	165,743	21,383	12.9
Cherokee County (A)	55,342	52,537	2,805	5.3
Greenville County (A)	451,225	379,617	71,608	18.9
Greenwood County	69,661	66,272	3,389	5.1
Laurens County	66,537	69,553	-3,016	-4.5
Oconee County (A)	74,273	66,215	8,058	12.2
Pickens County (A)	119,225	110,757	8,468	7.7
Spartanburg County (A)	284,307	253,784	30,523	12.0
Union County	28,961	29,884	-923	-3.1
ACOG Region (A)	1,171,498	1,028,653	142,845	13.9
Upstate Region	1,362,074	1,220,529	141,545	11.6
South Carolina	4,625,364	4,011,832	613,532	15.3

Source: US Census Bureau, 2010 Census, PL 94-171 Data
 Compiled by Pickens County Planning

	Our City Populations		
	2010	2000	% Change
City of Easley	19,993	17,754	12.6
City of Clemson	13,905	11,939	16.5
Town of Central	5,159	3,522	46.5
City of Liberty	3,269	3,009	8.6
City of Pickens	3,126	3,012	3.8
Town of Norris	813	847	-4.2
Town of Six Mile	675	553	22.1
Unincorporated Area	72,330	70,121	3.2

Source: US Census Bureau, 2010 Census, PL 94-171 Data
 Compiled by Pickens County Planning



Source: US Census Bureau and SC State Data Center

Projections

Changes in population are caused by births, deaths, net international migration, and domestic migration. The US Census Bureau uses a data analysis method to make assumptions within these categories in order to project future population trends. These numbers are especially useful to policy makers as they make decisions regarding capital improvements and finances.

2015	121,600
2020	123,800
2025	128,300
2030	132,900

Source: Population projections calculated by SC State Data Center

Over the last 70 years, the population of Pickens County has grown at a similar rate to both Anderson and Spartanburg counties, and the trend is projected to continue over the next 20 years. All three of these counties directly surround Greenville County, which has the highest population in the region and a consistently higher growth rate.

Population Density

There are seven municipalities and several unincorporated communities within the county, and several thousand acres of state-owned, unpopulated land in the northernmost areas. Based on population density calculations by census blocks or block groups, most of Pickens

County is considered rural with population generally more concentrated within the cities and towns. The areas in and around Clemson and Easley are designated as urban because densities reach at least 1,000 people per square mile at their cores.

The overall population density for Pickens County is 240 people per land square mile. There are 496.92 square miles of land and 14.95 square miles of water within county boundaries.

	1990	2000	2010
Easley	1433	1675	1628
Clemson	1506	1620	1760
Central	1012	1461	1911
Liberty	756	705	733
Norris	470	451	432
Pickens	1242	1229	1097
Six Mile	309	304	329

Source: U.S. Bureau of the Census.

Demographic Characteristics

The "Age Distribution" figure on the following pages provides a useful illustration of incremental age groups separated by gender. There is a slightly higher female population in Pickens County.

Regarding racial diversity, the county has a lower percentage of non-white population than the state.

The 2010 Census also provides the following data:

- The median age of the population is 35
- 13.2 percent of the total population is 65+
- 0.2 percent are Native American (Cherokee Indian Tribe of SC)

The Cherokee Indian Tribe of South Carolina, presently known as the Eastern Cherokee, Southern Iroquois & United Tribes of South Carolina, Inc., has members who reside throughout the entire state and in Richland, Newberry, Anderson, Oconee, Pickens, Greenville, Laurens, and Spartanburg counties. The organization is incorporated in the State of South Carolina and has tax exempt status with the federal government as a (501)(c)(3). It serves as the corporation for the governance of the Cherokees of South Carolina's Tribal Council, with an elected Tribal Chief/CEO and a Tribal Council made up of Elders and Clan Mothers.

Social Characteristics

A household is defined by the US Census Bureau as all related or unrelated individuals who reside at an address at the time of the survey. There were 45,228 households in 2010 with an average household size of 2.48 people. 65.3 percent of households contained more than one person ("families"), which had an average size of 2.95 people.

From the 2010 Census:

- 30 percent of households include one or more minors
- 25.4 percent of households include one or more persons at 65+ years

Community Health

So that comparisons can be made on how well Pickens County rates according to our “peer counties” in terms of key health indicators, the Community Health Status Indicators (CHSI) project of the Centers for Disease Control is referenced. The CHSI 2015 is an online web application that produces health status profiles for each of the 3,143 counties in the United States and the District of Columbia. Each county profile contains indicators of health outcomes (mortality and morbidity); indicators on factors selected based on evidence that they potentially have an important influence on population health status (e.g., health care access and quality, health behaviors, social factors, physical environment); health outcome indicators stratified by subpopulations (e.g., race and ethnicity); and important demographic characteristics.

A key feature of CHSI 2015 is the ability for users to compare the value of each indicator with those of demographically similar “peer counties,” as well as to the U.S. as a whole. (www.cdc.gov/communityhealth).

Several areas where Pickens County ranks below our peers, or the U.S. as a whole, are: Male life expectancy (73.3 years vs. U.S. median of 75 years), older adults with asthma (4.6% vs. 3% U.S. median), and the percentage of adults living with depression (13.8% vs. 12% U.S. median)

In addition, 17,589 individuals under the age of 65 are medically uninsured in Pickens County (US Census Bureau. *Small Area Health Insurance Estimates Program, 2013*).

Education Attainment

For all individuals 25 years and older in Pickens County, 82.8 percent are high school graduates or higher. 29.3 percent have completed only a high school diploma or equivalent, 19.3 percent have some college credits and no degree, 10.2 percent have an Associates Degree, while 24 percent have obtained a bachelor's degree or higher (2013 American Community Survey).

The 2014 District Report Card from the South Carolina Department of Education reports that the School District of Pickens County had an on-time graduation rate of 80.4 percent, and a dropout rate of 4.0 percent.

Income

Forty-seven percent of the total population is in the labor force and only 57 percent of the population over the age of 16 is in the labor force. US Census income data includes wages and salaries as well as Social Security, retirement income, and all other income for all members of households.

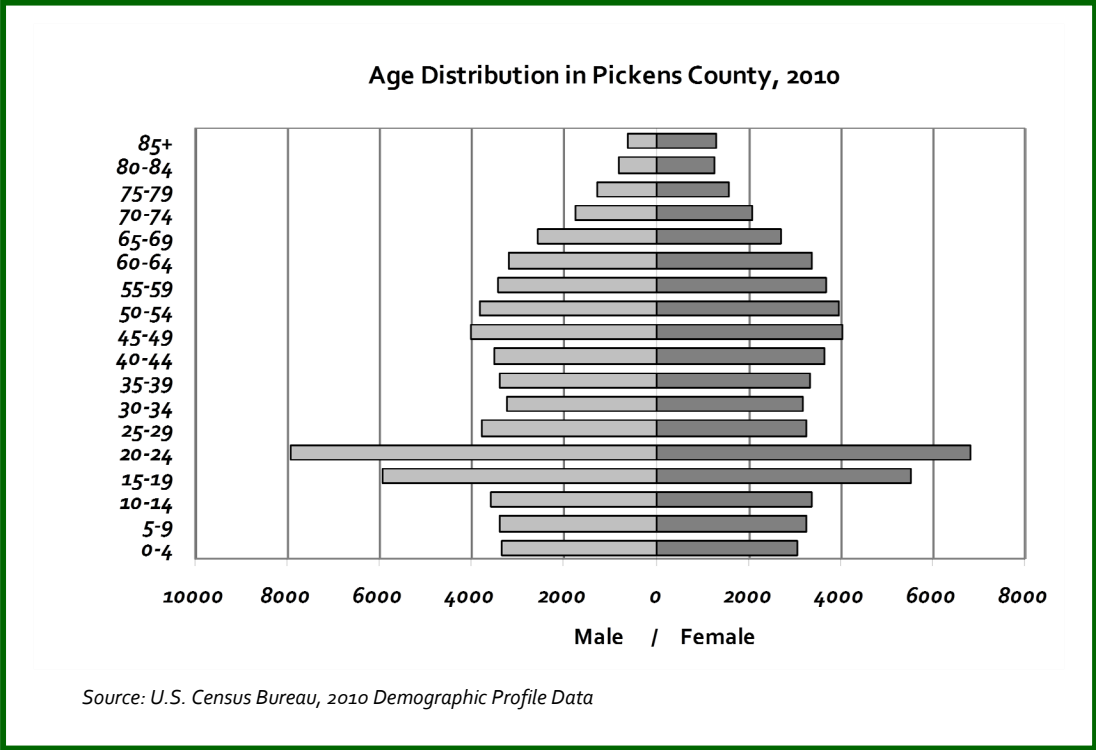
The 2013 median household income in Pickens County was \$41,800.

43 percent of households claimed under \$35,000.
15 percent claimed \$35,000 to \$49,999.
15.6 percent claimed \$50,000 to \$74,999.
25.8 percent claimed more than \$75,000.

27 percent of families claimed under \$35,000.
16.5 percent claimed \$35,000 to \$49,999.
19 percent claimed \$50,000 to \$74,999.
37.5 percent claimed more than \$75,000.

The poverty rate for all people in Pickens County is 19.4 percent, which is two percentage points higher than the Greenville MSA (which contains Pickens County). 1.4 percent of all households received cash public assistance income and 11.5 percent received Food Stamp benefits in 2013 (US Census Bureau, 2013 American Community Survey).





Race and Hispanic Origin by % of Total Population	White	Black	Amer. Indian/Alaskan Native	Asian	Native Hawaiian/Other Pacific Islander	Other	Two or More Races	Hispanic / Latino*
Pickens County	88.7	6.6	0.2	1.6	0.0	1.4	1.5	3.1
Greenville-Mauldin-Easley MSA	76.2	16.7	0.3	1.7	0.1	3.3	1.7	6.7
South Carolina	66.2	27.9	0.4	1.3	0.0	2.5	1.7	5.1

Source: US Census Bureau, 2010 Census PL 94-171 Data
 * Persons of Hispanic origin may be of any race.

Birth Measures	Pickens	Oconee	Anderson	Greenville	Spartanburg	United States
Low Birth Wt. (<2500 g)	7.8	8.3	8.4	8.6	10.2	7.9
Very Low Birth Wt. (<1500 g)	1.6	1.7	1.8	1.4	1.7	1.4
Premature Births (<37 weeks)	13.2	12.3	13.2	12.8	15.7	12.3
Births to Women under 18	4.2	5.1	5.3	3.6	5.6	3.4
Births to Women over 40	1.5	1.3	1.5	2	1.5	2.6
Births to Unmarried Women	27.2	38.1	36.3	31.7	30.7	34.6
Death Measures						
Breast Cancer (Female)	19.1	26.3	24	25.6	33.3	25.3
Colon Cancer	15.8	21.9	29.2	18.2	19	19.1
Coronary Heart Disease	161	154.5	187	153.8	170.9	172
Homicide	6.5	4.3	8.1	8	8.1	6
Lung Cancer	63.9	56.4	62.2	56.9	66.6	54.1
Stroke	66.6	70.2	60.9	62.5	83.1	53
Suicide	14.4	15.3	15.1	11.6	11.5	10.8
Unintentional Injury	23.6	29.8	26.2	27.7	31.4	37.3

Source: Community Health Status Report (communityhealth.hhs.gov); NCHS Vital Statistics Reporting System 2001-2002

Goals and Objectives

Vision Statement/Element Goal

“Our vision is to encourage population growth in areas which have the necessary supporting infrastructure and community facilities; preserving both a rural lifestyle and personal property rights.”

Element Objectives

- Plan community facilities, economic development, and future land use based on the impacts of expected population growth
- Encourage and assist the growth and development of our population
- Recruit seniors / retirees and high-income earners
- Prepare for the increasing senior population by reevaluating residential, transportation, medical, recreation services, and infrastructure needs
- Maintain an attractive quality of life in Pickens County
- Promote the value of lifelong learning

- Develop and support programs which increases the rate of citizens obtaining a minimum of a high school education
- Support after-school enrichment programs such as 4-H, Boy Scouts, Girl Scouts, Future Farmers of America, Junior Achievement, and strong mentoring programs
- Provide youth with opportunities regarding maintaining healthy lifestyles, focusing on life skills, physical education, and a healthy diet

Policies and Implementation

POLICY: Implement comprehensive growth management.

ACTIONS: Coordinate long-range plans and strategies for the Pickens County Public Service Commission, Pickens County Water Authority, Alliance Pickens, and other county departments to meet expected demands efficiently.

AGENCIES: Planning Commission, County Council, county departments.

IMPLEMENTATION: On-going.

POLICY: Periodically assess quality of life in Pickens County via a thorough public feedback process that guides policy-making.

AGENCIES: Administration.

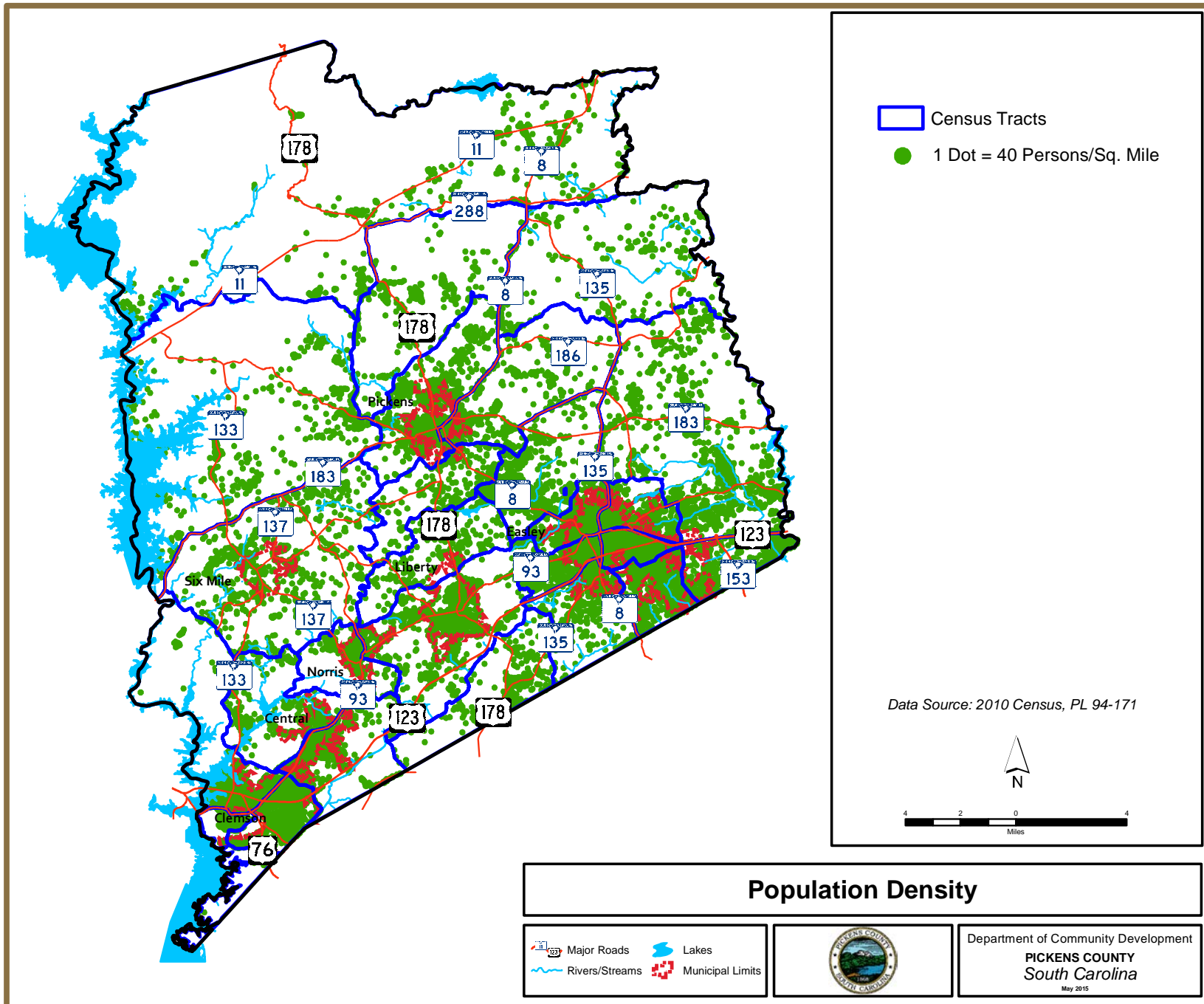
IMPLEMENTATION: On-going.

POLICY: Find ways to strengthen and promote volunteer, nonprofit, and other organizational programs that provide educational and healthy lifestyle opportunities to youth in Pickens County.

AGENCIES: County Council, Administration.

IMPLEMENTATION: On-going.





ECONOMIC DEVELOPMENT

Introduction

The *Economic Development Element* of the 2010-2030 Pickens County Comprehensive Plan should provide an analysis of the current state of the local economy. The element must consider labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base. This type of data is imperative as it allows for the establishment of goals and policies ensuring the economic future of Pickens County.

Current Planning Efforts

During the development of the 2010 draft of the Comprehensive Plan, Alliance Pickens, a public/private economic development organization whose primary mission is to attract, retain and increase the number of jobs and increase the tax base in Pickens County, had initiated the development of an Economic Development Strategic Plan. The purpose of this plan was to act as a guide for Pickens County on how to encourage capital investment, create jobs in desired sectors, and stimulate sustainable economic growth throughout the county. This effort was never completed.

For the 2015 Comprehensive Plan review and update, the Pickens County Planning Commission will be undertaking the review and development of an Economic Development element to the Comprehensive Plan. This undertaking will begin once the remaining

elements of the Comprehensive Plan have been recommended to County Council for adoption.

As allowed for in Title 6, Chapter 29 of the State Code of Laws, the Planning Commission may recommend to the governing body and the body may adopt the plan as a whole by a single ordinance or elements of the plan by successive ordinances. The Economic Development

element will be recommended to County Council under a separate resolution with adoption by County Council under a separate ordinance.





Introduction

The *Community Facilities* element of the Comprehensive Plan describes the infrastructure, property, and spaces that are operated for the benefit of the public. This element examines the existing conditions of these facilities and the planned improvements that will ensure high quality of life for Pickens County residents.

This part of the Comprehensive Plan contains seven different sections, each featuring an essential public function. These sections are:

- **public safety**
- **emergency services**
- **education**
- **parks and recreation**
- **solid waste management**
- **wastewater management**
- **water supply, treatment, and distribution**

These sections are followed by objectives and policy recommendations that will become the means to fulfill the goals and visions that have been set forth by county departments and residents.

Public Safety

Policing

The Pickens County Sheriff's Office serves the citizens of Pickens County from offices at the

Pickens County Law Enforcement Center, located at 216 David C. Stone Road. The facility was built in 1975 and expanded in 1991. In addition to the Sheriff's Office, this facility houses the Pickens County Detention Center, Pickens County Traffic Court, an Office of Magistrate, and the Pickens County PSAP (Public Service Answering Point) for E-911 emergency dispatch.

The Department includes the divisions of uniformed patrol, criminal investigations, communications, and detention, as well as several specialized units: aviation, canine, lake patrol, forensics, narcotics, and SWAT. In addition, programs have been developed for Explorer youth, citizen volunteers, and Community Watch alerts.

In addition to the County Sheriff's Department, there are five municipal police departments and one university campus police department within the county:

- Easley Police Department
- Liberty Police Department
- Pickens Police Department
- Central Police Department
- Clemson City Police Department
- Clemson Univ. Police Department

Seven Magistrates' Courts in the county handle criminal misdemeanors such as assault and battery, domestic violence, and receiving or possession of stolen goods; traffic violations; civil

COMMUNITY FACILITIES

matters such as summons and complaint actions and public sales of abandoned property; as well as bench warrants and restraining orders. Pickens County is also served by the 13th Judicial Circuit Solicitor's Office, which serves both Pickens and Greenville counties.

Pickens County maintains a prison facility for male inmates at 182 Prison Camp Road. A nearby county facility houses Animal Control, Roads and Bridges, and the County Coroner.

Fire Protection

There are 17 fire departments that serve the 21 fire districts in the county with a combination of full-time and trained volunteer staff. The Pickens County Fire Chief's Association was formed in 1985 to organize regular meetings and coordination between all the departments.

<i>Fire Department</i>	<i>Districts Served</i>
Central FD	Central City
Central Rural FD	Central Rural
Clemson Univ. FD	Clemson City Clemson University
Dacusville FD	Dacusville Rural
Easley FD	Easley City Easley Rural
Crosswell FD	Crosswell Rural
Holly Springs FD	Holly Springs Rural Rocky Bottom Rural

Liberty FD	Liberty City
Liberty Rural FD	Liberty Rural
Norris FD	Norris
Pickens FD	Pickens City
Pickens Rural FD	Pickens Rural
Pumpkintown FD	Pumpkintown Rural
Six Mile Rural FD	Six Mile City Six Mile Rural
Shady Grove FD	Shady Grove Rural
The Springs FD	Cliffs at Keowee Springs
Vineyards FD	Cliffs at the Vineyards

ISO ratings are used by insurance companies to determine fire insurance rates. The rating takes into account the number of firefighting personnel and equipment available to an area and the average emergency response times. As our communities grow, periodic evaluation of the service area boundaries and the facilities is needed to ensure the safety of the public.

Health & Emergency Services

Emergency Medical Services

Pickens County EMS has eight substations throughout the county located in the areas of Pickens, Easley, Central, Liberty, Dacusville, Holly Springs, Six Mile, and Pope Field / Easley. Each station has one Advanced Life Support emergency ambulance and is staffed with at least one paramedic and one certified technician.

Hospitals

There are two hospitals in Pickens County. These are Baptist Easley Medical Center located on CF-2

Fleetwood Drive in Easley, and Cannon Memorial located on W.G. Acker Street in Pickens. Cannon Memorial, with 55 beds, was established in 1947 and moved into its current facility in 1982. Baptist Easley, with 109 beds, was built in 1958, and has undergone several expansions. There are 170 physicians in the county, with a ratio of 1.42 per 1,000 residents. According to SCDHEC, the desirable standard is approximately 1.5 physicians per 1,000 persons.

Emergency Management

Emergency Management provides coordinated planning, protection, response, and mitigation for natural and manmade disasters in Pickens County.

Pickens County has a comprehensive Emergency Operations Plan (EOP) that is approved by the Federal Emergency Management Agency. Components of this plan include: Response to Terrorism Plan, Mass Casualty Plan, Mass Fatalities Plan, Hazardous Material Response Plan, Fixed Nuclear Response Plan, Animal Disaster Relief Plan, Disaster Assistance Plan and Continuous Operations Plan for Inclement Weather Occurrences. This plan is updated annually, or as needed.

The Emergency Operation Center (EOC) is equipped with various communications systems - radio and telephone, displays and maps, weather monitoring systems, and siren encoder for the Oconee Nuclear Sirens. The EOC has the capability of staffing 24/7 should a disaster occur. The EOC staffing is composed of representatives from various county departments, state government and industry. This facility is equipped with generator backup power and an uninterrupted power supply (UPS)

system, which enables the EOC to function during power outages. Pickens County endorses and integrates the training, concepts and doctrine of the National Response Framework (NRF), the Incident Command System (ICS) and the National Incident Management System (NIMS).

There are several divisions within Emergency Management that provide specialized planning and protection. These divisions include a local emergency planning committee, four volunteer rescue squads, a hazardous materials response unit, RACES mobile command (amateur radio operators), a SCUBA dive team, and citizen emergency response teams and training. Additionally, Pickens County has two, 27-member COBRA response teams capable of responding to terrorist events and other incidents within and outside of the county.

Education and Libraries

Public School District

The School District of Pickens County has been a countywide system since 1951, and has operated as a single superintendent organization since 1964. A six-member Board of Trustees governs the district, where members are elected to four-year terms. The district is fully accredited by AdvancED. Full accreditation assures that the district has met the standards for class size, qualification of teachers, school facilities, instructional materials, and curriculum and ensuring that graduates will continue to be accepted into the top colleges and universities in the world.

Pickens County Comprehensive Plan: 2010-2030

Within the countywide district there are five attendance areas: Dacusville, Daniel, Easley, Liberty, and Pickens. School facilities and enrollment for the 2012-2013 school year are as follows:

School District of Pickens County	
2012-2013 Enrollment	16,691
Ambler Elementary	242
Central Elementary	370
Chastain Road	563
Clemson Elementary	823
Crosswell Elementary	508
Dacusville Elementary	657
East End Elementary	732
Forest Acres Elementary	731
Hagood Elementary	333
Holly Springs Elementary	234
AR Lewis Elementary	238
Liberty Elementary	550
McKissick Elementary	410
Pickens Elementary	490
Six Mile Elementary	476
West End Elementary	735
Total K4-Grade 5	8092
Dacusville Middle	372
Edwards Middle	762
Gettys Middle	1352
Liberty Middle	543
Pickens Middle	757
Total Grades 6-8	3786
Daniel High	1018
Easley High	1711
Liberty High	684
Pickens High	1400
Total Grades 9-12	4813

Entire School District	
Free / Reduced Lunch	48.76%
ESL Proficient or below	3.50%
Special Ed Services	13.57%

According to district figures, there are 23.3 pupils per core subject teacher.

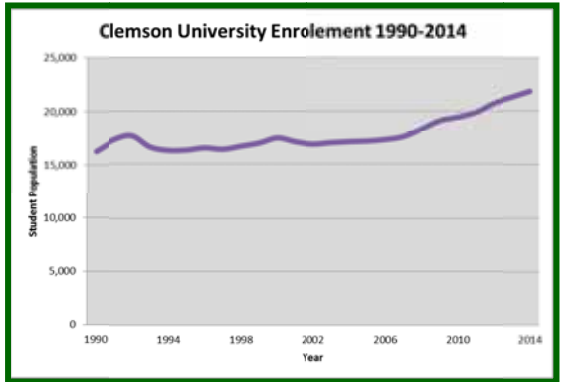
The school district uses and maintains 104 state-owned yellow buses and 19 district-owned activity buses. About 8,500 students are transported daily and more than 10,200 miles are driven daily during the school year.

An ambitious “Building Futures” Facilities Program has been designed to manage the simultaneous construction of seven new schools, including all four high schools and a new career and technology center, and the subsequent rehabilitation or renovation of seven existing school buildings. Most of the new schools opened in the fall of 2011, and the remainder of the projects were completed by 2013.

Colleges and Universities

Clemson University

Clemson University, one of South Carolina’s land grant universities, opened as Clemson College in 1893. The campus was once the plantation of statesman John C. Calhoun and it was willed to the state of South Carolina by his son-in-law, Thomas Green Clemson to establish a technical and scientific agricultural institution dedicated to research and public service. Historically, Clemson was an all male military school. It first included females and civilians in 1955.



According to the South Carolina Commission on Higher Education, the student population in the fall of 2014 was 21,857 including 4,597 graduate students. There are five different colleges within Clemson University: Agriculture, Forestry and Life Sciences; Architecture, Arts, and Humanities; Business and Behavioral Science; Engineering and Science; and Health, Education and Human Development. The university is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools and is able to award bachelors, masters, education specialist, and doctoral degrees.

Clemson enjoys a strong national reputation. In 2001, Clemson was named TIME Magazine’s Public College of the Year. In its 2015 annual college guide edition, U.S. News and World Report ranked Clemson 20th among top public national universities. Kiplinger’s magazine ranked Clemson as Best Value in Public Universities in 2009.

Clemson boasts several facilities that host special events for the community, including football and basketball facilities as well as a fine arts production facility, the Brooks Center.

Southern Wesleyan

Southern Wesleyan University, formerly known as Central Wesleyan College, is a four-year liberal arts institution dedicated to the concept that God is the source of all truth and wisdom and is sponsored by the Wesleyan Church. The university integrates personal faith, intellectual pursuits, and practical living to allow a working atmosphere of community wholeness.

The university was founded in 1906 and is located on 250 acres of land in the Town of Central. In the past, it was operated as a high school and a junior college and was reorganized in 1959 as a senior liberal arts college, its present function. The total enrollment for 2014 was 1,778. The University is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools to award Associate of Science, Bachelor of Arts, Bachelor of Science, and Master of Arts degrees.

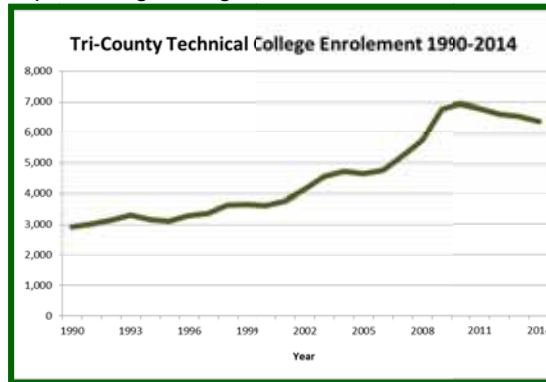
In 2013, SWU's 15 athletics programs gained membership into the NCAA, Division II and will compete at this level as a full member in the 2016-2017 academic year.

Tri-County Technical College

Tri County Technical College was established in 1962 and its main campus is located in Pendleton, a town in Anderson County. It serves the tri-county area of Anderson, Pickens, and Oconee Counties, and is dedicated to the economic development of the region. A satellite campus located outside of Easley in Pickens County was opened in spring 2011. The county also opened a Quickjobs facility at the same location on Powdersville Road, which offers a

range of job-training and personal interest classes to the community.

The college prides itself on developing the job skills of its students by offering practical instruction and experience. Tri-County Technical College offers associate degrees, diplomas, and certificates in 65 major fields of study. Students can also bridge to other colleges and universities to pursue higher degrees.



The college is known nationally and internationally for its quality educational programs and is recognized by the appropriate accreditation agencies. Tri County Technical College is a valuable resource that will prepare students with marketable job skills.

Libraries

The Pickens County library system, begun officially in 1935, now consists of a main library in Easley (Captain Kimberly Hampton Memorial Library), as well as branches in Central (Central-Clemson Regional Branch), Pickens (Village Branch), and Liberty (Sarlin Community Branch). Each branch offers a wide range of materials and a wealth of resources for the community.

The library system provides many services to the community in addition to the circulation of lending materials, including genealogy resources, delivery for those who cannot travel to the library, reading rooms, internet access, a reference department, and several educational programs. With its newest headquarters in Easley, the library can also provide a large meeting space for citizen groups.

Library System Details		
<i>Collection</i>		
Books in Print		234,078
Subscriptions		431
Audio (Physical)		5,732
Video (Physical)		26,287
<i>Services</i>		
Library Visits		542,872
Total Circulation		709,652
Reference Transactions		40,955
Interlibrary Loans Provided		10
Interlibrary Loans Received		499
Circulation of Children's Materials		212,896
Children's Program Attendance		19,677

Source: Public Libraries Survey, FY 2012

Parks and Recreation

Pickens County offers several well-known and breath-taking recreation areas as a valuable resource to the community and its visitors. Other community and municipal parks provide day-to-day local access for the health and social benefit of the population.

State Parks and Public Land

The Jocassee Gorges is a protected area on the Blue Ridge Escarpment that spans around Lake Jocassee. In this geographic area, a series of steep-sided gorges were cut by the pressure of mountain rivers and streams traveling down into the Piedmont. Within Pickens County, 43,500 acres of the Gorges are owned and managed as a Wildlife Management Area by the SC Department of Natural Resources (DNR). DNR's Resource Management Plan sets regulations for natural resource monitoring and management, forest management, road access, and outdoor recreation within the Gorges, including hunting, fishing, hiking, camping, and horseback riding. The 80-mile Foothills Trail goes through the heart of the Gorges, along rivers, gorges, and waterfalls.

Table Rock State Park, north of Highway 11, covers 3,083 acres and features hiking trails, including access to the eastern terminus of the Foothills Trail, a nature center, two lakes for fishing and canoeing, a campground with a restaurant and store, as well as many other outdoor activities. The park was built in the 1930s by the Civilian Conservation Corps and today is listed on the National Register of Historic Places as well as being designated a South Carolina Heritage Trust Site.

Keowee-Toxaway State Natural Area, located on Lake Keowee south of Highway 11, was donated to the state in 1970 and includes 1,000 acres with beautiful rock outcroppings and views of the foothills and Blue Ridge Mountains. Facilities located in the park include the new Jocassee Gorges Visitor Center, a museum and Cherokee Interpretive Trail, camping, bank fishing on Lake Keowee, and hiking trails.

Long Shoals Wayside Park, nearby on Highway 11, opened in 2005 within the Poe Creek State Forest, which is managed by the SC Forestry Commission. The park is situated on 10 acres along the Little Eastatoee Creek and offers picnic tables, a bicycle rack and parking area, trails, a sliding rock, and trout fishing (stocked). The park was created by community volunteers and organizations, and is maintained by the Andrew Pickens Chapter, Cherokee Foothills Scenic Byways Association.

The US Army Corps of Engineers developed Lake Hartwell and manages a lakeside campground off Highway 76 in Pickens County. Twin Lakes Campground offers 102 tent and RV campsites, and is surrounded by part of the Clemson Experimental Forest.

Clemson University

Clemson University also maintains land that is accessible to the public. The Clemson Experimental Forest consists of 17,500 acres in both Pickens and Oconee Counties that are dedicated to natural resource conservation, education, research and the land grant mission of Clemson University. CU also operates an Outdoor Lab for retreats and conferences (Kresgee Hall),

SC Botanical Gardens

What began in 1958 as a camellia preserve on a small parcel of land adjacent to John C. Calhoun's 19th-Century Fort Hill estate has since grown to 295 acres of cultivated landscapes and natural woodlands. Designated the State's botanical garden in 1992, the Garden is at the intersection

of Highway 76 and Pearman Boulevard on Clemson University.

The Garden is accessible by paths and trails, many of which are hard surfaced. History buffs will enjoy the Hanover House (ca. 1716) and the Hunt Family Cabin (ca. 1826). Art connoisseurs will want to experience the Garden's collection of site-specific, nature-based sculptures and the art galleries in the Fran Hanson Discovery Center. Other points of interest include the many demonstration gardens, such as the Camellia Garden, Wildlife Habitat Garden, Xeriscape Garden and Hosta Garden; the 70-acre Schoenike Arboretum; the Heritage Gardens, and nature trails.

County Parks

Mile Creek County Park, located on Lake Keowee at the end of Keowee Baptist Church Road, encompasses 130 acres with over seven miles of shoreline, 69 full-service campsites, three heated restroom facilities, play areas and picnic shelters, a 150-foot dock, and boat ramp with additional parking for 90 vehicles. The seasonal facility offers one- or two-week reservations and 24-hour security.

In 2010, the Pickens County Parks and Recreation Master Plan was completed to assess the condition and adequacy of existing facilities, gain public input for recreational needs, and to recommend a list of prioritized projects to be part of a 10-year action plan. It was determined that Mile Creek Park, as the only district park in Pickens County, does not offer adequate recreation for the entire county population, and that two additional district parks would be needed by 2015. Each district park should serve

several communities or between 10,000 and 50,000 people.

Duke Energy, which developed Lake Jocassee and Lake Keowee, helps to maintain several recreation and access points along these lakes. There are three public boat access areas to Lake Keowee in Pickens County: Mile Creek Park (leased to Pickens County), Warpath Access Area, and Crow Creek Access Area.

A public boat access area was created at Lake Saluda in 2009, through a partnership between the Saluda Lake Homeowners Association and Easley Combined Utility. The boat ramp provides the only public access to the lake from Pickens County and is located next to the ECU water treatment facility.

Municipal Parks & Playfields

The seven municipalities in Pickens County have a greater concentration of neighborhood and community parks and playfields, most of which have been assessed in the Pickens County Parks and Recreation Master Plan. The City of Easley has begun implementing a long-term bicycle and pedestrian master plan, which will meet the needs of its urban population and potentially invite development of a greater network for bicyclists through the county.

Solid Waste Management

The Pickens County Solid Waste Division accepts and disposes of solid waste generated by the county, including municipal solid waste, construction and demolition material, land clearing debris, and recyclables. The county operates eight recycling stations and a solid

waste facility with a construction and demolition landfill.

The division also provides post-closure maintenance to the Liberty and Central Landfills. Transferable solid waste is currently transported to the Twin Chimneys Landfill in Greenville County.

Solid Waste Treatment

Treatment of solid waste involves three different processes in Pickens County:

Compaction: Municipal solid waste is compacted at recycling stations prior to being delivered to the county transfer station. Once it is screened at the transfer station, it is again run through a compactor as it is loaded onto transport trailers.

Combustion: Pickens County owns and operates a wind curtain incinerator, which is permitted by DHEC. All burnable wood is incinerated for volume reduction. No wood that has any type of finish, chemical, or additive is incinerated.

Baling: Recycled materials—including plastic, steel cans, cardboard, and newsprint—are delivered to and baled at the county material recovery facility. All scrap metal and white goods are delivered to the recovery facility metal pad. A private contractor bales the metal prior to being transported to market.

Disposal of Solid Waste

The Pickens County Solid Waste Facility is owned and operated by Pickens County. This facility consists of a transfer station, construction and demolition landfill, a wind curtain incinerator,

and a material recovery facility. An unlined landfill operated at this location until October 1998. The facility is located between the cities of Easley, Pickens, and Liberty at 2043 Old Liberty Road. The facility covers 178 acres, including a buffer zone.

Transfer Station: This station is permitted to receive 250 tons of municipal solid waste per day. It is owned and operated by Pickens County. In 2012, Pickens County accepted and transferred to the Greenville County facility approximately 42,606 tons of MSW.

Construction and Demolition Landfill: This landfill is permitted to receive 20,000 tons of construction and demolition material per year. Its life expectancy is 3.5 more years of service. In 2009, approximately 15,000 tons of material was disposed of in the limited capacity county C&D landfill.

Air Curtain Incinerator: This incinerator is permitted to receive 105 tons per day. During times of emergency, this limit can be lifted by DHEC. In 2013, approximately 7,200 tons of material passed through the incinerator.

Material Recovery Facility: This facility receives an average of 34.47 tons per day. This weight fluctuates relative to citizen participation.

Recycling

Pickens County operates 8 recycling stations. Each of the stations accepts a wide variety of recyclable materials including aluminum and steel cans, antifreeze, appliances and scrap metal, batteries, paper products, clothing, cooking and engine oils, glass, paint, plastic, tires, and C&D material. In 2013, approximately

Pickens County Comprehensive Plan: 2010-2030
 25,221 tons of material was recycled through the recycling centers.

The Solid Waste Management Plan emphasizes the importance of sustained education to meet the desired end of increased recycling, and identifies several ways to do this.

Environmental Services staff provides education to residents and schools about solid waste reduction and recycling, stormwater runoff prevention, resource conservation, and beautification. In 2010, Pickens County was recognized for having the highest rate (37.1%) of recycling in South Carolina.

Wastewater Management

Each wastewater system in South Carolina is regulated by the DHEC Bureau of Water and its comprehensive water pollution control program to control transportation, treatment, and the disposal or use of wastewater and sludge. Additionally, the Appalachian Council of Governments (ACOG) is designated as the Water Quality Management Agency for the region and reviews sewer projects for conformance to the Regional Water Quality Management Plan.

The Pickens County Public Service Commission provides wastewater treatment facilities for collection, transportation, treatment, and disposal of domestic and industrial wastewater in parts of Pickens County. The commission is an advisory board to the County Council and is composed of seven members, six appointed by council from each district and one at large member. The commission is empowered by the county to plan, design, acquire, construct, operate, maintain, improve, and extend wastewater facilities throughout the county.

The Public Service Commission operates eight wastewater treatment plants and oversees the county Industrial Pretreatment Program and Biosolids Land Application Program.

Service Districts & Agencies

The Pickens County Public Service Commission currently provides sewer availability and wastewater treatment and collection in the areas of the county within the 12-Mile Creek, 18-Mile Creek, and Saluda River basins. The agency also provides service to the municipalities of Central and Liberty.

Treatment Plant	Capacity	Current Utilization
18-Mile Creek Upper Regional WWTP	1,000,000	250,000
18-Mile Creek Middle Regional WWTP	1,000,000	400,000
Liberty Roper WWTP	500,000	120,000
Central North	150,000	100,000
Pickens County Stockade	60,000	20,000

Easley Combined Utilities operates three wastewater treatment plants and serves about 9600 customers in and around the City of Easley. The City of Pickens provides sewer service to residents in and around the City of Pickens. Additionally, the cities of Clemson and Pendleton (in Anderson County) jointly maintain one waste

treatment facility that can treat up to 2.0 MGD of sewage, and is in the process of being upgraded.

Sewer service is currently available to about 40% of county residents. The remainder of the county utilizes private community or individual septic systems on site.

Septic Tanks

Septic tank systems are most common in rural areas. The conventional on-site septic tank system has been used in South Carolina since the 1950's.

SCDHEC evaluates all requests for individual wastewater treatment facilities and issues the appropriate permits. The factors that are taken into account when issuing a permit include population density, separation between leach fields and groundwater, distance from surface water, loading rate, soil types, and the operation and maintenance of the system. Common issues experienced with typical septic systems are inadequate lot size for supporting the septic field, and the lack of proper system maintenance.

Future Plans

Pickens County, in coordination with ACOG and DHEC continues to implement a plan for the regionalization of sewer infrastructure. This includes the provision of regional facilities that are capable of treating wastewater from an entire drainage basin. Regional plants allow the consolidation and closure of smaller lagoon systems that have historically served local areas of Pickens County.

Future sewer growth will be concentrated along Highway 93 and Highway 123, and will depend on

the pattern of new development in these areas. The Public Service Commission completed five miles of gravity sewer along Highway 123 for the new Liberty High School. Other major school district projects mentioned earlier have need for extensions of sewer lines and service.

Water Supply, Treatment, and Distribution

The Pickens County Water Authority

The Pickens County Water Authority (PCWA) was formed in 1971 under Act 240 by the General Assembly of the State of South Carolina. The Pickens County Water Authority serves as the coordinator of planning and development of delivery systems. The authority has the power to build, construct, maintain, and operate all water distribution systems, as well as all dams, flumes, aqueducts, and canals. A 30-year Water Supply Plan will be completed in 2011 by the SC Water Resources Center within the Strom Thurmond Institute at Clemson University. A complete understanding of existing transmission and distribution systems, storage capacities, and fire flow requirements for the county has been historically elusive because coordination between each of the independent water agencies is based on voluntary cooperation.

Water Districts

There are fourteen separate water districts named for each of the supply and distribution agencies in Pickens County:

- Town of Central
- City of Clemson
- Easley Combined Utilities
- City of Liberty
- Town of Norris
- City of Pickens
- Town of Six Mile
- Bethlehem-Roanoke
- Dacusville-Cedar Rock
- Easley-Central 1 & 2
- Highway 88
- Powdersville
- Six Mile & Twelve Mile
- Southside

Water Sources & Quality

The county's water suppliers draw water from Lake Keowee, Lake Hartwell, Twelve Mile Creek, Eighteen Mile Creek, the City Reservoir, and Lake Saluda. Eighteen Mile Creek is a restrictive source due to the low dry weather flows.

South Carolina's Department of Health and Environmental Control (DHEC) monitors the water quality of these raw sources. The providers also monitor the water sources to ensure compliance with regulations and requirements. The Twelve Mile Creek, while typically in compliance, is an area of concern for the county due to its history of high levels of PCBs. It needs to remain a closely monitored site.

Lines & Service Areas

Water line service reaches 57% of the county, with the remaining areas, mostly in the northern area of the county, servicing themselves through

pumps on their property. The water lines range in size from twelve to one inch in diameter, with 56% of the system with lines less than four inches. The total length of water lines in the county is 470 miles.

Treatment Facilities & Capacity

There are five treatment facilities in the county, Lake Keowee Filtration Plant, the City of Pickens Plant, Saluda Lake Filtration Plant, Easley Central Water District Filtration Plant, and the City of Liberty Filtration Plant.



Goals and Objectives

Vision Statement/Element Goal

“Our vision is to provide strategically located and high quality infrastructure providing sewer, water, solid waste, fire, emergency services, and public safety, along with cultural/educational community facilities, to meet the needs of the residents of Pickens County.”

Element Objectives

- Develop better coordination and communication with all water districts
- Work with other jurisdictions to develop strategic plans for sewer service
- Investigate feasibility of alternative, environmentally-friendly sewage treatment systems which consider water recycling
- Encourage county, municipal government, and special service districts to adopt a countywide master plan for water use and supply
- Align development of new water, power, communications, and sewer lines to meet economic development demands and environmental

concerns, and whenever practical, encourage and direct development to where infrastructure already exists

- Expand resources for emergency services, law enforcement, and health care as the population grows
- Support the growing needs of law enforcement for training and resources; provide training facility for all emergency responders
- Coordinate a public-use facility sharing program with the Pickens County School District

Policies and Implementation

POLICY: Assist with a countywide water plan to be adopted by each water district and supplier to Pickens County in order to prepare for future supply and demand as well as natural and manmade disasters.

ACTIONS: Help to organize and empower agencies via a collaborative process, strengthen partnership, and commit county resources to implementation of the plan.

AGENCIES: Pickens County Water Authority (lead agency), County Council, the fourteen water districts of Pickens County, Greenville Water System, Anderson Regional Joint Water System, Duke Energy (Lake Keowee), US Army Corps of Engineers (Lake Hartwell),

SCDHEC, ACOG, and additional local water resource agencies.
IMPLEMENTATION: 2015-2020

POLICY: Develop a strategic plan for county sewer service in collaboration with district service providers that supports economic development, projected population growth, and which utilizes innovative methods of operation.

AGENCIES: Public Service Commission, County Council, district sewer providers, Alliance Pickens, Department of Community Development, DHEC, and ACOG.

IMPLEMENTATION: 2015-2020

POLICY: Continue to strive for high quality emergency and law enforcement services that correspond to population changes.

ACTIONS: Provide adequate facilities, equipment, training, and resources to police, fire, EMS, and emergency management departments.

AGENCIES: County Council, Administration, county departments.

IMPLEMENTATION: On-going.

POLICY: Create opportunities for new county open space and recreation.

ACTIONS: Assess recommendations in the Pickens County Parks and Recreation Master Plan, coordinate with municipality plans, research development opportunities and funding assistance, and oversee project completion.

AGENCIES: Department of Parks and Recreation, County Council, Tourism Board, Cultural Commission, Alliance Pickens, and other county departments.

IMPLEMENTATION: On-going/2020-2025

POLICY: Work with School District on sharing facilities and sports fields

ACTIONS: Establish an intergovernmental agreement between Pickens County and the School District providing for the shared use of recreational facilities and fields.

AGENCIES: School District, County Council, Administration, County Parks and Recreation

IMPLEMENTATION: 2020

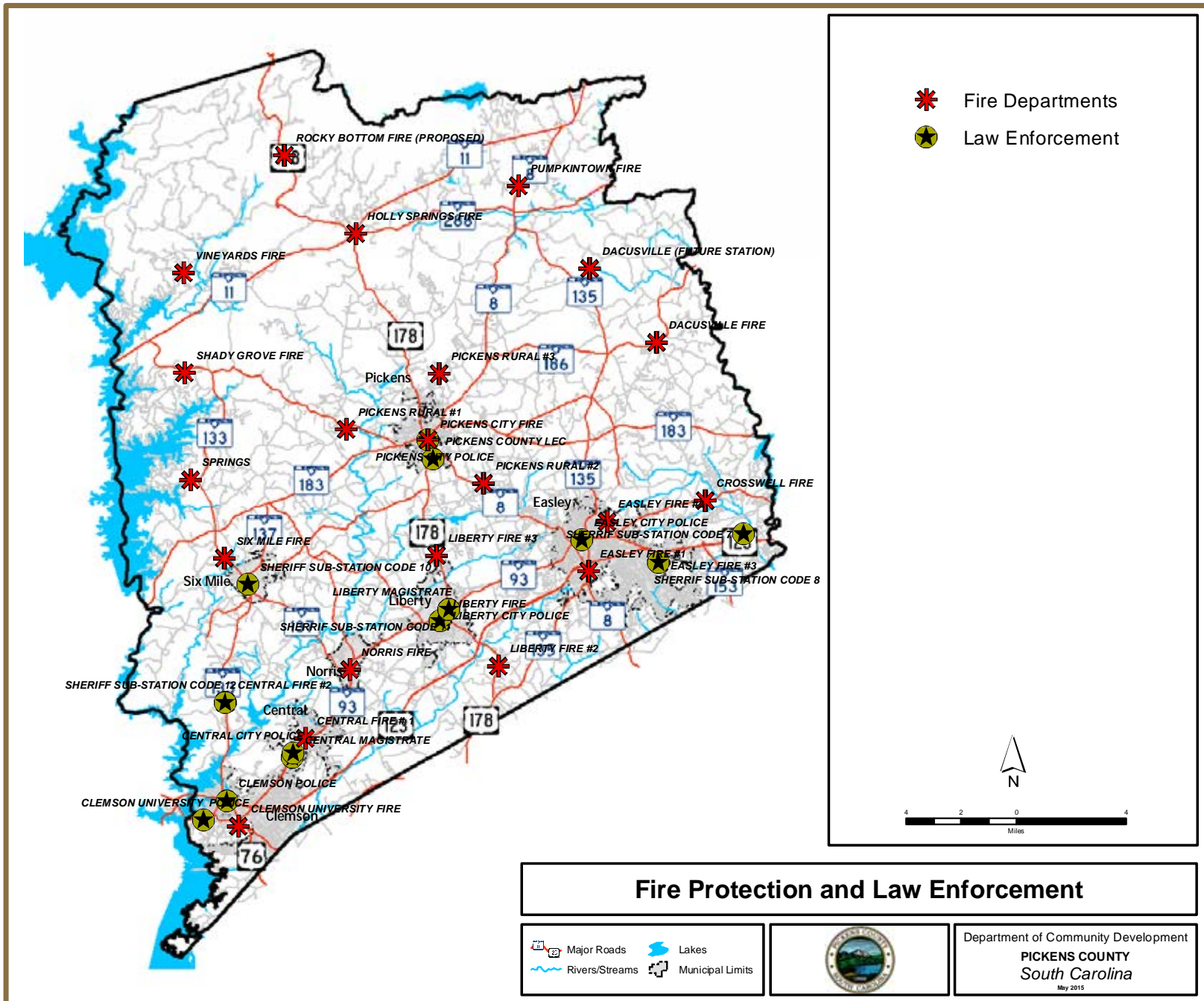
POLICY: Maintain all community facilities at quality standards and service in order to best serve the people of Pickens County.

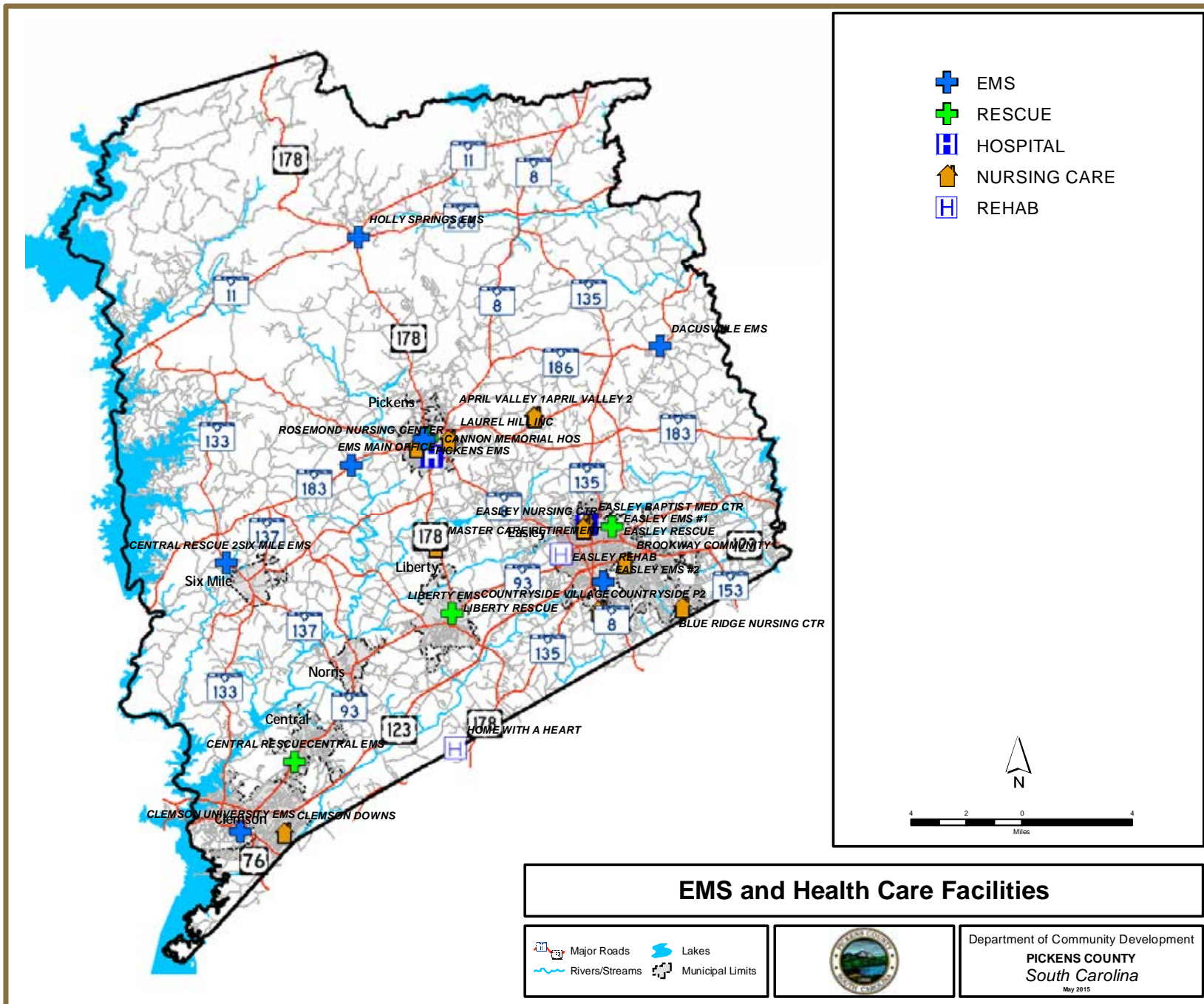
ACTIONS: Research methods and funding to help reduce energy and water use in facilities, provide healthier indoor work environments, and reduce emissions from county vehicles. Implement a system for reducing paper consumption in all departments.

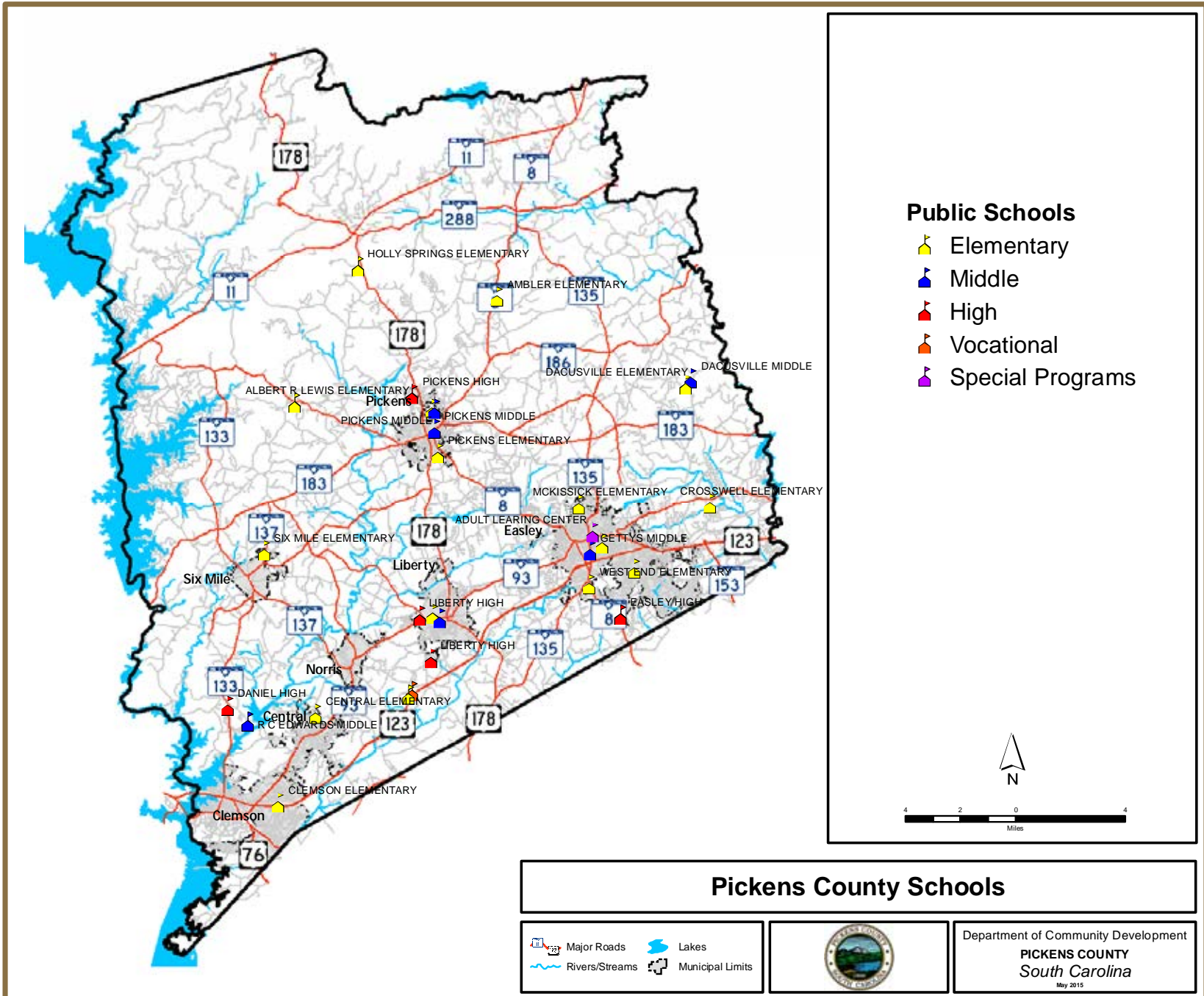
AGENCIES: Administration, Building Maintenance

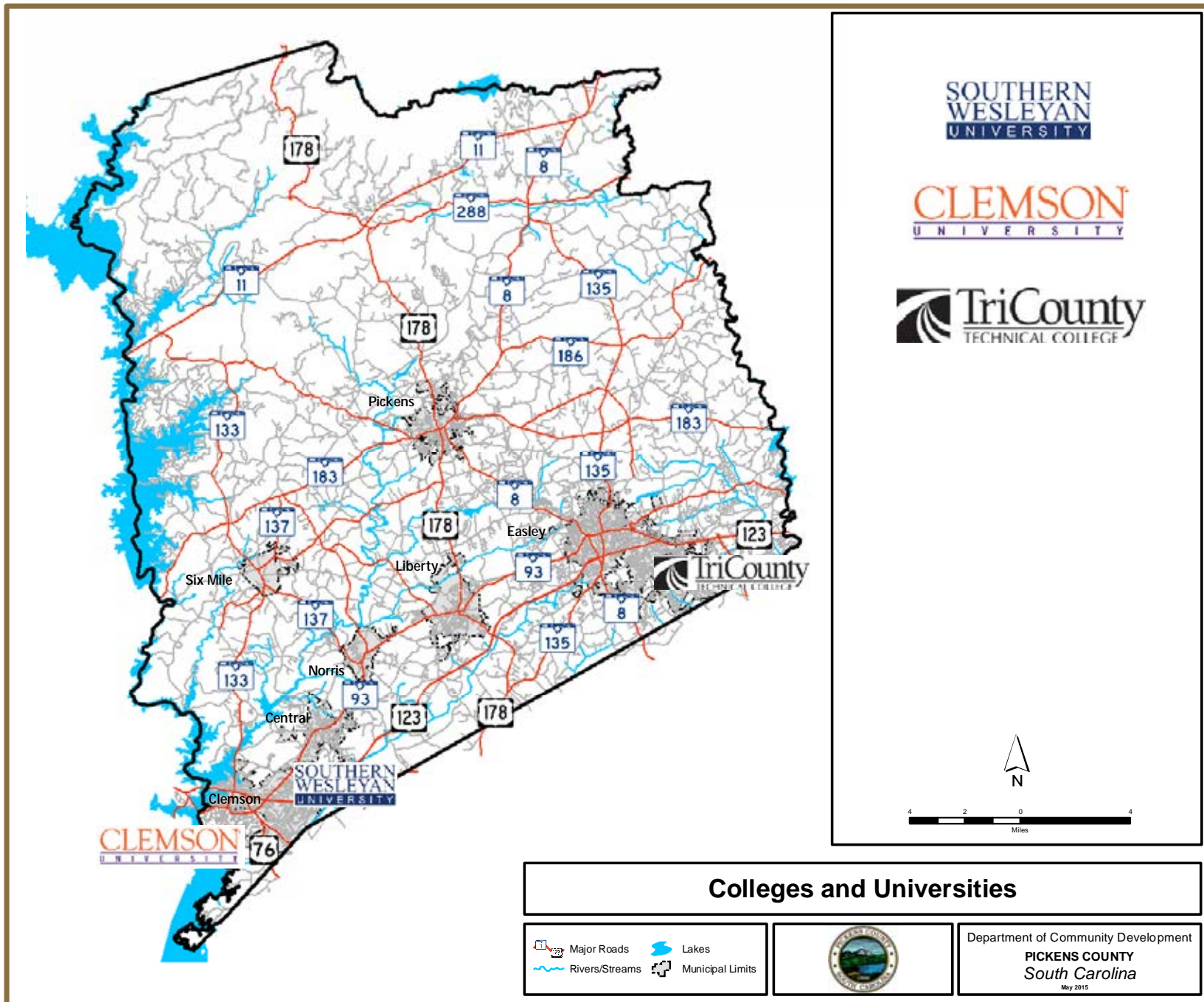
IMPLEMENTATION: On-going.

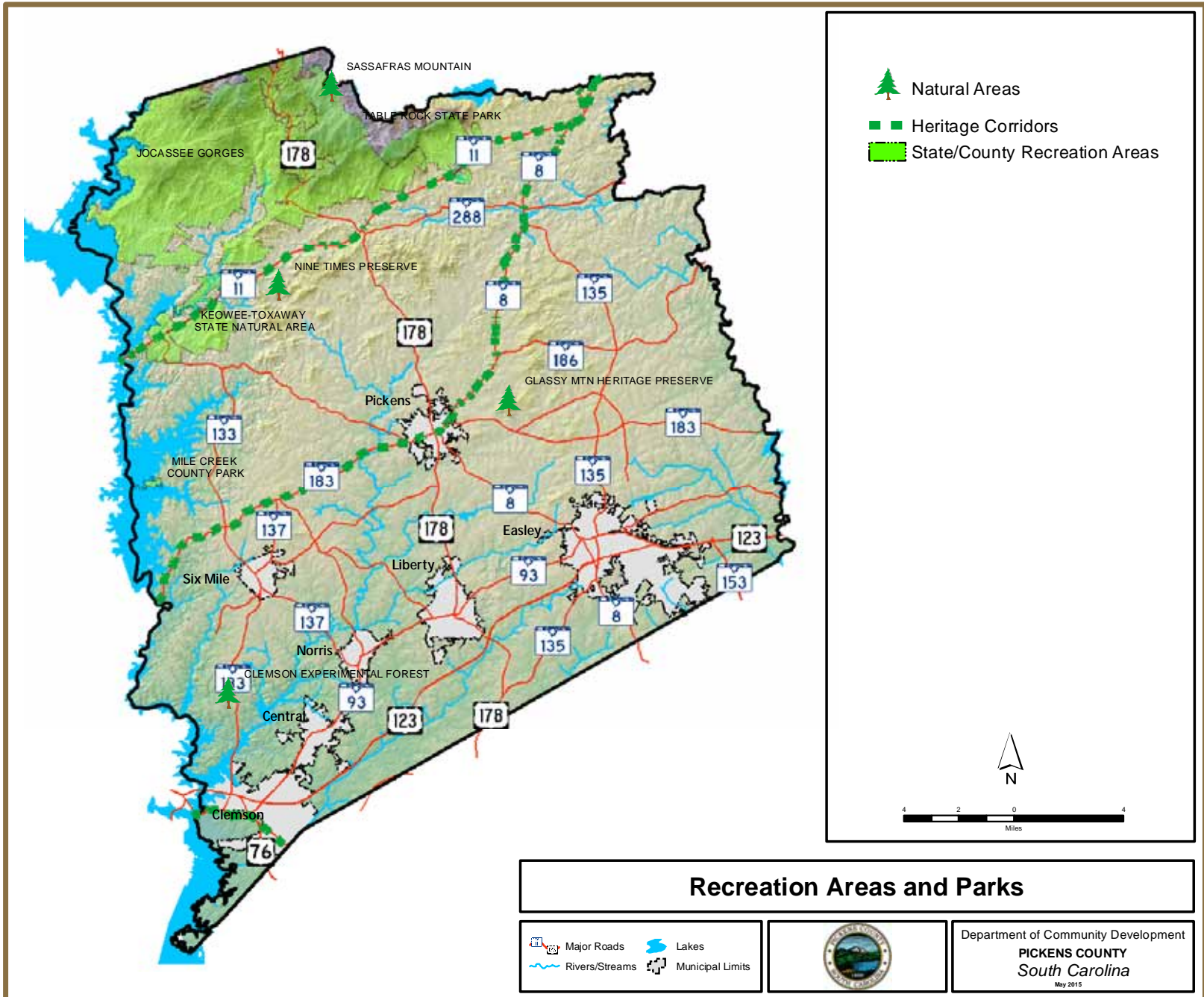


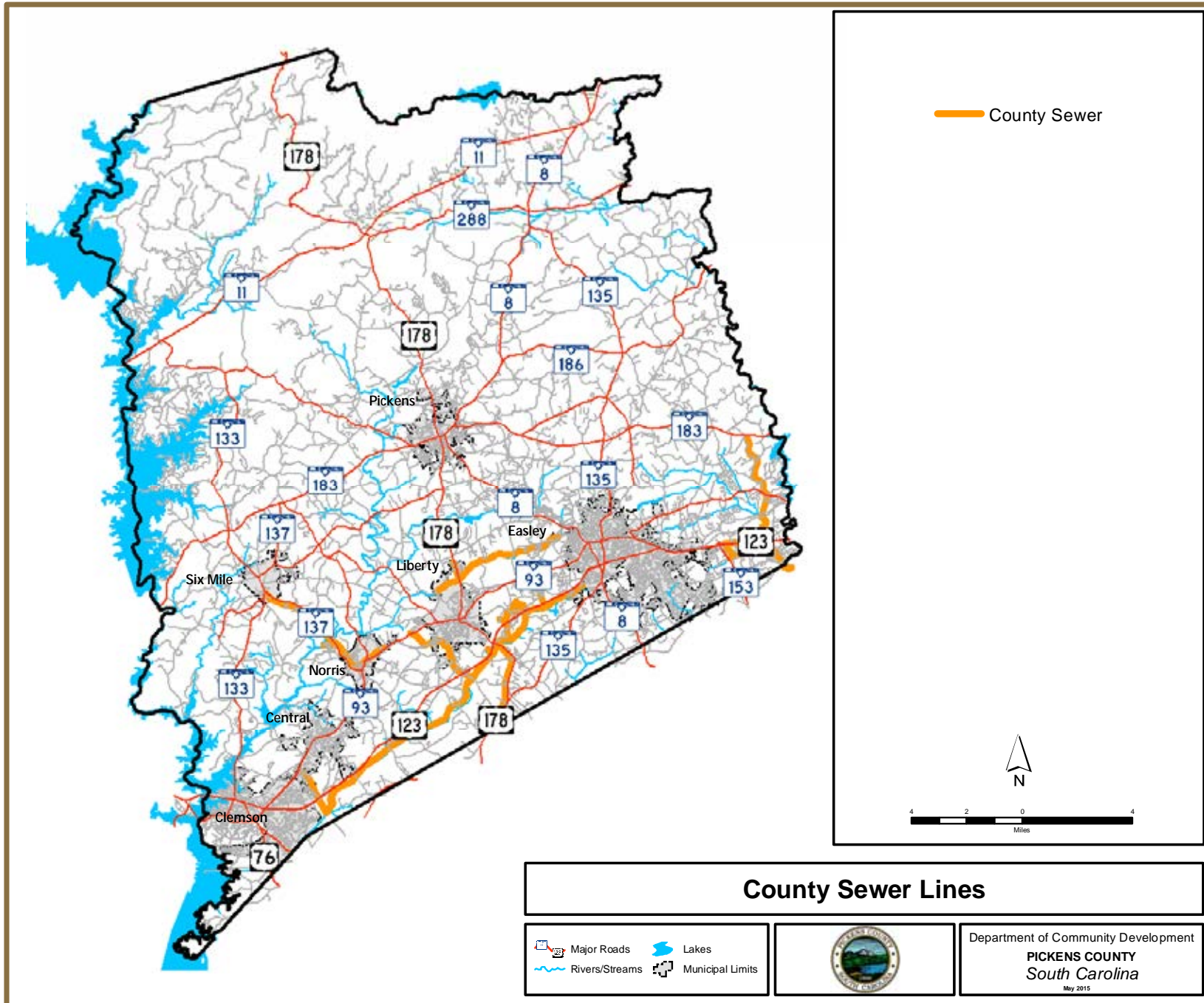


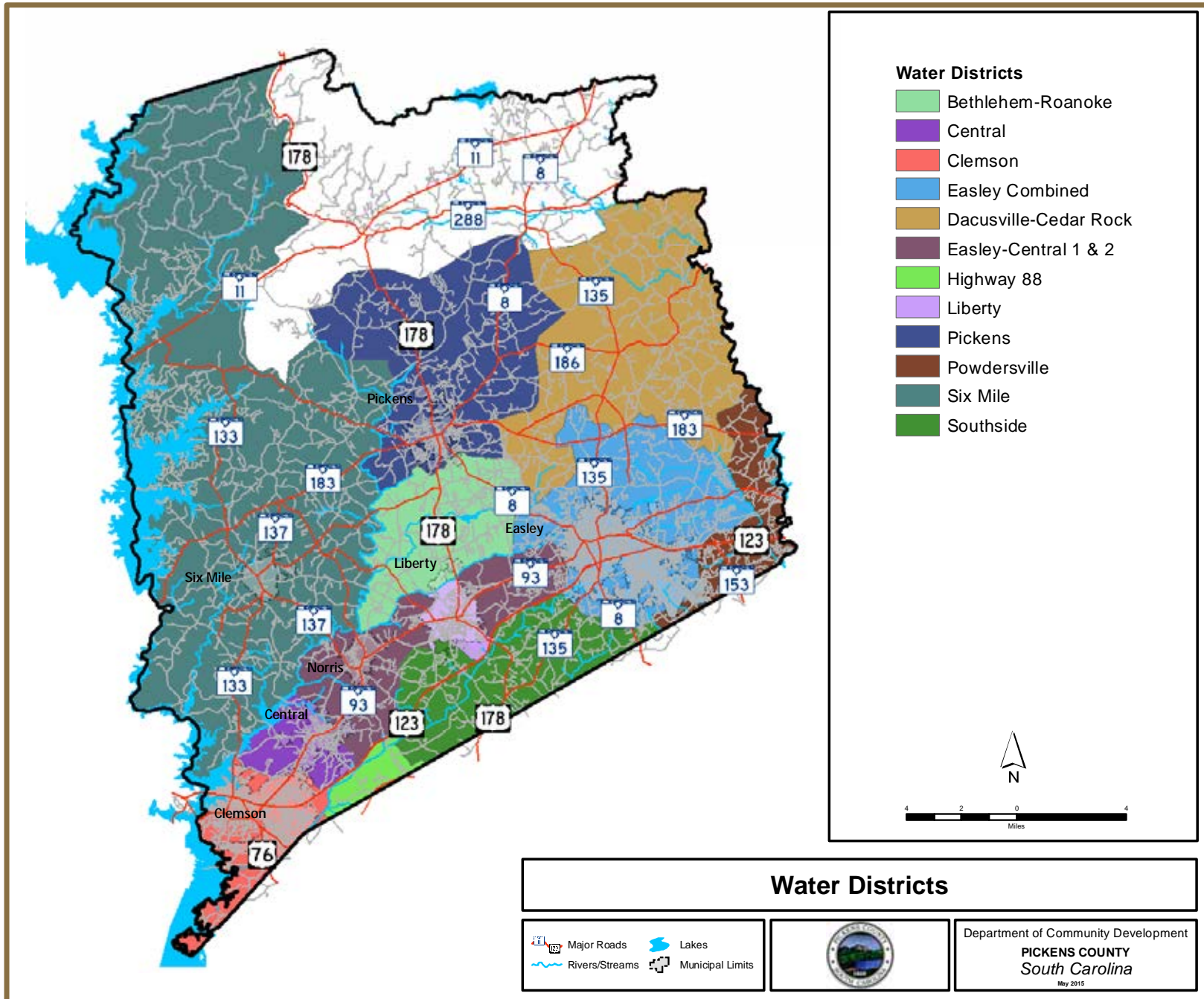














Introduction

The purpose of the *Cultural and Historical Resources* element of the Comprehensive Plan is to focus on the sites and structures that have played a role in the development of the county, along with those places that continue to make the county unique. With renewed interest in these cultural and historical sites, they will be more likely to exist for years to come, contributing to the cultural capital of Pickens County.

History of Pickens County

Keowee was on the Cherokee Trading Path, which extended from Charleston to Tennessee. It went through Keowee Town and over through the Salem-Tammasee area before turning northward over the mountains near Mountain Rest.

The Cherokee, fearing raids from their enemies, the Creeks in middle and northern Georgia near Gainesville, had long begged the Governor of South Carolina, then seated in Charleston, for a fort near their principal village of Keowee for protection. In order to ensure the continuance of the very lucrative fur trade, authorities agreed and in 1753 built Fort Prince George on the east side of the Keowee River opposite Keowee Town. The British also were being pressed by the French for dominance in this area and the fort would be

a good British foothold along the Cherokee frontier.

However, after a few years and more and more encroachment from settlers into this raw land, the Cherokee grew angrier with the settlers and skirmishes began to take place along the frontier.

Several treaties were signed with the Cherokee, usually after they suffered heavy defeats. These treaties relinquished increasing amounts of land to the settlers, but did little to stop hostilities. In the summer of 1760, a large British force marched up the Cherokee path from Charleston to Pickens County, where they encamped near Fort Prince George.

Leaving Fort Prince George, the army, under Colonel Grant, went north along the trading path into the Middle and Overhills Cherokee settlements, burning and killing as they went. Village after village was plundered and burned along with all edible crops of corn, squash, melons, and orchards of various fruits. The Cherokee, not able to withstand such an onslaught, melted into the nearby forests to regroup and fight another day in their normal guerilla style.

The fighting and hostilities went on and were still occurring until the last heavy foray occurred in the summer of 1776. Colonel Andrew Williamson and a large force of South Carolina Militia, including a young major Andrew Pickens, marched again through the mountains

CULTURAL RESOURCES

destroying everything by the torch. Negotiations for a treaty were held at General Andrew Pickens new home on the Keowee River just south of Clemson, leading to an agreement called the "Treaty of Hopewell." This treaty ceded to the state all Cherokee land generally in Northwestern South Carolina. The entire area became known as the Ninety-Six District.

Settlers literally began to pour into the area, as much of the land was parceled out in lieu of payment to those soldiers who had served in the American Revolution and in the militia units. The theory was that it took settlers to pay taxes, not trees. And of course, this was true.

General Pickens was awarded land along the Keowee River, upon which, he built "Hopewell", circa 1785, on the property that encompasses the Treaty Oak site. At first, his residence was built as a log home, but the dwelling eventually became a farmhouse— a structure common in the Backcountry of South Carolina during the late 18th and early 19th centuries. Hopewell was later substantially enlarged and was Pickens' plantation home from 1785 to 1805. He lived there for a number of years, and then later moved to Tamassee where he died in 1817 at his new plantation.

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 had ceased to exist and the counties became two separate districts. The courthouse for the Pendleton District was at Pendleton, a town created in 1790, and the entire northwest corner of South Carolina came under its jurisdiction.

The Pendleton District served this area well for the next few years but due to the burgeoning population of settlers pouring into this new land seeking opportunities, the district again had to be divided, because for many people traveling on foot or horseback, going to the courthouse at Pendleton to conduct business, record real estate purchases and or judicial trials took too long. Thus, in 1828 the Pendleton District was divided and the Northwestern upper area of the state adjoining the mountains became known as Pickens District in honor of the famed Indian fighter, General Andrew Pickens, who had died only a few years before.

Commissioners named to select a site for a courthouse chose a fairly level plain of the west bank of the Keowee River which traversed the district north and south, and the town of Old Pickens Courthouse was built there.

Over its forty-year existence Old Pickens Courthouse grew to a village of 1,800 inhabitants. Then, following the Civil War, in 1868 the district was divided again into the present county boundaries of Pickens and Oconee.

The people on the eastern side of the Keowee kept the name of "Pickens" and located a new courthouse and county seat some 14 miles east of Old Pickens. The western side of the river of the old district became known as Oconee County, named from an earlier Indian village near Tamassee known as "Accunny" and from which "Accunny Mountain" was named. Old Pickens then literally withered away. Today, the big concrete operations center along Highway 183 just inside Oconee County at "Old Pickens" stands almost exactly where the town did. The only physical remains of the Old Pickens today is in the form of Old Pickens Presbyterian Church which still stands there.

Scotch-Irish settlers made up most of the original inhabitants of the Pickens area. 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. The town located there.

On June 15, 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 Court House and seventeen miles from Pendleton Village."

The ad continued, "In a healthy section, ones location is 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 AirLine 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 with Easley and the main line.

The first tinges of the Modern Industrial Revolution arrived in Pickens County when the railroad and cotton mills began to emerge, joining the pioneer Cotton Mill which had its start at Cateechee on Twelve Mile River 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 twenty-six churches of various denominations scattered throughout the county, most with schools nearby.

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

Source: Jerry Alexander, Pickens County Community Data.

Historical Sites and Structures

There are many historical structures in Pickens County, including several that are recognized nationally. These sites and structures represent a wide range of cultures and time periods that have been integral in the history of Pickens 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. The following section describes each site on the national register.

National Register of Historic Places

The National Register of Historic Places is the nation's official list of cultural resources that are worthy of preservation for a variety of reasons. The register is part of the nation's program to coordinate and support efforts to identify, evaluate, and protect historic and archeological resources. A site listed on the register is eligible for tax breaks and is qualified to receive other funds and benefits for preservation. The National Register is administered by the National Park Service, a part of the Department of the Interior. The following **twenty-nine** sites in Pickens County are on the National Register of Historic Places:

Central High School

304 Church St., Central. The Central High School is a good example of a small town, educational building rendered in the Classical Revival style. This school is significant for its role in the educational development of Pickens County and is one of the larger edifices in the community. It is also the work of a prominent architect,

Christopher Gadsden Sayre, who designed many school buildings in South and North Carolina. The original portion of the building, built in 1908, is a rectangular masonry block two stories in height designed in a classical revival motif with a monumental portico dominating the façade. Matching materials decorative elements were used in the ca. 1925 addition, which increased the number of classrooms from six to ten. The entire building is brick and rests on a brick foundation. The brick is laid in running bond with a projecting header row every fifth course. The arched entry is recessed behind a brick arch with double entry doors featuring sidelights and transoms that match the second story window transoms. The hipped standing seam metal roof is surmounted by a cupola with lunette vents. The later addition takes advantage of the sloping site to incorporate a full basement below the water table. Listed in the National Register May 20, 1994.

Central Roller Mills

300 Madden Bridge Road in the Town of Central. Officially organized and constructed in 1903, the original Central Roller Mills property was a three-story brick building with a one-story wing on the right (east) side. By 1938, additions included fourteen exterior silos, a second story addition to the original one-story portion of the building, a one-story building addition, a four-story tower addition for the bucket elevators, several connection alleys, a feed mill, two wooden storage buildings, a storage tank, and a three-story addition to the left of the original building to house nine storage silos.

Central Roller Mills is the only extant and intact such mill in South Carolina known to the South Carolina State Historic Preservation Office. The mill played a significant role in shaping and supporting the economy of the town of Central

from 1903 until it closed its doors in the early 1980s. When the mill opened, it brought employment and revitalization to a struggling town. The mill acted as a food supply for Central and the surrounding area of Pickens County, supplying local schools with flour and bread. Listed in the National Register June 25, 2013.

Civilian Conservation Corps Quarry No. 1 and Truck Trail

Quarry 1 is located off of Section Road 25 and Hickory Hollow Road, about 0.7 miles south of SC 11 in northern Pickens County. The Civilian Conservation Corps (CCC) Quarry #1 is significant as one of four quarry sites used for materials in the construction of park structures and facilities at Table Rock State Park. This was the final quarry site used by the CCC for park construction and the second located off park property.

The South Carolina State Commission of Forestry obtained the rights to quarry on land owned by Edward and Anna Chastain in July 1939 for fifty dollars. Rock was obtained by drilling holes into the granite outcrop and placing sticks of dynamite into them. Blasting was done with such precision that the pieces of granite were ready for use as they were. The truck trail is significant for its construction by CCC workers to gain access to the quarry. The road was constructed to endure everyday use by trucks that would be loaded with men and materials until the park was completed. The truck trail was covered with crushed rock to make it serviceable at all times of the year. Listed in the National Register June 16, 1989.

Civilian Conservation Corps Quarry No. 2

0.2 miles N of Section Rd. 69/Sliding Rock Rd. near Oolenoy River in northern Pickens County.

The Civilian Conservation Corps (CCC) Quarry #2 is significant as one of the four quarry sites used for materials in the construction of park structures and facilities at Table Rock State Park. This was the first quarry site off park property used by the CCC for park construction. Much of the rock used in the construction of the dam and spillway, and the lodge was obtained from this quarry. In the early phases of the park's construction, rock was obtained from large boulders and the lake bed, both located on park property; however, these were soon exhausted and of poorer quality, necessitating a need to find a larger and better quarry off park property. The quarry was located on the property of Oscar Chastain, who, in early 1936, gave the CCC permission to extract as much rock as was needed. This site was quarried from 1936 to 1939, and in return for the use of the quarry, CCC workers constructed a concrete springhouse for the Chastain family. Listed in the National Register June 16, 1989.

Clemson College Sheep Barn

S. Palmetto Blvd., Clemson University campus, Clemson. The Clemson College Sheep Barn, built c. 1915, is significant as the earliest extant and relatively intact building associated with Clemson University's early Agricultural Department. The building's principal section was constructed of clay brick, laid in English bond, which was probably handmade at the brick plant nearby and matches the brick of the University's Trustee House and Kinnard Annex. It is similar in style and form to a dairy barn, the first barn on campus, which burned, was rebuilt, and later altered. The sheep barn is a single, rectangular block approximately two stories in height with a gabled, standing seam metal sheathed roof supported by simple brackets on each gable end.

The roof is surmounted by three square vented cupolas, capped by pyramidal roofs with similar sheathing and ball finials. Listed in the National Register January 4, 1990

Clemson University Historic District #1

Northern portion of campus along SC 93, Clemson. Clemson University Historic District I includes eight historic resources (four academic buildings, a recreational building, a post office, a marching and athletic field, and a park) located on the northern portion of the campus. It is significant for its association with the founding, development, and growth of Clemson University, which has played a major role in higher education in South Carolina since its founding in 1889. The district is also significant as an intact collection of late nineteenth and early twentieth century educational buildings at a state-supported land-grant college. Properties in the district include: Tillman Hall (1893), Godfey Hall (1898), Bowman Field (1900), Sikes Hall (1905), Holtendorff Hall (1916), Trustees' Park (c.1925), Long Hall (1937), and Mell Hall (1939). Styles include Renaissance Revival and Classical Revival. Tillman Hall was designed by architects Bruce and Morgan from Atlanta, Ga. Sikes Hall, Holtendorff Hall, and Long Hall were designed by Rudolph E. Lee, a Clemson graduate and chair of the Department of Architecture. Listed in the National Register January 4, 1990

Clemson University Historic District #2

Center of campus, Clemson. Clemson University Historic District II includes seven historic resources (three academic buildings, a residence and associated office, and an outdoor theater) located on the Clemson University Campus. It is significant for its association with the Calhoun and Clemson families and for its association with

the founding, development, and growth of Clemson University, which has played a major role in higher education in South Carolina since its founding in 1889. The district is also significant as an intact collection of late nineteenth century and early twentieth century educational buildings at a state-supported land grant university. Contributing properties include: Fort Hill (c.1830), John C. Calhoun Office (c. 1825), Hardin Hall (1890), Trustee House (1904), Riggs Hall (1927), Sirrine Hall (1938), and Outdoor Theater (1940). Styles include Renaissance Revival, Queen Anne, and Art Deco. Riggs Hall and Sirrine Hall were designed by Rudolph E. Lee, a Clemson graduate and chair of the Department of Architecture. Listed in the National Register January 4, 1990.

Easley High School Auditorium

112 Russell St., Easley. The Easley High School Auditorium is historically significant for its long association with education and civic life in Easley in the first half of the twentieth century. The load bearing masonry building in the Renaissance Revival style is also significant as an outstanding early example of the work of architects Frank H. and Joseph G. Cunningham, and for its early efforts to introduce steel trusses into traditional masonry-bearing wall and heavy timber construction. As Easley's first and only high school from 1909 to 1940, the building was central to the early experience and training of almost every local resident. Architects Frank H. and Joseph G. Cunningham began architectural practice in Greenville in 1907 or 1908, and Joseph G. Cunningham continued to practice until his death around 1960. The building is currently sectioned off into condominiums. Listed in the National Register January 21, 1999.

Fort Hill

Clemson University campus, Clemson. Fort Hill (John C. Calhoun Mansion & Library), the plantation home of John C. Calhoun during the last 25 years of his life is today well-maintained in the center of Clemson University campus. When he moved to the house in 1825 Calhoun was Vice President of the United States, at the height of his career, having gained national recognition as one of the “War Hawks” in the Twelfth Congress and as Secretary of War under James Monroe. He long aspired to the presidency, without success, but he did serve another cabinet position, as Secretary of State under John Tyler in 1845. In 1850 Calhoun died and Thomas G. Clemson, his son-in-law, eventually inherited the estate. Clemson lived in the mansion for many years and he willed the estate to the state of South Carolina for the establishment of an agricultural and mechanical college, with a provision to provide for the preservation of the Calhoun mansion. The Greek Revival mansion and office are all that remain from the former 1,100-acre plantation with many outbuildings. The one-room library or office is located about fifty feet south of the mansion. Listed in the National Register October 15, 1966; Designated a National Historic Landmark December 19, 1960.

Easley Mill

601 South 5th Street, Easley. The main building of the mill was completed in 1900, according to 1899 plans by the noted textile-mill designing firm of Lockwood Greene and Company, located in New York and Boston. This firm designed many mills across the south. The historic property is an intact industrial site with nine contributing resources: the main mill building, smokestack, office building, water tower, reservoir, ice house, warehouse, railroad trestle, and a monument.

Easley mill, the first of three textile mills built in Easley between 1899 and 1910, was founded by John Mattison Geer (1858-1919), a businessman and entrepreneur who purchased cotton for the Piedmont Manufacturing Company. It was part of a tremendous “cotton mill boom: in South Carolina between 1895 and 1903, when more than seventy new textile mills were organized, constructed, and began operation. Twenty-three textile mills were organized and built between 1895 and 1897, and an additional twenty-four, including Easley Mill, were chartered and built or began construction in a single year – 1900. This mill is associated with the vanguard of that boom. Listed in the National Register October 23, 2013.

Griffin--Christopher House

208 Ann St., Pickens. The Griffin-Christopher House, built in 1887, is significant as an example of Folk Victorian architecture from the 1880s. It is a two-story, three-bay, side-gabled, frame, Folk Victorian I-house with a two-story rear wing creating an L-shaped plan. The two-tiered full-height front and side porches with generous amounts of jig-saw cut wood trim are its defining features, and most clearly characterize this house as Folk Victorian. The site, and traditionally the house, is most closely associated with the family of Elihu Holby Griffin, Sr. (1801-1874) and his son John Calhoun Griffin (1851-1890). Elihu H. Griffin, Sr. is notable for the sale of 94 acres of his considerable land holdings in Pickens District to the State in 1868. The acreage was used to create a portion of the county seat for the newly created Pickens County.

Upon the death of his father John C. Griffin, a successful merchant and mill owner in Pickens County, lived in the house with his widowed

mother and under whose ownership the Folk Victorian features of the house were added. The house was purchased by Newton A. Christopher in 1920 and has remained in his family for three generations. Listed in the National Register October 21, 2001.

Hagood Mill (Hagood Mill Historic Site & Folklife Center)

3.5 miles NW of Pickens off U.S. 178 at 138 Hagood Mill Road, Pickens. Hagood Mill is a good example of the simple, functional building style employed by South Carolina upcountry pioneers in the first half of the nineteenth century. The gristmill and wooden water wheel remain as originally constructed with no alterations or additions and is one of the few such mills still in existence in South Carolina. Originally built ca. 1826 by Benjamin Hagood, the mill as it stands today was built around 1845 by his son, James E. Hagood who served as clerk of court for Pickens District for many years. The mill is an unpainted, two-story clapboard building mounted on a fieldstone foundation. Early construction methods are evidenced by hand hewn logs notched and pegged together to form the framework. The mill was once part of an early commercial complex including the Hagood Store which no longer exists. Both mill and store were gathering places for residents of the surrounding agricultural area who came here frequently to have grain ground into flour and grist and to purchase supplies. The mill was donated to Pickens County Cultural Commission in 1972. The mill has since been restored and has enjoyed significant site development into a Folklife and Living History Park. The site is home to monthly mini-festivals, concerts and numerous other heritage and cultural based events. Listed in the National Register December 11, 1972.

Hagood--Mauldin House

104 N. Lewis St., Pickens. The Hagood-Mauldin House is significant for its architecture and for its association with James Earle Hagood and Judge Thomas J. Mauldin. The earliest section of the one-story frame house was built ca. 1856 in the town of Old Pickens Court House. The first owner, James Earle Hagood was a public official, lawyer, and planter of Pickens District. When Pickens District was divided into Oconee County and Pickens County in 1868, the house was disassembled, each board and beam was carefully numbered, and it was loaded onto wagons and reconstructed at its present site in the "new" town of Pickens. The original house was constructed using log beams and joists at the floor and attic, each carefully cut, fitted, and pegged. It is believed that Mr. Hagood made additions to the house shortly after 1868 and later in 1886. Judge Thomas J. Mauldin expanded the front porch to a Classical Revival style in 1904 and also added, just to the south of the house, a smaller Classical Revival style building that he used as his law office. Listed in the National Register October 9, 1997.

Hanover House

Clemson University campus, Clemson. The Hanover House was built by French Huguenots Paul de St. Julien and his wife, Mary Amy Ravenel, in 1716. It was built in the South Carolina Lowcountry in what is now Berkeley County, before being moved to Clemson in the 1940s. The house has been restored to illustrate the lifestyles of South Carolina's rice, indigo, and cotton planters. Listed in the National Register June 5, 1970.

Hester Store

1735 Hester Store Road, Easley. Hester Store, built in 1893, is significant as an important example of a country store and mercantile business in the South Carolina Piedmont, one that operated from the last decade of the nineteenth century until the late twentieth century. The Hester Store conveys a significant connection between local farmers in the Dacusville community and the larger agricultural economy of the state. Rural country stores like Hester Store served as important sources of supplies and credit for farmers and were vital links in the agricultural economy in the decades after the Civil War and through the Great Depression. For many years, the store served not only as a place of business, but also as a central meeting place within the Dacusville community. A typical rural example of a commercial gable-front building, Hester Store was the centerpiece of the Hester family's holdings, which included a large farm, saw mill, cotton gin, and grist mill.

The Hester family first settled in the Dacusville community in 1813. Michael Washington Hester (1854-1920), one of the many grandsons of the family patriarch, who was involved in both commerce and agriculture, built the store in 1893. Constructed with a steeply pitched, V-crimp metal clad roof, the two-story, weatherboard-clad store features a roughly square-cut ashlar granite façade and a full-width, single story porch at grade, supported by granite pillars. The granite façade and portico were added in 1933. Listed in the National Register February 5, 2013.

Liberty Colored High School (Rosewood Center)

Jct. of SC 93 and Rosewood St., Liberty. The one-story brick, side-gabled Liberty Colored High School (Liberty Colored Junior High School, Rosewood School, Rosewood Center) was completed in 1937. It is one of the last remaining buildings in the county associated with the history of segregated education for blacks.

Formal education for blacks in Liberty began as early as 1899 with students meeting in a local church, and later in a small wood-frame building. The black school was destroyed by fire in 1935. A new brick school for blacks was completed in Liberty with federal assistance from the Works Progress Administration in 1937, representing a substantial improvement in educational facilities for blacks in the county. High school grades were added in the late 1940s making it one of only two black high schools in Pickens County (served Liberty, Norris, Central, Clemson, and rural areas in between). After consolidation with the colored high school in Easley in the 1950s, and integration in 1969-70, it became an elementary school named Rosewood Elementary School. The building, later re-named Rosewood Center, was utilized by the county school district until the 1990s. As of 2002, the building is owned by the town and leased to a local church for youth activities. Listed in the National Register April 18, 2003.

Morgan House (Central Heritage Museum)

416 Church St., Central. The Morgan House, constructed in 1893, is one of Central's most important architectural and historical landmarks. The architecture is significant because of its evolution from its original Queen Anne style to

Pickens County Comprehensive Plan: 2010-2030

the early twentieth century Classical Revival style. The ca. 1917 Classical Revival changes included altering the original elaborately detailed porch with classical Doric columns and the addition of porch gables with arched glass motifs within the gables. Except for these changes, and the addition of a room at the rear of the house, the house remains largely unaltered. The Morgan House also is significant for its association with Jephtha Norton Morgan and his family, prominent in the growth of Central's economy. Morgan, along with his brother Francis established the F.B. and J.N. Morgan's Store, a mercantile retail establishment on Main Street. They were also involved in founding the Bank of Central. The former single family residence is, at the time of nomination, the home of the Central History Museum. Listed in the National Register March 29, 2001.

Old Pickens Jail (Pickens County Museum of Art & History)

307 Johnson St. at Pendleton St., Pickens. The Old Pickens Jail is significant as one of the few early jails still in existence in Piedmont South Carolina. An important landmark in Pickens, the Pickens Jail was originally constructed in 1903 to serve as both a detention facility for county criminals and as the home for the Sheriff of Pickens County and his family. The living quarters for the Sheriff were located in the west side of the building and a small two-story cellblock was located in the east. In 1928 the east side of the building was expanded in order to provide additional space for the cellblock. The Jail is a two-story structure constructed of brick laid in common bond. It features a hip roof with two interior chimneys and 1/1 segmental arch windows with granite sills. At its northeast corner is a two-story crenellated tower constructed of brick laid in Flemish bond. Used as a detention

facility until August 1975, the Old Pickens County Jail has since been used as the Pickens County Museum of Art & History. Surviving a devastating fire in 1994, the old jail was renovated and then in 2006 opened a 10,000 SF expansion greatly increasing the amount of programming and exhibitions at the site. Listed in the National Register April 11, 1979.

Old Stone Church and Cemetery

1.5 miles N of Pendleton off U.S. 76, Clemson/Pendleton. The Old Stone Church is significant architecturally as a masonry adaptation of meeting house architecture and as a representative of the early pioneer church in South Carolina. Many prominent citizens are buried in its cemetery. On October 13, 1789, the congregation, including General Andrew Pickens, of Hopewell-Keowee Church asked to be taken into the Presbytery of South Carolina. Construction of the Old Stone Church began in 1797, replacing the congregation's log meeting house that had burned. The natural fieldstone rectangular structure with medium gable roof was completed in 1802. It is six bays deep with high fenestration. The windows are the size of its doorways, all of which are topped with a flat arch. Exterior stairs lead to the slave gallery at the rear of the church. During the 1890s, the Old Stone Church and Cemetery Commission was organized, a wall put around the graveyard, and repairs made to preserve the old building. Listed in the National Register November 5, 1971.

Oolenoy Baptist Church Cemetery

201 Miracle Hill Rd., Pickens. The Oolenoy Baptist Church Cemetery was established ca. 1798 in the Pumpkintown community of Pendleton (later Pickens) District. Its significance is derived from its age, its association with the early settlement and growth of the South

Carolina upcountry, and as a cemetery containing the graves of persons of transcendent local importance. It is also significant for its association with Oolenoy Baptist Church, of which it is adjacent to, founded in 1795 and the first church established in the Pumpkintown community. The cemetery is an excellent example of a typical early nineteenth century to mid-twentieth century church cemetery illustrating vernacular burial customs and gravestone art of the period. The cemetery contains 839 marked graves, with headstones, footstones, and a few plot enclosures of granite, marble, fieldstone, or soapstone. Most gravestones are marble or granite tablets, though ledgers, box-tombs, tomb-tables, obelisks, and pedestal-tombs are also present. The earliest marked grave dates from 1798, and occasional burials still occur. Listed in the National Register October 14, 2003.

Pendleton Historic District (Includes Pickens, Anderson, & Oconee Counties)

Bounded on the West by Hopewell and Treaty Oak, North by Old Stone Church, East by Montpelier, and South by town limits of Pendleton. Pendleton County was formed in March, 1789 on lands formerly occupied by the Cherokee and Creek peoples. In 1791, Pendleton County became part of the new Washington District which included Greenville County. Washington district was disbanded nine years later and in 1816, Pendleton district gained Native American lands along the Chattooga River. Later, in 1826, the Pendleton District was abolished and replaced by Anderson and Pickens Districts. Listed in the National Register August 25, 1970.

Roper House Complex (Camp Oolenoy)

SC Section Rd. 25, 0.1 mile SE of SC 11, Pickens. (Camp Oolenoy) This house is significant as an example of Civilian Conservation Corps (CCC) design and for its association with CCC activity within the Table Rock State Park area. The house, built in 1856 by the Roper family, was enlarged and remodeled with Craftsman influences in ca. 1937, with the help of workmen from the CCC camps at Table Rock. Three outbuildings, namely a smokehouse, garage, and chicken coop, contribute to the Roper House complex. Some of the ca. 1937 stone landscaping features were done by the CCC, under the supervision of Doc M. Newton, the stone masonry foreman at the park. The owner of the house, Manning Thomas Roper, was a carpenter and the assistant foreman of all the building construction at the park. Roper provided the land for both CCC camps and also provided the right-of-way for the original park entrance. When the last CCC camp at Table Rock was disbanded, Roper was made caretaker of the park. He was soon named the game warden for the Table Rock area and sold hunting and fishing licenses. Roper later became the first superintendent of Table Rock State Park and served until his death in 1944. In August of 1952, the house and seventeen acres of the Roper property were purchased by Elizabeth Ellison, a Table Rock State Park naturalist. Within two months, Camp Oolenoy was created by Ellison as a "mountain camp" for Greenville Junior High seventh graders and would turn in to a popular private summer camp for area youth. Four decades later in 1990, she donated the Camp Oolenoy property to the state of South Carolina as an educational facility. This property is just outside of the State Park gate, near the park visitor's center. Listed in the National Register June 16, 1989.

Sheriff Mill Complex

Sheriff Mill Road, Easley. The Sheriff Mill Complex, located on Brushy Creek in the Zion community, once included a main house, gristmill, miller's house, millpond, and dam constructed in the nineteenth and early twentieth centuries. Owned and operated by the Sheriff family, the complex is representative of a late nineteenth and early twentieth century milling operation. It is one of the most intact gristmill complexes that have been identified in the state. In addition, the wood frame main house, constructed ca. 1898-99, is a significant example of a late nineteenth century adaptation and expansion of an I-house, a house type common in the Piedmont. Exodus Sheriff shared ownership of the gristmill property with his brothers Samuel and Alfred Sheriff. In 1881 they constructed a one and one-half story gristmill on the site of an earlier corn mill. Sheriff family descendants operated the gristmill until about 1955. The corn and wheat milling machinery are no longer intact. The present concrete dam was built around 1900 to replace an earlier log dam. The millpond served as a reservoir to power the gristmill's waterwheel and for a sawmill that is no longer standing. The one and one-half story miller's house was built around the mid-nineteenth century and served as the home of miller's associated with the operation of the property. Once one of the most intact gristmill complexes identified in the state, it has since fallen into significant disrepair and has been mostly dismantled. Listed in the National Register November 20, 1987.

Smith, J. Warren, House

21 N. Palmetto St., Liberty. The J. Warren Smith House is significant as an excellent example of an early twentieth century Colonial Revival

residence and for its association with J. Warren Smith, prominent business executive and owner of Liberty Light and Power Company, the first supplier of local electricity. The house features many of the architectural characteristics typical of the Colonial Revival style, including a symmetrical façade, prominent classical entrance and balanced window pairs. Its grand scale and quality craftsmanship convey the image of affluence and prominence befitting a man of J. Warren Smith's import. Built in 1927, the house is a two-and-one-half-story brick veneer residence situated prominently on approximately one acre. The one-story entry porch features Doric columns clustered at the corners and paired and engaged where it meets the house. A flat roof with a low balustrade covers the porticos. The portico design is repeated in one-story porches on both sides of the house. Composite shingles form a low-pitch, hipped roof with a balustrade along the top. Listed in the National Register January 26, 2005.

Stribling, J.C., Barn

220 Issaqueena Tr., Clemson. (Sleepy Hollow Barn) The J. C. Stribling Barn at "Sleepy Hollow," built ca. 1900 by Jesse Cornelius Stribling (1844-1927) is architecturally significant as an impressive and atypical example of barn design and construction from the turn of the twentieth century. Built into the side of a hill to allow ground-level access to all stories this style of barn is commonly known as a "bank barn." This form is usually found in New England and the Midwest, but is relatively rare in the Southeast. Additionally its construction of brick rather than weatherboard siding is even more unusual in the region and in South Carolina. The barn's high roofline and front entrance gable give the barn a late Victorian period appearance. The jerkinhead-

Pickens County Comprehensive Plan: 2010-2030

shaped, V-crimp metal-clad roof, with a steeply pitched intersecting gable over the main entry, is supported by eight square wood piers and corresponding timber trusses. 140,000 native red bricks, hand-made on site, were used in its construction and vary in color from terra cotta to dark umber. The late Victorian appearance is enhanced by decorative latticed brickwork found around the windows and in the main entrance gable. Listed in the National Register October 22, 2001

Structural Science Building (Clemson University)

The Structural Science Building, completed in 1958 with later additions, is significant for its association with the growth and development of the Department of Architecture, later the College of Architecture, at Clemson College (after 1964 Clemson University) during the period 1958-1965; for its association with Harlan Ewart McClure, long Dean of the College of Architecture, a nationally-recognized leader in architecture education, a noted architect, and the design architect of the Structural Science Building; as an outstanding early example of Modern or International style architecture in South Carolina and also for its courtyard designed by noted landscape architect J. Edward Pinckney; and for its exceptional significance in the growth and development of the College of Architecture during its formative years and also through the critical role McClure and the college played in the desegregation or integration of Clemson College in 1963 by architecture student Harvey Gantt, the first African-American student to be admitted to a previously all-white college or university in South Carolina. The original 1958 Structural Science Building is a three-dimensional composition consisting of two courtyards and three building elements. The larger courtyard is

framed by the Civil Engineering Wing to the north, the Mechanical Engineering Laboratories to the east, and the Architecture Wing to the south. The large courtyard opens into the smaller courtyard through a breezeway. The smaller courtyard is almost square and is enclosed by the Architecture Wing on all four sides. The design represented a dramatic change from earlier architecture at Clemson. In line with the Modernist tradition, it has no ornament of any kind, expresses its construction system directly, uses simple geometric forms in an asymmetrical composition, and uses floor-to-ceiling glass to dissolve the boundaries between indoor and outdoor spaces. Pinckney's design for the Lee Hall Courtyard, completed in 1965, is a contributing element to the complex. Listed in the National Register April 5, 2010.

Table Rock Civilian Conservation Corps Camp Site

Table Rock State Park Rd. Ext. at SC 11, Pickens. The site of Table Rock Civilian Conservation Corps (CCC) Camps SP-5 and SP-6 is significant as a remnant of the types of camps built as a result of New Deal legislation which allowed for CCC workers to be used in the construction of state, county, and municipal parks. It is also significant for its association with the construction of Table Rock State Park in Pickens County between 1935 and 1941. CCC Camps SP-5 and SP-6 were responsible for the development work of Table Rock State Park. They were established in the spring of 1935 and built by the US Army, prior to the arrival of CCC workers. The camps were located near the park property on private land that was leased at little or no cost. The camp buildings at Table Rock included a headquarters, welfare building, supply building, recreation hall, mess hall, barracks, officer's quarters, bathhouse, dispensary, school building,

wood-working shop, latrine, oil house, various sheds and facilitating buildings. Principal remaining elements include the recreation hall chimney, bulletin board with adjacent benches, grotto fountain, and basin. The site also includes a number of concrete slab foundations, stone piers, stone steps, and evidence of walkways. Listed in the National Register June 16, 1989.

Table Rock State Park Historic District

SC 11, 4.5 miles E of SC Primary Rd. 45, Pickens. Table Rock State Park Historic District is significant for its cultural and social relationship to the history and prehistory of the area within the state park boundaries and is also architecturally significant as an example of the construction of a state park by the Civilian Conservation Corps (CCC). It is also significant as one of sixteen state parks constructed by the CCC, under the direction of the National Park Service (NPS), as part of the South Carolina State Park System. Pinnacle Lake is the focal point of construction and many resources are grouped around the lake. These buildings and structures are connected by a system of roads and trails designed to take advantage of scenic, natural and constructed features. Examples of the CCC's work includes: Table Rock State Park Dam, the lodge, bathhouse, concession building, cabins, trail and picnic shelters, fish rearing pools, warden's building and several trails. Listed in the National Register June 15, 1989.

Williams-Ligon House

1866 Farris Bridge Road, Easley (SC 183). The Williams-Ligon House is significant as an intact farm complex and landscape that conveys farm practices from the early and mid-twentieth century intended to promote diversity in agricultural production and to combat soil erosion. The house is also architecturally

significant as an intact example of the Folk Victorian style in rural Northern Pickens County. The house, originally a two story I-house with rooms on either side of a central hallway, was completed in 1895 by Barnet H. Williams with later additions and alterations in the early twentieth century by Henry G. Ligon. The house retains its original two-story plan with one-story rear additions that are subordinate in size and scale to the main house. The Folk Victorian decorative elements of spindle work, turned porch posts and balusters and brackets remain intact on the original part of the house. For more than fifty years, Ligon's farming operations on the property included cotton, corn, and wheat. Ligon raised cattle for dairy and beef production, and sowed fescue, clover, Bermuda, and other grasses for cattle grazing and to maintain the soil. The nominated area of eighty-three acres includes the main house, a ca. 1875 barn that was the original Williams house, a smokehouse, and several barns and farm buildings from the mid-twentieth century. Listed in the National Register February 8, 2012.

Other Sites of Historical Significance

In addition to those 29 sites listed on the National Register of Historic Places, there many other sites in Pickens County that are worthy of preservation and restoration:

SIGNIFICANT STRUCTURES

Abel Church & Cemetery, Clemson

Alfred Hester House, Pumpkintown

Ambler Home Place, Pickens (Removed)

Bailey Barton Home, Pickens

James Beamer Homestead, Eastatoee

Around 1727, James Beamer, a trader, settled in the Eastatoee Valley and married a Cherokee chief's daughter. He championed the Cherokee cause in 1776 when the Cherokee were removed by force from Pickens County. He was responsible for convincing the Governor to build Fort Prince George.

Ben Robertson Home, Six Mile (Possibly removed)

W.T. 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: An Upcountry Memory by Ben Robertson. The house is located southeast of Pickens on Highway 183.

Bowie Home Place, Eastatoee

Carmel Presbyterian Church, Liberty

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 was erected.

Catechee School, Catechee-Norris

Central City Hall/ Old Jail, Central

Cochran House, Clemson

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

Cold Springs Baptist Church & Cemetery, Pickens

Craig/Stewart Mill, Pickens (Removed)

Dacusville School, Dacusville

John Easley Home, Easley

This beautiful home was the residence of John Allen Easley, Sr., a successful miller and businessman. Easley, who originally had a log cabin on the land, built the house 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 AirLine Railroad.

Eastatoee Church, Eastatoee

Ezekiel Pickens House, Pickens

Ezekiel Pickens, son of Revolutionary War Hero, Andrew Pickens, built this house located north of Pickens. Pickens built this house in the Holly Springs area around the year 1860.

Freedom Hill Church & Center, Central (Southern Wesleyan Univ.)

Gaines House, Central

This home was built by the early mayor of Central around 1880. Gaines was also a Red Shirt leader in the post Reconstruction era.

Glassy Mountain Fire Tower, Pickens

Greenville-Pickens Speedway, Easley

The longest continually operating NASCAR track in America, the speedway has held a weekly racing series for more than 40 years. The ½ mile oval includes grandstand seating for 8500 fans.

Hagood Log Cabin, Pickens

Restored at Hagood Mill Site

Hester House, Pumpkintown

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

Hinkle / Dr. Valley Home, Pickens

“Hopewell” Home of Andrew Pickens, Clemson

Hunt Cabin, Clemson

The Hunts built their cabin in 1745 as squatters in Cherokee Territory. They wound up with a 2300 acre tract of land in what is now the Walhalla Highway area in the town of Seneca in Oconee County. A frequent stopover, 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 (SC Botanical Garden).

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. The house has been restored to a private residence.

Jameson Mill, Easley (Removed)

McKinney’s Chapel, Eastatoee

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

Meece Mill (Yoders), Pickens

Mobile Prison (Manly Co. Prison Wagon), Pickens County Museum

Mountain View Hotel, Easley

This hotel was built around 1890 to serve passengers on the Richmond-Atlanta AirLine Railroad. It is now an antique store.

Murphree-Hollingsworth Cabin, Pickens

This was the first preacher’s home in upper South Carolina, located west of Pickens. The Reverend William Murphree, the first pastor of the Second Baptist Church occupied it in 1786. He built it with the aid of settlers, squatters and Native Americans. Relocated and restored at the Hagood Mill Historic Site & Folklife Center.

Nine Times School, Pickens

Norris House, Norris

D.K. Norris for Cateechee Mill built mill superintendent’s house around 1885.

Old Pickens Presbyterian Church, just inside Oconee County line

Old Secona Church & Cemetery, Pickens (Threatened)

Oolenoy Church, Pumpkintown

Oolenoy Community Center, Pumpkintown

Formerly Oolenoy Elementary School, the c. 1918 building now serves as a Community Center and the headquarters for the annual Pumpkin Festival. Events include live country and bluegrass music.

Dr. Peek’s Hospital, Six Mile

Piney Grove Church, Pickens (Threatened)

Ponder House, Dacusville

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

Powder House (Horse Pasture), Pickens

Red Caboose, *Central*

The Red Caboose in Central is a memorial to the railroad tradition that brought so much prosperity and history to this small town. Exterior viewing only. Located on East Main Street, near the traffic light.

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.

Soapstone Baptist Church, *Little Libera*

Soapstone Church is one of the oldest African-American churches in the Upstate. Freed men who settled here after the Civil War built the church in the late 1860s. A soapstone outcropping on the site gave the church its name. Exterior viewing only.

Tillman Hall, *Clemson University*

Twelve Mile School, *Pickens*

West End Hall, *Easley*

This is a renovated school building dating from the 1920's, which serves as home to a wide variety of non-profit organizations and the Foothills Playhouse Theater.

Wolf Creek School, *Pickens*

**SIGNIFICANT
SITES/DISTRICTS**

Artimissa Cemetery, *Six Mile*

Ben Robertson's Grave, *Liberty*

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.

Calhoun Corners, *Clemson*

Camp Adger, *northern Pickens County*

Camp McCall, *Rocky Bottom*

Cateechee Mill Village, *Norris*

Clemson Experimental Forest, *Six Mile, Clemson, Central*

Clemson University, *Clemson*

Easley Cotton Mill & Village, *Easley*

Eastatooe Valley, *northern Pickens County*

Fort Prince George Site, *western Pickens County (inundated), Historic Marker located at Mile Creek Park*

Site of Fort Rutledge, *Clemson*

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

Graves in Jameson Place Subdivision, *Easley*

Hagood Cemetery, *Pickens*

Hopewell Treaty Oak Marker, *Clemson*

Horsepasture Church Grave Yard, *northern Pickens County*

Keowee Cemetery, *Pickens*

Lynch Cemetery, *Pickens*

William Lynch Grave, *Pickens*

Pickensville (site of), *Easley (Removed)*

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. It is also known for the Fall Pumpkin Festival.

Rocky Bottom 4-H Camp, *Rocky Bottom*

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

Senekaw Village (Seneca Old Town), *Clemson*

Socony (*Secona*)Town, *Pickens*

Southern Wesleyan University, *Central*

Issaqueena Dam, *Six Mile*

Stewart Grave Yard (Keowee), *Pickens*

Turner Hill Cemetery, *Easley (Threatened)*

Wesleyan Camp, *Table Rock*

MUSEUMS

Bob Campbell Geology Museum, *Clemson*

Located at the SC Botanical Garden, the Bob Campbell Geology Museum houses an impressive collection of over 10,000 rocks, minerals, fossils, lapidary objects (carvings, gemstones), and artifacts (mining equipment, Native American tools). What was originally begun as a small collection at Clemson university grew substantially over the years, and a stand-alone museum was constructed at the Botanical Garden in 1998.

Central Heritage Museum, *Central*

In planning the 1993 Central Railroad Festival (Labor Day Weekend) several local citizens were asked to prepare an exhibit to inform the public about Central's history. An extensive exhibit, including original documents, photographs, newspaper clippings, furniture, clothing and other artifacts was assembled in a vacant commercial building on Main Street. The exhibit was open for two full days of the festival and staffed with local historians. According to the official register, over 500 people visited the exhibit.

On the basis of the tremendous response to the exhibit from local citizens, the Central Heritage Society was formed in November 1993. The purpose of the organization is to perpetuate and disseminate historical information, and to preserve artifacts and other materials from prehistoric times to the present as it relates to the Central Township, South Carolina. Within this purpose shall be included historic information, artifacts, structures, and all other materials that

help to define Central Township.

In the spring of 1994, the Heritage Society was given permission by the Town of Central to use the Old City Hall/Jail as a museum. The Society was also given space in the Old Central High School to use as a storage area for all the archival and material culture that was an is being donated to the Society. In April 1995 Milton and Betty Holcombe through their foundation, donated money to the Central Heritage Society to buy the Jessie and Jennie Morgan house and its contents for use as a headquarters for the Society and as a Central History Museum.

Collins Ole Towne, *Central*

Step back in time in this recreated 1930s village. Visit a Depression-era country store, barbershop, schoolhouse, gristmill, molasses mill and sawmill. Objects on display are reminiscent of life in a small town in the 1920s and 1930s.

Hagood Mauldin House & Irma Morris Museum, *Pickens*

Hagood Mill Historic Site & Folklife Center, *Pickens*

The c. 1845 Hagood Mill is one of the oldest known surviving gristmills still producing grain products (flour, cornmeal and grits) in South Carolina. Also on site are the 1791 Murphree-Hollingsworth Log Cabin, the c. 1850 Hagood Family Cabin, an old moonshine still, and the Mill Run Nature Trail. The mill complex is open and operating Wednesday-Saturday 10 am- 4 pm, and by appointment. On the third Saturdays, visitors will enjoy quilting, spinning, carving, blacksmithing, and flint-knapping demonstrations, living history performances, and local music.

Jocassee Gorges Visitor's Center, *Sunset (Keowee Toxaway)*

The center is a joint effort of the South Carolina Department of Parks, Recreation & Tourism (SCPRT) and the S.C. Department of Natural Resources (DNR). New exhibits and other visitor information serve as the gateway to the Jocassee Gorges, roughly 50,000 acres of largely undisturbed, protected land where the Blue Ridge Mountains quickly fall 2,000 feet or more to the Piedmont below.

The exhibits in the center tell the natural and cultural story of the area and themselves are housed in a building rich in its own history - the former Holly Springs Baptist Church. The building was donated to the state in the early 1970s after serving as a house of worship to a nearby community for more than 80 years.

The old church has been painstakingly restored and converted first into the state park's office and now joined by the Jocassee Gorges Visitor Center. A trail behind the center also has been improved to give hikers a better understanding of the diverse habitat of the Gorges.

Pickens County Museum of Art & History, *Pickens*

Housed in the 1903 old Pickens County "gaol," the Pickens County Museum of Art and History interprets the history of Pickens County and the Upstate through art, antiquities and artifacts, along with changing and traveling exhibits. The museum also features the Joe and Maggie Rampey Native Plant Gardens and the Liz Smith Cox Educational Studio.

South Carolina Botanical Gardens, *Clemson*

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 gristmill, 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. It is a public garden whose mission statement is "to serve as an interdisciplinary public garden whose focus is research and education in the areas of botanical and cultural conservation and the environment."

The Wren House is a Southern Living Showcase Home and Garden that opened in the spring of 1998 in the Botanical Gardens on Clemson University campus. The mission of the home is to promote botanical and cultural conservation. It is a showcase home displaying a variety of innovative design ideas for home interiors and gardens and will later become a visitor education center. 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 L.O. Van Blaricom 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.

South Carolina Rock Art Center, *Pickens*

Located on the grounds of the Hagood Mill Historic Site and Folklife Center is the South Carolina Rock Art Center. Completed in 2013, the two-room facility is built directly over a large bolder, discovered in 2003, on which is carved several prehistoric petroglyphs. The facility provides for the site's petroglyph's permanent protection and display. The center houses a viewing platform above the petroglyphs in one room while another room houses artifacts, photographic images, and displays from the 10-year South Carolina Rock Art Survey.

ARTS CENTERS

Birchwood Center For Arts and Folklife, *Pickens*

Near the foot of Table Rock Mountain, the early-1800s Sutherland-Masters House is the home of the Birchwood Center for Arts and Folklife. Programs are currently offered on regional history, fine and traditional arts, and fostering and preserving area folkways.

Pickens County Museum of Arts & History, *Pickens*

Housed in the 1902 old Pickens County "gaol," the Pickens County Museum of Art and History interprets the history of Pickens County and the Upstate through art, antiquities and artifacts, along with changing and traveling exhibits. The museum also features the Joe and Maggie Rampey Native Plant Gardens and the Liz Smith Cox Educational Studio.

The Arts Center, *Clemson*

A nonprofit community art center whose mission is to provide quality educational programs in fine

art, music, writing and personal development for all age groups as well as expanding the community's access to original works of art through gallery and public events.

Rudolph Lee Gallery, *Clemson*

Located in Lee Hall on the Clemson University campus, the Lee Gallery presents exhibitions of outstanding regional, national and international artists and architects.

PERFORMANCE FACILITIES

Clemson University Sporting Events, *Clemson*

Throughout the year at Clemson University various sporting events occur. Football games played on Frank Howard Field (Death Valley), basketball in LittleJohn Coliseum, and swim and track meets as well as baseball, soccer, and tennis matches draw thousands of fans and spectators.

Robert Howell Brooks Center for the Performing Arts, *Clemson*

Located near the heart of Clemson University, the Center brings an exciting array of dazzling performances to the community year-round. It is Clemson University's premier setting provides the perfect backdrop for professional, community, and student productions.

Foothills Playhouse, *Easley*

Located at West End Hall in Easley, the playhouse began in 1981 as the Easley Community Theater. The 214-seat playhouse provides quality live theatre with six productions per year including youth productions, community theater and drama classes.

FESTIVALS

Throughout the year there are various festivals held in Pickens County. These festivals are a celebration of the rural character of the county and exhibit the skills and talents of the residents. Following is a list of festivals held in Pickens County:

April:

- **Easley Spring Fling Arts Festival** – This festival celebrates spring and all things creative. Artists, musicians, dancers, growers, crafters, food vendors and more, will line the market with fantastic things to delight all the senses.
- **Pickens Azalea Festival** -This festival highlights colored azalea blooms, which is a sign of the beginning of spring. This festival includes children's entertainment, food, music, and arts and crafts. A self-guided tour of 40 historical sites is also included at the festival.
- **Central Railroad Festival** - This festival is a celebration of the railroad era. The festival features model railroad displays, railroad memorabilia and railroad safety exhibits. Other features are arts and crafts, children's rides, dancing, music and bingo.

May:

- **Papa John Foster Memorial Music Festival** – Sponsored by Preserving Our Southern Appalachian Music, Inc. (POSAM), this festival provides music for all ages. All of the proceeds are used to support the Young Appalachian Musician (YAM) program.
- **Blue Ridge Fest** – Held at the main offices of the Blue Ridge Electrical

Cooperative as their yearly membership meeting. Two day event with a classis car "Cruise In" on the first Friday evening.

- **Six Mile Issaqueena Festival** - The Issaqueena Festival is held the third Saturday in May each year in downtown Six Mile, SC. Food, arts, and crafts vendors line Main Street, with free entertainment for both adults and children.

July:

- **Clemsonfest** – In the town of Clemson on the evening before Independence Day, July 3, this festival provides food and entertainment as well as a fireworks display over Lake Hartwell.
- **Easley Fourth of July Festival** - This event takes place at old Market Square, behind Main Street. The night includes gospel and Christian contemporary music provided by area churches. Other features are concerts, amusement rides, parades, car show, crafts, children events, and entertainment for all. In the evening, the grand finale is one of the largest fireworks displays in the area.

September:

- **Dacusville Farm Show**- This three-day festival was organized by a group of men who joined to preserve a bit of their heritage. Events include: parade of tractors, wagon rides, plowing contests, country and bluegrass music, antique cars, country cooking, arts and crafts, and wheat threshing.
- **Hagood Mill's Old Time Fiddlin' Convention**
- **Upper South Carolina State Fair**

October:

- **Annual Hagood Mill Storytelling Festival**
- **Pumpkin Festival** - Located at the Oolenoy Community building in Pumpkintown, people drive from miles around for the Halloween event. A parade, games, greased pole climb, arts and crafts, home-cooked food and of course, a pumpkin sale are crowd drawing features.
- **Idyllwild Appalachian Folk Festival** - S.C. Botanical Garden at Clemson University.

November:

- **Selugadu** (Cherokee for "cornbread") – Annual Native American festival at the Historic Hagood Mill & Folklife Center

December:

- **Christmas Parades** - Municipalities in the county hold their parades through the month of December.

STATE PARKS

Keowee-Toxaway State Natural Area

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 Lower Cherokee Indians is recreated in the park museum.

Jocassee Wilderness Area

Jocassee Gorges Project: An unprecedented Conservation Plan --- The South Carolina Department of Natural Resources (DNR) has purchased 33,000 acres of pristine mountain land

around Lake Jocassee in South Carolina's Upcountry. The purchase is a wilderness protection plan which has been called an "unprecedented" conservation project. Working with other public agencies and private organizations, DNR has permanently protected the lands from development and to preserve the unique ecological systems found there. The Jocassee Gorges area, part of the Southern Appalachians, harbors a great diversity of plant and animal species including the rare Oconee Bell flower, Black Bear and Peregrine Falcons. The area would become part of protected wilderness lands which now cover 30,000 square miles of the Southern Appalachians, where approximately 400 rare plant and animal species have been identified. While preservation of these natural resources is the primary concern of environmentalists, DNR has said that the areas will remain open for traditional recreational uses such as hiking, fishing, camping and hunting. The Foothills Trail, one of the Upcountry's most popular natural attractions, winds through the area. A number of other agencies and organizations are working with DNR to take advantage of this unique opportunity.

Table Rock State Park

Table Rock Mountain is a 1000-foot granite monadnock that 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. It is the starting point of the 80-mile Foothills Trail.

COUNTY PARKS

The county also maintains recreation facilities and parks for its citizens. In 1985, Pickens County opened the 155 acre **Mile Creek Park**, located on Lake Keowee, which offers a boat ramp, food shelters, playgrounds and camping to residents and visitors.

OTHER CONSERVATION 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.

Clemson Experimental Forest

Eastatoee Gorge Heritage Preserve

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 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.

Glassy Mountain Heritage Preserve, Pickens

Horse Pasture, Northern Pickens County

(Now part of the Jocassee Wilderness Area) This is an enclosed mountain valley between the Toxaway and Eastatoee Rivers. Near the end of the Civil War, where Union forces came through this area, local people hid their livestock in this remote area. The pasture has superb mountain scenery. This is one of the few places in the world where Oconee Bells (*Galaxifolia*) flowers are found.

Jocassee Gorges Wilderness, Northern Pickens County

Jumping Off Rock, Northern Pickens County

Lake Hartwell, Southwestern Pickens County

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.

Lake Jocassee, Northwestern Pickens County

Lake Jocassee is a 7500-acre reservoir of cold, clear water enclosed by the steep walls of the Blue Ridge escarpment and was formed from the Toxaway and Horse Pasture Rivers. Duke Power Company completed its 385-foot high dam in 1973 to provide water for hydroelectric power. Accessible to the public from Devils Fork State Park, Lake Jocassee provides visitors with various outdoor recreations such as swimming, water skiing, sailing, scuba diving and fishing. Laurel Fork, Lower Whitewater and Thompson River waterfalls are also accessible via Lake Jocassee.

Lake Keowee, Western Pickens County

Carrying the name of the old Cherokee Indian capital, Keowee means, "place of the mulberries." This lake was the first of the Duke Power Company lakes developed as part of the Keowee-Toxaway complex. Included in the complex is the Oconee Nuclear Station and the Keowee and Jocassee hydroelectric station. The lake has a 300 mile shoreline and sports white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad.

Laurel Fork Falls, *Jocassee*

Sassafras Mountain, *Rocky Bottom*

Sassafras Mountain is 3553 feet high and is the highest point in South Carolina. Plans are currently progressing to develop this highest point in South Carolina into a very welcoming site for visitors to enjoy. Showcasing the picturesque view of four states, the continental divide, breath-taking unspoiled scenery and surrounding nature at its best. The plans for this viewing plaza at the top of Sassafras Mountain includes a Picnic Shelter, several Viewing Platforms, a Central Viewing Tower, multiple trails including a section of the Foothills Trail, Educational Signage, and Restrooms. Today, the summit is open to the public without restriction

Twin Falls, *Eastatoee*

Nine Time Preserve, *Nine Times (Northern Pickens County)*

Poe Creek State Forest, *Northern Pickens County*

TRAILS / ROUTES / RAIL LINES

Appalachian Rail Road, *Pickens to Eastatoee*

William Bartram Trail, *County Wide*

Foothills Trail, *Northern Pickens County*

This hiking trail crosses some of the most rugged and beautiful terrain in the Carolinas and parts of Pickens County. 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. From there, hikers venture to Chimney Top Gap then to Laurel Valley which has virgin hemlocks,

some 5 feet in diameter. The Pickens County portions of the trail passes Laurel Fork Falls and has ridge-top views of Lake Jocassee. It continues west through Oconee County to Oconee State Park.

Palmetto Trail, *Low Country to the Upstate*

The Palmetto Trail is two-thirds complete with more than 350 miles open to the public. The trail is being built as a series of "passages." Each of the passages open are accessible for single-day or multi-day trips. Eventually the trail will form a spine for a network of trails and bikeways in South Carolina. The Palmetto Trail features primitive pathways along knife-edged mountaintops and treks through maritime, sandhill, and piedmont forests. Other sections are urban bikeways, greenways and rail-to-trail conversions. Two passages include Revolutionary War battlefields. Together or separate, the passages reveal the rich diversity and the history, culture and geography of the Palmetto State.

Cherokee Foothills National Scenic Byway, SC Highway 11, *Northern Pickens County*

Keowee Trail, *Six Mile/western Pickens County*
Intersection of Keowee Trail and the Great War Path – Six Mile: This intersection, near Gap Hill Baptist Church, is the site of two great historic roads where packhorse trains traveled, armies marched, important leaders rode, and many battles were fought.

Doodle Trail (Pickens Railroad), *Pickens to Easley*

South Carolina National Heritage Corridor, SC 8, SC 133, SC 183 in Pickens County

RELIGIOUS CULTURE

A significant aspect of cultural life in Pickens County is the active participation of many citizens in religious worship services. Within Pickens County there are more than 250 places of worship representing various religions and denominations thereof. Historically, Christian denominations have been the most prevalent religious tradition in this area; however as the county continues to grow, a rising number of residents adhere to many different denominations and religions entirely. Other minority religious communities represented in the county are members of the Bahá'í, Buddhist, Hindu, Jewish, and Muslim faiths. The cities of Clemson and Easley have the greatest amount of religious diversity within the county.

Goals and Objectives

Vision Statement/Element Goal

"Our vision is to honor, preserve, and promote the unique heritage of Pickens County through cultural and recreational opportunities that serve our diverse residents and visitors."

Element Objectives

- Provide easier, healthier access to cultural resources by improving pedestrian and ADA pathways connecting cultural landmarks, schools, recreation areas, and urban centers

- Implement the county recreation master plan
- Develop and enhance existing access to lakes and rivers to provide walking trails and recreational activities along waterways
- Encourage and endorse non-profits that seek to promote cultural resources
- Promote equestrian events, venues, and trails for healthy recreation and cultural enjoyment
- Promote lakes, mountains, and natural resources for tourism and recreation
- Continue to identify potential historic sites for preservation and increase the awareness, importance, marketability, and accessibility of our Cultural Resources to all residents of, and visitors to, Pickens County.
- Create a countywide alliance that supports and markets the arts and cultural activities (Vision 2025 – SP15)
- Cooperate with our cities to encourage the develop of resources for youth in the areas of recreation, sports, art, culture, and entertainment
- Preserve healthy lifestyles, natural resources, readily available recreation, and safe communities with low incidence of crime
- Increase art and cultural opportunities in the communities beyond those provided

by educational institutions while continuing to seek the cooperation and collaboration of colleges and universities (Vision 2025 – SP10)

- Maintain historic sites, such as grist mills, homes, churches, Native American sites, and the Pickens County Museum (Vision 2025 – SP17)

Policies and Implementation

POLICY: Implement the Pickens County Parks and Recreation Master Plan to provide adequate recreation facilities with an emphasis on foot trails and pedestrian amenities in culturally significant areas.

ACTIONS: Assess and prioritize needs, research development options and funding sources, oversee projects.

AGENCIES: Department of Parks and Recreation, Cultural Commission, Tourism Board, County Council, and other county departments.

IMPLEMENTATION: On-going

POLICY: Responsibly preserve and market cultural, heritage, and recreational resources.

ACTIONS: Continue to maintain an inventory of cultural resources. Develop an action plan for improving local sites and make them accessible to residents and visitors. Develop tour routes to link a network of sites.

AGENCIES: Cultural Commission & Tourism Board, County Council.

IMPLEMENTATION: On-going.

POLICY: Integrate cultural resources with community opportunities for educational enrichment, healthy lifestyles, and youth involvement.

ACTIONS:

AGENCIES: Cultural Commission, Tourism Board, County Council.

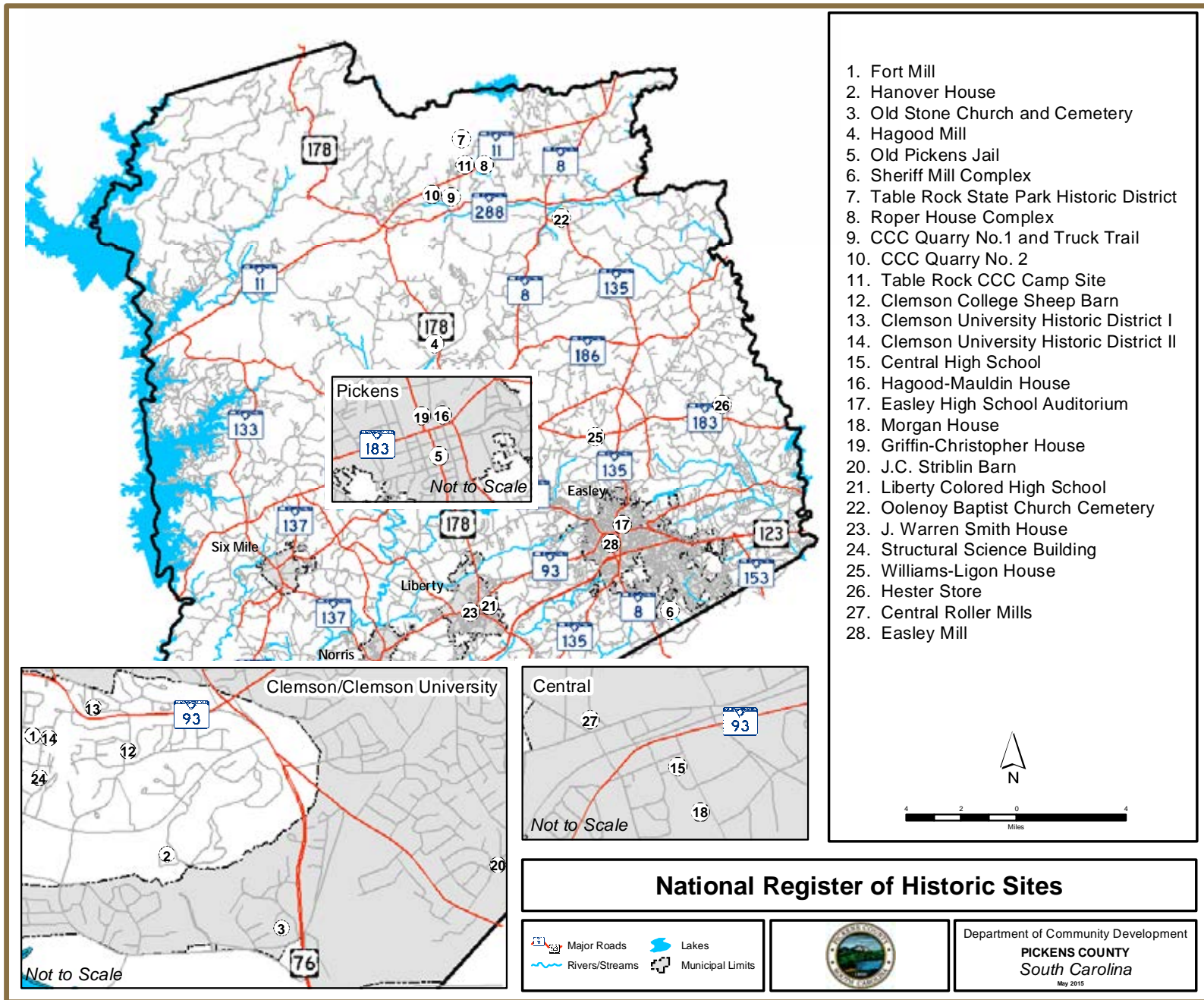
IMPLEMENTATION: On-going.

POLICY: Continue to maintain and develop Pickens County's established cultural sites such as the Pickens County Museum and the Hagood Mill.

AGENCIES: Cultural Commission, County Council.

IMPLEMENTATION: On-going.







HOUSING

Introduction

The quality, availability, and affordability of housing within an area are good indicators for understanding the community's marketability. Businesses and individuals that are interested in relocating to a new area often consider the same indicators. At the same time, socio-economic shifts can cause the housing market to change in response. Therefore the information provided in the Housing Element is closely linked with each of the elements of the comprehensive plan, particularly Population, Economic Development, and Community Facilities.

Housing Inventory

Housing Units & Occupancy

Pickens County experienced a decade of fast growth from 1990 – 2000. The number of housing units increased by more than 28 percent during that period. Growth has slowed since then, with just under a 12 percent increase in units from 2000 – 2010, significantly lower than South Carolina's growth rate. County residential building permits (single-family stick built) have experienced a moderate decline since 2005.

Compared to regional, statewide, and U.S. figures in 2013, Pickens County has a higher rate of owner-occupied units and a moderate rate of vacant units (Table H-1). The average household

size for owner-occupied units was 2.55 people in 2013. The average household size for renter-occupied units was 2.65.

Increase in the number of housing units can be attributed to population and economic growth and are typically developed through major or minor subdivisions of property, or "infill" building on vacant property. Minimum lot size, septic or sewer service, and road access requirements also influence the development of housing in unincorporated Pickens County. Future demand for housing is generally based upon population projections provided by the US Census Bureau.

Housing Types

Housing units can be categorized into one of the following types: single-family, mobile home, or multi-family, which includes single-family attached units, duplexes, institutional, and other multi-unit structures.

The unincorporated communities in Pickens County mainly consist of single-family housing plus a significant percentage of mobile homes. Each of the seven municipalities within the county has a different development pattern to support diverse housing types. The cities of Clemson and Central, for instance, have experienced growth in multi-family housing because of the local university and college populations. The City of Easley also has a mix of

types, as well as a Housing Authority that offers rental housing assistance.

Location and Quality

Housing is located in all parts of Pickens County, from individual properties and large tracts of land to subdivisions of all sizes and gated golf communities. The availability of water and sewer service is related to location. Much of the north half of the county depends on well water and septic systems. The remainder of the county may have access to a water district provider, but not always public sewer service.

For all housing units in Pickens County in 2013, 60.6 percent were built before 1980 and 39.4 percent were built from 1990 – 2010. There were 43,767 occupied units in Pickens County in 2013, of which 1.2 percent had incomplete plumbing facilities, 1.7 percent lacked complete kitchen facilities, and 1.7 percent had no telephone (*US Census Bureau, 2013 American Community Survey*).

Table H-1: Housing Units, 2013

	Total Housing Units	Owner-occupied	Renter-occupied	Vacancy
Pickens County	51,212	59.3%	26.1%	14.6%
Greenville-Anderson-Mauldin MSA	364,504	59.7%	28.2%	12.1%
South Carolina	2,158,784	56.7%	26.5%	16.8%
United States	132,808,137	55.6%	32.0%	12.4%

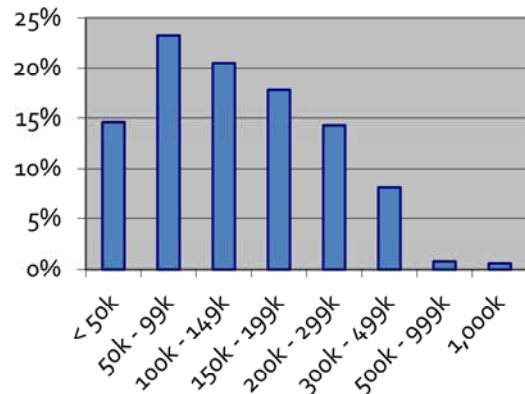
Source: US Census Bureau, 2013 American Community Survey

Table H-2: Housing Types, 2013

	Single-Family	Multi-Family	Mobile Home
Pickens County	66.6%	16.2%	17.2%
Greenville-Anderson-Mauldin MSA	69.6%	16.3%	14.1%
South Carolina	65.3%	17.8%	16.9%

Source: US Census Bureau, 2013 American Community Survey

Figure H-1: Pickens County Home Values, 2013 - Owner Occupied



Source: US Census Bureau, 2013 American Community Survey

Table H-3: Median Value & Affordability, 2013

	Median Owner-occupied Home Value	Owner Costs ≥ 30% Income	Median Gross Rent	Renter Costs ≥ 30% Income	Median Household Income
Pickens County	\$124,500	24.8%	\$725	61.1%	\$41,800
Greenville-Anderson-Mauldin MSA	\$141,000	25.3%	\$715	49.6%	\$44,853
South Carolina	\$139,200	30.2%	\$766	51.9%	\$44,163

Source: US Census Bureau, 2013 American Community Survey

Value and Costs

Housing values in Pickens County range from less than \$50,000 to millions of dollars. Figure H-1: Home Values, 2013, displays the distribution of owner-occupied housing units over value categories. The figure shows that most housing (62 percent) is valued below \$150,000, and that almost 40 percent is under \$100,000. The median value of an owner-occupied unit is \$124,500, a 30 percent increase from \$96,100 in 2000.

The owner and renter costs columns in Table H-3 are derived from US Census Bureau data representing a ratio of monthly costs (mortgage or rent) to monthly household income. Only the owner-occupied units with a mortgage, about 58% of all owner-occupied units in Pickens County, are included in these tabulations. The 2013 *American Community Survey* reports that more than one fourth of these households spend at least 30 percent of their earnings on their mortgage. Renters are using an even higher percentage of their monthly income to pay rent.

State and national numbers are similarly bleak. The Corporation for Enterprise Development (CFED) publishes an annual Assets & Opportunity Scorecard for each state that includes housing and economic information. The 2009-2010 South Carolina scorecard reports that 31 percent and 39 percent of people have an owner and renter housing cost burden, respectively. These numbers go up to 38 percent and 46 percent nationally. CFED is a national nonprofit dedicated to expanding economic opportunity for low-income families and communities.

Affordability

The general definition of affordable housing is where total cost with utilities, taxes, insurance, and rent or mortgage is not more than 30 percent of household gross income. Affordable housing should also mean that rent or mortgage payments match the market area and that appropriate qualities are met, such as a convenient location and safe environment. Therefore, local governments must monitor housing affordability and equity as it relates to local wages and cost of living, local household income, and housing availability.

In the 2013 American Community Survey for Pickens County, 8.8 percent of seniors aged 65 and over and receiving income were below the poverty level (level determined by the US Census Bureau). 10 percent of families with income were below the poverty level and 27.8 percent of these families had children under the age of five.

The United Way of Pickens County operates a 24-hour 211 Helpline that offers information and referral for human services needs such as food and shelter, emergency shelter for children and battered women, and other services from local agencies. Among the top five needs for callers has repeatedly been assistance with utility bill, rent, and mortgage payments.

According to the national *Current Housing Report* published in 2013 by the US Census Bureau, only seven percent of all renters could afford to buy a modestly priced home in 2009. The report's definition for a modestly priced home is "one priced so that 25 percent of all owner-occupied homes in the area in which the survey respondent lives are below this value and 75 percent are

above." By contrast, 63 percent of owners could afford to purchase a different modestly priced home in the same area where they lived in 2009. In the report, affordability relates to the ability to qualify for a conventional, 30-year mortgage with a five percent down payment. The four main reasons that prevent families and individuals from qualifying to purchase a home are lack of assets for the down payment and closing costs, poor credit history, insufficient income to make the mortgage payments, and other debt payments that reduce the amount of income available for the mortgage payment. (Source: *US Census Bureau, Current Housing Reports "Who Could Afford to Buy a Home in 2009?"* by Ellen Wilson and Robert R. Callis, May 2013)

There are state and federal programs that assist local residents with affordable housing opportunities and financing. The South Carolina State Housing Finance and Development Authority ("Authority") helps to provide quality, safe, and affordable housing to very low and low-to-moderate income families, older adults, persons with disabilities, and others through methods such as bonds for securing mortgages, a housing trust fund, and developer incentive programs for private sector or non-profit developers of affordable housing.

In August 2010, the US Treasury announced that South Carolina's "hardest hit" homeowners would receive additional funds to help unemployed homeowners pay their mortgage as they seek work. South Carolina joins 16 other states and the District of Columbia in sharing this additional federal assistance. States were selected due to high, sustained unemployment with rates at or above the national average over the previous 12 months. In South Carolina this program will be known as the SC

Homeownership and Employment Lending Program (SC HELP) to help homeowners facing the possibility of foreclosure due to circumstances beyond their control.

The SC State Housing Authority is designated by the US Department of Housing and Urban Development (HUD) to administer funds from HUD's Community Development Block Grant Program. Under the Housing and Economic Recovery Act of 2008, the CDBG program will distribute a total of \$3.92 billion to state and local governments nationwide.

Based on the 2008 Act, the Authority publishes annual income and rent limits for families and individuals that guide the Low-Income Housing Tax Credit and the Multi-Family Tax Exempt Bond Programs for developers. These income and rent limits provide the definitive value of affordable housing for each county. In an assessment, conducted by the Strom Thurmond Institute at Clemson University, of the housing needs in South Carolina by county in 2005, Pickens County ranked 41st out of 46 counties in terms of need for affordable housing.

Through the Neighborhood Stabilization Program, the Authority also assists local governments, non-profits, and other entities to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within communities.

Because most of Pickens County is designated rural, the US Department of Agriculture (USDA) can offer rural single-family and multi-family housing loans, through approved lenders, to anyone that meets the income eligibility.

Housing & Care for Seniors

In 1973, an amendment to the federal Older Americans Act (OAA) required states to designate Area Agencies on Aging (AAAs) that provide assistance with senior benefit programs, eligibility for low-income senior programs including home and community services, and transportation, along with several other programs. The AAA - Region I Office is a segment of the SC Appalachian Council of Governments (ACOG) and serves the six-county region by improving the quality of life for all older adults and enabling them to lead independent lives with dignity in their own homes for as long as possible.

A nursing home is a residence that provides a room, meals, help with daily living, and recreational activities. Generally, nursing home residents have health problems which keep them from living on their own and may require daily medical attention. There are seven Medicare or Medicaid Certified Nursing Homes in Pickens County with 493 beds (*SC Office on Aging Bed Locator <http://www.nfbl.sc.gov/>*):

Capstone Health and Rehab of Easley
1850 Crestview Road, Easley (60 beds)

Clemson Area Retirement Center and Health Care (Clemson Downs)
500 Downs Loop, Clemson (52 beds)

Emeritus at Countryside Health Care Center
125 Zion School Road, Easley (60 beds)

Majesty Health and Rehab of Easley
200 Anne Drive, Easley (103 beds)

Manna Health and Rehab of Pickens
716 E. Cedar Rock Street, Pickens (130 beds)

Presbyterian Home of South Carolina-Foothills
205 Bud Nalley Road, Easley (44 beds)

Pruitt Health of Pickens
163 Love and Care Road, Six Mile (44 beds)

According to *SC Office on Aging, <http://www.nfbl.sc.gov/>* and SCDHEC there are 12 community residential care (assisted living) facilities licensed by DHEC that are located in Pickens County.

Clemson Downs Assisted Living (32 beds)

Easley Retirement Center, (28 beds)

Emeritus at Countryside Park (66 beds)

Emeritus at Countryside Village (85 beds/ apartments for assisted living including Alzheimer's care, on-site rehabilitation, short stay respite care)

Maggie Manor (10 beds)

Magnolias of Easley (56 beds)

Master Care, Inc. (14 beds and certified to provide Alzheimer's care)

Presbyterian Home of South Carolina-Foothills (32 beds for assisted living, and 18 beds for dementia care)

Six Mile Retirement Center (41 beds)

Sterling House of Central, Brookdale Senior Living Communities LLC (52 beds)

West End Retirement Center (34 beds)

The Willows of Easley (50 beds and certified to provide Alzheimer's care)

Goals and Objectives

Vision Statement/Element Goal

“Our vision is to promote the development of a broad range of housing to meet the diverse needs of our residents.”

Element Objectives

- Eliminate regulatory impediments to the development of all housing
- Adopt “market-based incentives” for developers to promote affordable housing
- Develop housing options to meet the demands for a diverse workforce
- Improve overall housing and quality of life by studying and addressing foreclosed and abandoned housing/property



Policies and Implementation

POLICY: Encourage accredited organizations to improve options in quality and affordable housing.

ACTIONS: Conduct a Pickens County housing inventory in order to assess and prioritize areas of need, determine

affordability, and identify abandoned and substandard conditions. Share local housing information and other resources with organizations that can procure state and federal funding and develop housing to meet the strongest needs.

AGENCIES: Planning Commission, Department of Community Development, Pickens County Assessor, SC State Housing Finance and Development Authority, local housing authorities and similar organizations.

IMPLEMENTATION: 2015-2020

POLICY: Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.

ACTIONS: Develop a pilot program to attract developers of mixed-use projects. Perform a potential site selection process and form a partnership with the land owner(s), local employers, and other potential stakeholders in order to make the project a joint success.

AGENCIES: Pickens Alliance, Public Service Commission, Department of Community Development, and other county departments.

IMPLEMENTATION: 2020



NATURAL RESOURCES

Introduction

A major component of quality of life, and a source of pride of the people of Pickens County, is the natural environment where we live, work, and play. Aspects of the natural environment also influence the growth and development of a community. Therefore a basic understanding of the type and availability of our natural resources is necessary in effectively planning for future growth as well as ensuring that the quality of those natural resources does not diminish.

The *Natural Resources* element provides current resource information and presents goals for their use and protection. By preserving, maintaining, and improving our natural resources, many facets of our community can be enhanced including social, economic, and cultural aspects. Additionally, one may determine the best and highest use of the land through an understanding of slope, topography, soils, watersheds, and location of flood plains. Thus the natural resources element directly affects land use decisions as well.

Since man first set foot on what is now known as Pickens County, the natural resources of this area have been its most striking characteristic. From deep mountain coves and clear streams, to the monadnocks of Table Rock and Glassy Mountain, the land of Pickens County clearly marks a transition from the Piedmont to Mountain region of our State. Just as important as the land itself,

the flora and fauna of Pickens County is among the most diverse in the region. Many rare and endangered species are found here and some are found nowhere else on the earth. Among early naturalists who visited the Carolinas, all found Pickens County to be remarkable for its natural resources.

A key challenge in the future for the citizens and leaders of Pickens County will be to balance growth and development with the absolute necessity to preserve the natural resources which have always made this place so special. While the fortunes of a good economy have come and gone over the centuries of man's inhabitation of this land, the richness of our natural resources have endured and made this a place people were proud to call home. Today, as in no other period of our civilization, man is changing the land to suit his needs. Because our natural resources are not limitless, we must be prudent in how we use them, so that future generations will continue to enjoy their benefits.

Climate

Pickens County lies within the foothills of the Appalachian region, between the mountains and the Atlantic coast. This location with its topography has a significant role in the local and regional weather patterns. The climate is classified as humid continental, or moderate with hot, humid summers. During winter months, the Blue Ridge escarpment deflects northerly cold air

and generally lessens the impact of winter storms. Annual rainfall ranges from 70-80 inches in the highlands to 55-65 inches over the majority of the county.

PICKENS, SOUTH CAROLINA
 Period of Record Monthly Climate Summary
 Period of Record : 8/ 1/1951 to 12/31/2009

	Avg. Max. Temp. (°F)	Avg. Min. Temp. (°F)	Avg. Total Precip. (in.)
<i>Jan</i>	52.2	31.0	5.12
<i>Feb</i>	56.0	33.3	4.85
<i>March</i>	64.3	40.1	5.75
<i>April</i>	73.3	48.1	4.39
<i>May</i>	79.9	56.2	4.27
<i>June</i>	86.1	63.6	4.63
<i>July</i>	88.8	67.1	4.75
<i>August</i>	88.0	66.6	4.64
<i>Sept</i>	82.1	61.0	4.12
<i>Oct</i>	72.8	50.0	3.92
<i>Nov</i>	63.1	40.5	4.07
<i>Dec</i>	54.0	33.4	4.94
Annual	71.7	49.2	55.45

Source: Southeast Regional Climate Center

The latest frost is early to mid-April and the earliest frost is mid-October, indicating a moderate growing season, approximately 200 days, within Zones 7a, 7b, and 8a on the USDA's

2012 Plant Hardiness Zone Map. Measurable snowfall occurs a few times a year with typically more accumulation in the highlands. Seasonal weather patterns include thunderstorms with the possibility of tornadoes, strong winds, lightning, hail, floods, droughts, and wildfires.

Geology & Terrain

Pickens County is situated within the Piedmont and Blue Ridge physiographic regions. The Blue Ridge region is located in the northernmost 14 percent of the county's land area and has elevations between 1,000 and 3,500 feet above sea level. The remainder of the county, 86 percent of the land area, is situated in the Piedmont ("foot of the mountain" or Plateau) region, which has lower topographic relief and extends to the central part of the state. In Pickens County, elevations range from 600 to 3,553 feet with an average elevation of 800 feet above sea level.

The Blue Ridge and Piedmont are typically characterized by clayey saprolite, ranging in depth and underlain with metamorphic crystalline rock that was folded during the Paleozoic era. The *2005 Generalized Geologic Map of South Carolina* by the SC Geological Survey labels three rock belts within Pickens County: Chauga belt, Walhalla thrust sheet, and Sixmile thrust sheet. One visible type of rock formation is the monadnock, a lone mountain such as Table Rock or Glassy Mountain, which was left as an eroded remnant of mountain chains because of its resistant composition (usually quartzite or granite). Mineral resources include crushed rock, sand, vermiculite in the Piedmont, and gemstones in the mountain rocks.

The portion of the county within and adjacent to the Blue Ridge Mountains has important topographic and developmental implications, because flat land is scarce and the severity of slope in some portions of the county imposes significant development constraints. Close attention should be given to land suitability analyses incorporating slope, soil, and drainage characteristics when considering individual development projects.

Slope

It is imperative that slopes, along with soils and the floodplain, be identified in order to properly identify land that has moderate to severe development constraints. By comparing the findings of these three criteria, an accurate picture of developable land can be portrayed.

% Slope	Recommended Land Use
>25	Steepness prevents any economically viable land use
15-25	Steepness can accommodate low-density residential and limited commercial development.
4-15	Moderate steepness facilitates low-density residential, limited commercial, agricultural, septic drain field, and roads.
0-4	Level ground suitable for all uses including industrial uses.

Source: *Soil Survey of Pickens County*

Slopes at 25 percent and higher are generally considered too steep to facilitate any type of development. Sites with slopes below 25 percent

are generally considered to be suitable for residential and limited commercial development. Lesser slopes should correlate with increased development densities. For example, industrial and institutional uses are appropriate on lands generally not exceeding 4 percent in slope. Roads are generally suitable for slopes of up to 10 percent but high-speed expressways are recommended not to exceed 4 percent in slope. Agricultural activities are suitable on slopes under 10 percent because of field machinery performance standards and safety restrictions while slopes up to 25 percent can support grazing animals. Septic drainfields can feasibly be constructed on slopes less than 12 or 15 percent by following special design standards.

Mountaintops

The following table lists mountaintops within Pickens County higher than 1,500 ft. The common names are listed alphabetically with their associated peak elevation above sea level. Sassafras Mountain is the tallest peak in the county and in South Carolina, though it straddles the North Carolina border.

Summit Name	Elevation (ft)
Big Rock Mountain	1,801
Bootleg Mountain	1,804
Brown Mountain	1,916
Bryant Mountain	2,051
Bullard Mountain	1,683
Bully Mountain	2,014
Buzzard Roost Mountain	1,535
Caesars Head (SW of Sassafras Mt.)	3,209
Cane Mountain	2,477
Carlton Mountain	1,572
Cedar Creek Mountain	1,768

Cedar Rock Mountain (Sunset)	1,667
Chapman Mountain	1,654
Chimneytop	2,795
Dinana Mountain	2,208
Flatrock Mountain	2,884
Glassy Mountain	1,647
Grassy Knob	1,542
Hickorynut Mountain	3,488
High Knob	2,034
Horse Gap Mountain	1,808
Horse Mountain	2,772
Langley Mountain	1,657
Laurel Fork Mountain	2,559
Little Pink Mountain	1,506
Little Rock Mountain	1,572
Long Mountain	1,578
Odle Mountain	1,821
Peach Orchard Mountain	1,526
Pink Mountain	1,804
Pinnacle Mountain	3,415
Rich Mountain	2,523
Rock Mountain	3,291
Rocky Bald Mountain	1,847
Roundtop Mountain	3,048
Sassafras Mountain	3,553
Sharp Top Mountain	1,880
Sixmile Mountain	1,581
Table Rock	3,127
The Stool	2,615
Turkey Cock Mountain	1,654
Twisting Pine Mountain	1,788
Wadakoe Mountain	1,854
Walnut Cove Mountain	1,772

Soils

Soils are important to the stability of our slopes and topography, the quality of our drinking water, the success of local farming, and the beauty of our landscape. The *Soil Survey of Pickens County (1972)* was compiled by the US Department of Agriculture's Soil Conservation Service, now the Natural Resource Conservation Service (NRCS), and provides local data on soil types, slopes, streams, plants, ag-operations, and other items impacted by soils. Aside from this paper document, the NRCS maintains and updates the Web Soil Survey, a huge online database of soil information for the entire country.

Good soil conditions, in terms of development, depend largely on two criteria: bearing capacity and drainage. The bearing capacity refers to a soil's resistance to penetration from a weighted object such as a building foundation. Typically, gravel and sandy soil mixtures have a greater bearing capacity than clay soils, and clay, in turn, has a greater bearing capacity than loamy or organic soils. However, all soils have a higher bearing capacity when the soil is further compacted. Bearing capacity is also affected by how compact the soil is.

Drainage is described in three terms: infiltration capacity (rate at which water penetrates the soil surface); permeability (rate of water movement through a soil); and percolation (rate in which water is absorbed in the soil) Good drainage means that water moves rapidly through the soil and the soil does not remain saturated for extended periods of time.

Pickens County is made up of six general soil associations. Each soil association is named

according to its most dominant soil type. Within the association, many of the properties will vary depending on the slope, depth of bedrock, drainage, and underlying parent material. Each principal soil association is listed below along with their inherent characteristics.

Edneyville-Porters-Hayesville Association (Ed-Po-Ha)

Found in the northwestern 4 percent of the county, this association is well drained and has strongly sloping to very steep soils that have loamy subsoil and are moderately deep to deep weathered rock. These soils have severe limitations that make them generally unsuited for cultivation or extensive development and restrict their use to largely rangeland, woodland or wildlife habitat.

Ashe-Saluda-Stony Land Association (As-Sa-St)

Found in the northern regions of the county, this association extends in a generally east to west direction and occupies about ten percent of the county. Ashe-Saluda-Stony is the name given to moderately deep or shallow soils (or even weathered rock) that have a loamy subsoil and are found on steep slopes and are excessively well drained to well drained. This association is a valuable source of water supply for municipal areas. This association maintains the same severe limitations to development as the previous association, because rock close to the surface adds to the difficulty in building structures on this association. Typically, this association is best suited to wildlife habitat and recreational uses.

***Pacolet-Grover-Hiwassee Association
(Pa-Gr-Hw)***

Found on a wide strip of land directly adjacent to the mountain areas, this association, in the north-central part of the county occupies about 45 percent of the county land. It is a well drained association on steep slopes with a dominant clay subsoil and moderately deep to deep weathered rock. Cleared areas on this association produce a severe danger of erosion; therefore only limited cropland is found within it. This association is also best suited for woodlands and wildlife habitat areas.

***Cecil-Hiwassee-Madison Association
(Ce-Hw-Ma)***

Located in the south-central part of the county, this association occupies the more gently sloping areas of the county and covers 20 percent of county land. Found on uplands, these soils are well drained sloping soils which have a largely dominant clay subsoil and are moderately deep to deep rock. This association is well suited for agricultural uses. Additionally, there are only moderate restrictions on building sites, recreational areas, and foundation materials for roads. Septic fields can be installed with moderate to severe limitations.

Cecil-Madison-Pacolet Association (Ce-Ma-Pa)

This association is found in 15 percent of the county occupying the southwest and southeast corners of the county. Its location is typically on hilly terrain adjacent to major drainage ways. This association has the same properties as the Cecil-Hiwassee-Madison Association but lies on steeper slopes. Moderate limitations exist for low-density construction but higher density construction and industrial sites have more

severe limitations. In addition, severe limitations for septic tank construction exist.

Toccoa-Chewacla Association (To-Co)

Located largely in the flood plain areas, this association occupies six percent of the county. It ranges in type from well drained to somewhat poorly drained, has nearly level soils that are dominantly loamy throughout and are subject to flooding. This association is not recommended for intensive construction because of flooding and inability for the water to percolate through the soil. Poor drainage can create conditions of saturated soil. Recreational uses are most recommended for areas in which these soils are located.

Source: U. S. Department of Agriculture, Soil Conservation Service, 1972

Hydrology

Watersheds

A watershed is a geographic area where all of the water that falls within and drains off goes into a common outlet such as a reservoir or lake. Watersheds, or drainage basins, are separated by ridges and hills and consist of surface water (lakes, streams, reservoirs, and wetlands) and ground water (aquifers). Some of the inflow precipitation does not flow out of watersheds; it may infiltrate the ground depending on soil type, slope, and built development; become stored in reservoirs; go through evaporation or transpiration processes; or be pumped out of streams and lakes for irrigation, industrial uses, or drinking water supply. When water flows downstream, it takes sediment and other

materials from the land, including those that can pollute the watershed system.

Pickens County is located in three regional watersheds: the Tugaloo/Seneca Watershed, the Saluda Watershed, and the Upper French Broad Watershed. Because of the higher topographic region, the county relies primarily on abundant local rainfall to recharge streams and groundwater, and water quality is generally excellent.

The Tugaloo/Seneca Rivers Watershed forms the upper section of the major Savanna River Basin that flows along the SC-GA state border to the Atlantic Ocean. The upper reaches of the watershed lie in the Southern Appalachian Mountains, and it encompasses approximately 229,442 acres (359 square miles) in Pickens County.

The Saluda River Watershed originates with the South Saluda and Oolenoy Rivers in northern Pickens County and forms an upper section of the major Catawba/Santee River Basin that flows into the Congaree River near Columbia and then the Santee River to the Atlantic Ocean. In Pickens County, the watershed encompasses approximately 98,960 acres (155 square miles).

The smallest expanse of watershed influence on Pickens County is the 158 acres located in the Upper French Broad watershed (northern Pickens County, North Carolina side of Sassafras Mountain). The Upper French Broad watershed is part of the larger French Broad River Basin and shared by Pickens County in South Carolina, eight counties in North Carolina, and three counties in Tennessee. Even though only a small portion of Pickens County is located in this watershed, it shows how interconnected we are,

not only with counties and states adjacent to our borders, but with communities far removed from us geographically.

The Watershed/Sub-Watershed Map shows the 10-Digit Hydrologic Units (watersheds) within Pickens County. Detailed information for each unit is available through the Water Bureau of the SC Department of Health and Environmental Control.

Lakes, Rivers, Streams

The county is bordered to the east and west by waterways. Lakes Jocassee, Keowee, and Hartwell establish the western boundary. The three man-made lakes provide power for industry, domestic water supply, recreation, and beauty to the area. The county's eastern border is defined by the Saluda River, which separates Pickens and Greenville Counties. Twelve-Mile Creek forms the largest drainage basin within the county, encompassing most of the central area of the county and emptying into Lake Hartwell above Clemson. Eighteen-Mile Creek flows southwest along the southern portion of the county, draining into the Lake Hartwell in Anderson County. Other important streams in the county are Eastatoee Creek, a tributary of Lake Keowee, and the Oolenoy and South Saluda Rivers, tributaries of the Saluda River.

Lake Jocassee

Lake Jocassee is a 7,500-acre reservoir of cold, emerald water enclosed by the steep walls of the Blue Ridge escarpment. It was formed from the Toxaway and Horsepasture Rivers in 1973 when Duke Power Company completed its 385-foot high dam to provide water for hydroelectric power. The lake contains 92 miles of shoreline at the full pond elevation (1,110 ft). Mainly

accessible to the public from Devils Fork State Park (Oconee County), 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

Bearing 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 and completed in 1971, as part of the Keowee-Toxaway complex, which includes the Oconee Nuclear Station and the Keowee, Jocassee, and Bad Creek hydroelectric stations. It covers 18,372 acres in Pickens and Oconee Counties with 300 miles of shoreline at an 800 ft full pond elevation, and houses white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad. There are three public access points to the lake within Pickens County.

Lake Hartwell

Lake Hartwell borders Georgia and South Carolina on the Savannah, Tugaloo and Seneca Rivers. Created by the U.S. Army Corps of Engineers between 1955 and 1963 as part of a flood control, hydropower, and navigation project, the lake comprises nearly 56,000 acres in South Carolina and Georgia. The Corps maintains over 20 recreation areas, many with boat launching ramps, comfort stations, picnic areas and shelters, swimming beaches and playgrounds on the shores of Lake Hartwell.

Crystalline Rock Aquifer System

Groundwater conditions within the upstate are dependent on precipitation as well as the amount and interconnection of fractures in the crystalline bedrock. In Pickens County, groundwater moves slowly through an upper saprolite rock layer and discharges to surface water bodies, wells, or is released to the underlying bedrock through fractures. Fifty-percent (50%) of South Carolina residents rely on groundwater as their source of drinking water, however the wells in the Blue Ridge and Piedmont regions yield little water compared to the Coastal Plain.

Water Quantity

The SC Department of Natural Resources published the second edition of the *South Carolina Water Plan* in 2004, which provides "considerations, guidelines, and procedures for the effective management of the State's water resources in order to sustain the availability of water for present and future use." Factors that impact the availability of fresh water include seasonal variations in rainfall, flooding, drought, the demand for drinking water, irrigation, and other uses, and the fact that most of South Carolina's rivers are shared with regions of North Carolina or Georgia.

Surface water quantity for larger streams and lakes is monitored to track flow records, including significant withdrawal and discharge sites, and full-pool lake and reservoir levels to balance their operations with upstream and downstream demands. The Federal Energy Regulatory Commission (FERC) licenses all major hydropower reservoirs except those operated by the US Army Corps of Engineers. FERC licensing specifies the reservoir operation plan and appropriate water release conditions.

Water Use & Demand

Growth and development place increasing demands on water supply. In Pickens County, water is used for drinking water, irrigation, fish and wildlife habitat, and water-based recreation and tourism as well as hydroelectric power generation, nuclear plant cooling, industrial and commercial uses, sewage disposal and non-point source pollution disposal. Hydroelectric power generation in Lakes Jocassee and Keowee has the greatest demand for water compared to all other uses, though no water is permanently diverted or withdrawn during the process. The fourteen water suppliers to Pickens County use water drawn from Lake Keowee, Lake Hartwell, Twelve Mile Creek, Eighteen Mile Creek, the City of Pickens Reservoir, and Lake Saluda.

The following estimated water use for the year 2000 for Pickens County is shown as million gallons per day (MGD):

Hydroelectric	492.0
Public supply	13.18
Industry	1.58
Crop Irrigation	0.71
Golf Course Irrigation	1.6
Self-supplied Domestic	1.86
(typically groundwater sources)	

The *South Carolina Water Plan* projects an increase of nearly 50 percent in demand for combined industry, public supply, irrigation, and domestic use between 2000 and 2045.

Annual South Carolina Water Use Reports are published by DHEC's Bureau of Water, with summaries for water use by category and county. The information is based on data from registered entities using more than three (3) million gallons in any month. In 2006, entities within Pickens

County used a total of 2,331,430 gallons of surface water (99.7% for hydroelectric power generation).

Flood & Drought Events

Since 1982, Pickens County officials have ensured that buildings erected within the one hundred-year floodplain meet Federal Emergency Management Agency's National Flood Insurance Program standards. Developers wishing to build in the 100-year floodplain must draft maps and submit elevation certificates to prove they will build one foot above the height of the water level of the 100-year flood (called the base flood elevation). At times, this requires putting the building on stilts to raise it out of the floodplain; at other times the developer prefers to build outside the floodplain boundary, on higher ground.

Since county officials enforce building regulations, the county is eligible for FEMA grants and loans if, after a flooding event, the sum of the damage to multiple property owners exceeds a specified value (at least \$500,000 in most instances), but the county must match FEMA's donation in order to obtain the grant funds. Otherwise, FEMA will extend low-interest loans, instead of grants, to affected property owners. Since assistance from federal and local government is not guaranteed or may come in the form of a loan, owners within the floodplain are encouraged to purchase private flood insurance.

In April 2008, FEMA adopted new maps delineating flood hazard areas along with base flood elevations along many of the affected streams and waterways.

Drought is a natural event occurring over a time period characterized by less than normal rainfall. In the last 100 years, there have been eleven statewide severe droughts. The region including Pickens County experienced severe and extreme drought status from fall 2007 until spring 2009, and then recovered suddenly during the remainder of 2009. Lake levels have been the most apparent indicator of supply. Obvious impacts of the recent long-term drought involved water restrictions on individuals, disruption and downsizing of agriculture businesses, and diminished recreational opportunities around lakes and streams. Reduced streamflows and lake levels also limit the amount of water available to generate electricity.

Water Quality

The SC Department of Health and Environmental Control (DHEC) regulates the use, distribution, and storage of public (community) and private (single use) drinking water. The Department also monitors public water systems for pollution and susceptibility to contamination through Source Water Assessment Reports. In addition, DHEC regulates and permits those actions that might impact drinking water, such as dams and reservoirs, dredging or filling, agriculture, stormwater and erosion, and wastewater systems.

Pollution sources include mine and marine waste, unbuffered timber and livestock operations, waterside landscapes, and waterside communities using septic systems. Groundwater pollution sources include underground storage tanks, landfills, septic tank systems, industrial wastes, improperly constructed water wells, household hazardous wastes, agricultural chemicals and wastes, over pumping of aquifers.

Groundwater

Under the state's water classification system, all aquifers are classified according to the public's ability to use them for drinking water:

South Carolina Water Classification System

- GB- Suitable underground source of water
- GA- Source vulnerable to contamination
- GC- Groundwater not to be used

Presently all of South Carolina's aquifers are classified as GB. Pickens County has not exceeded any of the national primary drinking water standards, (dissolved solids, calcium carbonate, nitrate, sodium, or fluoride). Although Pickens County's water in underground aquifers is suitable to drink, wells are not always a feasible option.

Groundwater pollution is not usually detected until it reaches a well, basement, underground utility or surface water area, and at that point it can be extremely difficult to clean up. Contamination can be prevented when hazardous and other solid wastes are disposed of properly and septic tanks are well maintained.

Surface Water

Surface water quality can be greatly affected by point source pollution. Industries and municipal wastewater treatment plants intending to discharge effluent into rivers and streams must obtain a permit from DHEC, who with oversight from the US Environmental Protection Agency (EPA) periodically measures the chemical composition of the effluent to make sure it is safe to enter our surface waters.

Although in Pickens County some surface waters are troubled by point source pollution, in 2003

eight (8) water bodies were impaired by nonpoint-source pollution (including two that are drinking water sources: Eighteen Mile Creek and Twelve Mile Creek). In 2012, that number has risen to eleven (12) impaired water bodies. The following table lists those water bodies which, in 2012, did not pass DHEC and the EPA's standards.

SC List of Impaired Waters (2012)

Water Body (portion of)	Use Not Supported	Cause
Saluda Basin:		
Adams Creek	Aquatic Life	Turbidity
Oolenoy River	Aquatic Life	BIO
Burdine Creek	Aquatic Life	BIO
Georges Creek	Aquatic Life	BIO
Savannah Basin:		
North Fork-Town Creek	Aquatic Life	BIO
Rices Creek	Aquatic Life	BIO
Golden Creek	Aquatic Life	BIO
Lake Hartwell @12 Mile Cr.	Fishing	PCB
Woodside Br.	Aquatic Life	PH
Sixmile Creek	Recreation	Fecal Coliform
18 Mile Cr. S. of Central	Aquatic Life	PH
Martin Cr. Arm Lake Hartwell	Fishing	PCB

Source: SC DHEC

Since 2003, three impaired water bodies have been removed from DHEC's listing for meeting their required standards. Those were: Eighteen Mile Creek, Woodside Branch, and Lake Issaqueena; however, Woodside Branch was

relisted for failing to attain the required standards regarding PH levels in the water body.

The 303(d) list is the list of impaired waterbodies. All states are required to develop a list of waterbodies that do not meet water quality standards. This requirement comes from Section 303(d) of the Clean Water Act, hence the common name for the list. The waterbodies on this list do not meet water quality standards even after controls for point and nonpoint-source pollution have been put in place and/or a Total Maximum Daily Load (TMDL) for the pollutant has not been developed. The purpose of the list is to identify impaired waters so that the source of impairment can be described and corrective actions can be implemented to improve water quality.

EPA mandates that the 303(d) list of impaired waters be developed every two years and submitted to EPA for approval. South Carolina develops a 303(d) list every two years for the waterbodies that fail to meet water quality standards.

The most recently approved 303(d) list was approved by the EPA on May 8, 2013. Of the list of polluted water bodies, Twelve Mile Creek is likely the most problematic. A company named Sangamo Weston Inc, which built electric capacitors, released polychlorinated byphenyls, or PCBs, into Twelve Mile Creek from the mid 1950's until 1976 when PCBs were outlawed. Today the site on which Sangamo stood has been cleaned up to a great extent, but fish caught from Lake Hartwell, a tributary of Twelve Mile, are still inedible as a result of Sangamo's actions. In 2013, a major project was completed which removed two of the three dams on Twelve Mile Creek to flush away the PCBs that reside in the

creek bottom. The third dam, behind which the Easley-Central Water District draws their source of domestic water, is currently being studied and a plan formulated for its potential removal.

Discharge of pollutants in surface water bodies within Pickens County not only affects drinking water and recreation opportunities for the local population but also the quality of life for those living downstream. It is critical to maintain clean streams for Pickens County and for the greater Savannah and Saluda watersheds.

Stormwater Runoff

The leading cause of water pollution in the State is polluted runoff. Stormwater runoff is unfiltered water that reaches streams and lakes by flowing across developed surfaces such as roads, parking lots, driveways, and roofs. Stormwater runoff from construction sites or industrial activities can have a significant impact on water quality by transporting sediment, debris, and chemicals. Sedimentation can destroy aquatic habitat and high volumes of runoff can cause stream bank erosion.

DHEC's Sediment, Erosion, and Stormwater Management Program requires all construction sites of one acre or more and many industrial sites to obtain permit coverage under the National Pollutant Discharge Elimination System (NPDES). Some sites can obtain coverage under the state general permit, but sites that pose considerable risk to contaminate water may be required to obtain an individual permit. In Pickens County, the permit process is coordinated at the county government level.

DHEC also produces non-point source (NPS) pollution assessment reports and develops a

statewide NPS pollution management program under the federal Clean Water Act (1972).

Air Quality

DHEC's Bureau of Air Quality regulates air pollutants and provides monitoring for compliance with national standards. There are eleven monitoring sites in the six-county Appalachian region with two sites in Pickens County. The Clemson Continuous Monitoring Site (CMS) is located on the grounds of Clemson University in the lower western corner of the county and the second site is located on Wolf Creek, southwest of Pickens. The sites monitor only ozone levels.

Current national ambient air quality standards (NAAQS) for ozone levels were enacted by the EPA in early 2008; new, updated standards are anticipated in the near future. Any new standard inevitably trigger changes to the regulatory network and create new challenges for achieving compliance. Much of South Carolina will fall into non-attainment status (failure to meet the standards) and each boundary area will need to redevelop a State Implementation Plan (SIP) towards reaching attainment. Boundary areas are determined by DHEC and approved by the EPA, and do not always follow county boundaries.

Air quality is often linked to transportation and motor vehicle emissions, and several programs have been created to reduce vehicle miles traveled, idling, and other factors. These and other programs can be included in attainment plans.

Wildlife

Pickens County is home to a diverse and unique variety of plants and animals. Much of northern Pickens County, being located in the Southern Appalachian Mountains, is ideal habitat for many plants and animals not typically found in other parts of the state. Yet in the rest of the county, one can find a mix of plants and animals typical of what you may find throughout the piedmont region of South Carolina.

When European settlers first arrived in Pickens County, the forests were primarily comprised of hardwoods interspersed with stands of pine and other softwood. Gradually, the hardwood forests were cleared for timber and agriculture. The deforested areas, allowed to grow back naturally, were often taken back over by faster growing softwoods; particularly pines. Today, the piedmont region of the county is host to many important species of trees including loblolly and short leaf pines, Virginia pine, red cedar, poplar, sweet gum, cottonwood, ash, and various species of oak. In the mountainous areas of northern Pickens County, the dominant trees include White Pine, Shortleaf pine, Pitch Pine, Virginia Pine, Hemlock, Red Cedar, various oak species, White Ash, Black Walnut, Hickory, and Poplar.

Black bear, songbirds, turkey, whitetail deer, many species of amphibians and reptiles, thousands of species of invertebrates, and a vast variety of small mammals are found in Pickens County.

Pickens County is host to several rare, threatened, and endangered plants and animals. The following compiled list, using data from the

SC Department of Natural Resources (DNR), provides a highlight of some of those species.

Partial Pickens County Inventory List	
<i>US = US Endangered Species Act status</i>	
<i>SC = South Carolina status</i>	
Vascular Plants	
smooth coneflower	US Endangered
black-spored quillwort	US Endangered
mountain sweet pitcher plant	US Endangered
Vertebrate Animals	
eastern cougar	US / SC Endangered
American peregrine falcon	SC Endangered
Rafinesque's big-eared bat	SC Endangered
bog turtle	US / SC Threatened
southern coal skink	SC Threatened
eastern small-footed myotis	SC Threatened
Bewick's wren	SC Threatened

Source: DNR, list updated March 4, 2010

In Pickens County, DNR manages six Wildlife Management Areas, for hunting and multiple uses for wildlife enthusiasts, and Heritage Preserves, which conserve natural features and cultural resources.

1) Jocassee Gorges WMA, or the Jim Timmerman Natural Resource Area, spans tens of thousands of acres of pristine wilderness across three states and around Lake Jocassee.

2) The rare tunbridge fern species can be found in the Eastatoe Creek Heritage Preserve, 374 acres surrounded by the Jocassee Gorges, and nowhere else in North America.

3) Laurel Fork Heritage Preserve is 1,361 acres within the Jocassee Gorges that protects six species of state or regional concern, including bristle fern and Dutchman's pipe, and two uncommon mammals: the Appalachian cottontail and eastern woodrat.

4) The Clemson-owned Keowee Wildlife Management Area includes 4,100 acres on Lake Hartwell.

5) The 65-acre Glassy Mountain Heritage Preserve near Pickens is one of the region's isolated monadnock mountains and hosts several rare and threatened plants.

6) Wadakoe Mountain Heritage Preserve protects 37 acres of exceptional habitat for tall hardwood trees, including some of the tallest hardwoods in Eastern Forest Preserves.

Natural Resource Economics

South Carolina's natural resources are essential for economic development and contribute nearly \$30 Billion and 230,000 jobs to the state's economy, according to a 2009 study by the University of South Carolina, Moore School of Business. However, in Pickens County the combined employment in agriculture, forestry, fishing, and mining have decreased from 1.2 percent of county employment in 1980 to 0.7 percent in 2000 (*SC Statistical Abstract, SC Budget and Control Board*).

Agriculture

Farmland in Pickens County occupies approximately 44,975 acres, which accounts for a little more than 13 percent of the county's total land area. There are over 727 farms in Pickens County with an average size of 62 acres.

According to the 2012 Census of Agriculture, Pickens County ranked 42nd in the State with \$8.44 million in market value of agriculture products sold (crops/livestock). That represents an increase of 2.3 percent since 2007.

Acreage for forage crops (hay, grass silage, greenchop) totaled over 10,663 with an estimated market value of \$5.59 million; making this the most common crop in Pickens County (ranking the county 32nd in the state). As of 2012, there were approximately 6,400 heads of cattle in the county. Pickens County also produces vegetables, fruits, tree nuts, berries, honey, and milk, while 3,600 acres are devoted to nurseries, greenhouses, floriculture, and sod.

The value of land, fluctuating markets, extreme weather events, and outside development pressures are just a few serious issues that can affect farming businesses.

Silviculture

Timber is South Carolina's largest cash crop, with an annual delivered value of over \$758 million in 2011. Although 237,000 acres of Pickens County, approximately 71 percent, is considered forestland, the County ranks last in the state in the value and quantity of timber delivered to forest product mills in 2011. Pickens County is home to 8 wood-using mills employing approximately 25 persons. In addition, Pickens

County ranks 3rd in the state for the number of tress cut in 2012 (1,407). Only Lexington and Spartanburg counties were ranked higher.

In general, growing forests is an excellent way to remove carbon dioxide emissions. Wood products are also several times more efficient to produce (using less energy) than cement, plastic, glass, steel, or aluminum products.

Mining

Mining involves the disturbance of surface soil to extract or remove ores or mineral solids for sale, processing, or consumption in business operations. Mining activities are regulated by DHEC's Mining and Reclamation Division. There are several mining operations in Pickens County, including five sand dredging sites along the Saluda River, two granite quarry sites and one site that produces clay.

Hunting & Fishing

According to DNR, there are more than 595,000 hunters and anglers in South Carolina. Hunting is regulated by DNR and is made publicly available in Wildlife Management Areas. Several aspects of the local economy are supported by hunters that visit WMAs or maintain hunting clubs on private lands. The most popular wildlife species to hunt in the Jocassee Gorges are white-tailed deer, wild turkeys, black bears, raccoons and feral hogs.

DNR supervises the Walhalla State Fish Hatchery in Oconee County, which is funded by Duke Energy, the US Army Corps of Engineers, Sport Fish Restoration (federal aid) and revenue from fishing licenses. The hatchery raises approximately 500,000 Brook, Brown, and Rainbow trout annually to stock in streams and lakes in Pickens County and other areas. Popular NR-10

trout streams in the Jocassee Gorges are Eastatoe River, Laurel Fork Creek, Corbin Creek, Howard Creek, and the Whitewater and Thompson Rivers.

DHEC and DNR also provide annual fish consumption advisories in response to water quality issues.

Recreation & Tourism

There are numerous physical, outdoor opportunities in the natural resource environment for camping, hiking, kayaking, horseback riding, cycling, mountain biking, off-highway vehicle or all-terrain vehicle (OHV / ATV) riding, boating, swimming, and more.

The Pickens County Parks and Recreation Master Plan counts 240 miles of trails, 202 camp sites, 35 cabins, and 11 picnic shelters in the county's parks and recreation areas as well as four boat ramps, one designated swimming area, and one canoe/kayak/boat rental facility.

Various educational programs, group activities, and camps are offered at many different public and private parks and facilities. Some of the public parks are listed in the Community Facilities element of this plan. The South Carolina Botanical Garden and Bob Campbell Geology Museum are additional assets located at Clemson University.

Not to be overlooked (pun intended) are the prevalence of scenic views and vistas in Pickens County. Significant views can include natural landscape, wildlife, agriculture and domestic animals, historic or culturally significant places and structures, as well as private properties throughout the county. Views might be captured at lookouts or pullovers, parks, or while traveling

along public roadways, especially as roads curve and dip with the topography.

Local and regional associations, clubs, churches, and other social groups take advantage of the recreational and tourist opportunities in our region. The availability and enjoyment of activities in a beautiful natural setting also draws many visitors from outside the region and state to Pickens County each year. However, the parks and recreation master plan identifies many needs for recreational facilities.

Renewable Energy

According to the US Energy Information Administration, renewable-generated electricity will account for about 16 percent of total US electricity generation in 2030, up from 9 percent in 2007, and will be driven mainly by continuing federal tax credits and a loan guarantee program in the 2009 American Recovery and Reinvestment Act.

Electricity from renewable sources is available to Blue Ridge Electric Co-op customers in Pickens County, although it is not produced within the county. Under their Green Power Program, electricity is generated through a mutually beneficial process of converting methane gas (a greenhouse gas) from landfill projects into fuel. The state-owned utility Santee Cooper, which provides power to all twenty South Carolina electric cooperatives, generates Green Power and undergoes an annual independent verification process to maintain accreditation.

Duke Energy, one of the largest electric service providers in the United States, is committed to producing, buying, and distributing green energy. Through the SC Palmetto Clean Energy (PaCE)

organization begun in 2008 with other companies, Duke has distributed 10,300 kilowatt-hours to less than one percent of customers in South Carolina. The PaCE nonprofit organization also allows customers who own their own electric power generation sources to either sell the total output of their renewable energy resources back to the parent utility companies or to offset their energy consumption with their own renewable resources, and reduce future consumption with any net power flowing back to Progress Energy Carolinas.

Duke Energy is investing considerably in wind and solar energy producing farms as well as biopower plants (using clean wood byproducts) all over the county, and there may be potential for economic growth in some aspect of this sector in Pickens County. South Carolina administers tax credits, a Renewable Energy Grant Program, and other incentives to promote renewable energy use and production.

Natural Resource Management

Natural resource management in Pickens County is performed to a large extent by federal, state, and local government agencies and institutions, as well as by a broad group of private organizations. A brief overview of some of these groups is presented in this section in order to give a sense of the vast amount of effort and coordination that is involved with managing and promoting best management practices for natural resources.

Public, Private, and Partnerships

The US Environmental Protection Agency sets standards for drinking water under the Federal Safe Drinking Water Act (1974), water quality

under the Clean Water Act (1972), and air quality under the Clean Air Act (1970, 1990).

The US Fish & Wildlife Service develops and enforces legislation to protect and maintain riverine and other ecosystems for habitat protection.

US Geological Survey, SC Water Science Center (monitoring), and SC Water Resources Center (local institute that receives an annual federal matching grant from the USGS), which focuses on reservoir and watershed research and has an advisory board made up of stakeholders.

US Department of Agriculture Farmers, businesses, and developers of Pickens County are served locally by the Foothills Resource Conservation and Development Council (a four-county regional office) as well as the Pickens Soil and Conservation District, both under the USDA. The Pickens Soil and Conservation District has a locally elected board and provides countywide technical and financial assistance concerning erosion, water quality, and wildlife habitat. The District was awarded the South Carolina Outstanding Conservation District in 2007.

The US Army Corps of Engineers coordinates with both South Carolina and Georgia which share the Savannah River Lakes system (including Lake Hartwell).

The SC Energy Office has received stimulus funds to provide energy audits and assessments for public, nonprofit, and private entities to help them operate with greater energy efficiency.

DNR assesses resources and offers management guidelines through five divisions: Land, Water, and Conservation; Law Enforcement; Marine

Resources; Outreach and Support Services; and Wildlife and Freshwater Fisheries. Save Our Saluda is an advocacy group for the Saluda Watershed that is pursuing a designation for the Saluda River as a State Scenic River through DNR.

SC DHEC is delegated responsibility under the EPA and several federal and state laws such as the South Carolina Pollution Control Act to regulate health and environmental issues. Pickens County is served by the Region 2 Environmental Quality Control (EQC) branch office in Greenville, which offers staff support for air quality, land and waste management, and water quality.

SC Forestry Commission – According to the SC Forestry Commission, there were 49 land fires between 2010 and 2012, with 74.5 acres burned.

SC Parks, Recreation, and Tourism operates and manages all of the state parks and provides assistance to communities for parks, recreation, and tourism development and promotion. PRT offers a Tourism Action Plan and grant opportunities. The 2010 State Trails Program offered \$1,000,000 in grant funding for public recreational trails and facilities.

The Palmetto Conservation Foundation is a statewide, non-profit organization devoted to the protection of natural areas through land trust assistance or local government programs, preserving Revolutionary War battlefields, and developing greenways and the Palmetto Trail.

South Carolina Cooperative Extension is based at South Carolina's two land-grant institutions, Clemson University and South Carolina State University, in all 46 counties, and at the five

Research & Education Centers. The Clemson Extension Office in Pickens County utilizes a network of specialists and researchers to provide expertise in Agronomic Crops, Economic & Community Development, Food Safety & Nutrition, 4-H, Horticulture, Livestock & Forages, and Natural Resources.

Pickens County along with the cities of Easley, Liberty, and Pickens has collaborated with Clemson University's Carolina Clear public service program to educate and involve residents in stormwater management. Known as the Pickens Countywide Stormwater Consortium, the group implements a broad-based education plan that informs citizens and the business community about stormwater issues and solutions.

Clemson University offers support through various colleges, programs, and research institutes, such as the SC Water Resources Center within the Strom Thurmond Institute. The University also offers the SC Botanical Garden and the Bob Campbell Geology Museum.

The Clemson Experimental Forest consists of 17,500 acres dedicated to natural resource conservation, education, research and the land grant mission of Clemson University. Personnel, equipment, supplies, roads, and recreation facilities are solely supported by revenue generated by the forest. Over 12,000 acres have been used since 1978 to evaluate the long-term effects of three common management strategies on large forest areas. The Forest also hosts study sites for the national Fire and Fire Surrogate Study coordinated by the USDA Forest Service.

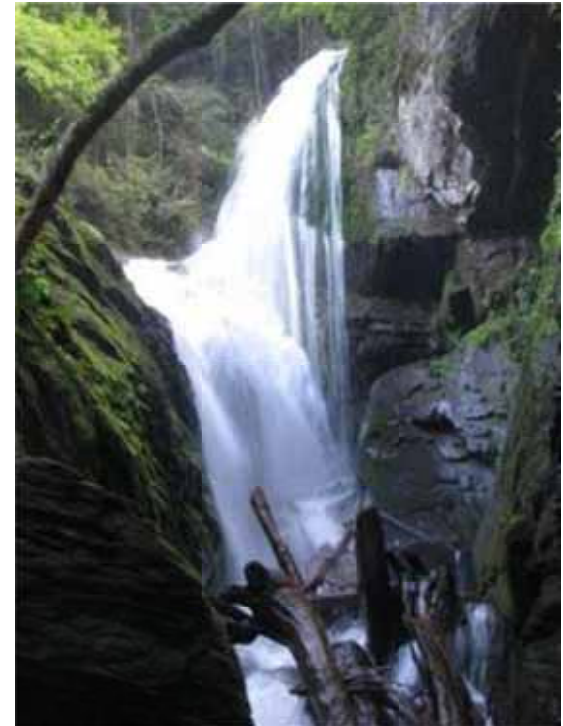
Upstate Forever is a membership-based nonprofit organization (since 1998) that promotes sensible growth and protects special places in the Upstate (ten-county) region through

three main programs: Land Trust, Clean Air and Water, and Sustainable Communities. It provides education, advocacy, and partnership on important issues and possible solutions. The Land Trust Program protects over 500 acres of private lands in Pickens County through conservation easements. The organization also helped to permanently protect nearly 2,500 acres called the Nine Times Preserve.

Duke Energy oversees permitting and shoreline management for Lakes Jocassee and Keowee, and works closely with state agencies and local agencies regarding shoreline development, lake access, and water supply.

OPCWA (Oconee-Pickens Clean Water Action) formed in 1999 by Friends of Lake Keowee Society to improve impaired waterways in Lake Keowee Watershed by reducing nonpoint-sources of fecal coliform and metals. It is a partnership of conservation interests that include Clemson University, SC Forestry Commission, USDA/NRCS, county governments, Duke Energy, and citizens of Oconee and Pickens County. FOLKS is a nonprofit public service watershed organization that formed in 1993 and draws members from Pickens and Oconee counties.

The Pendleton District Historical, Recreation and Tourism Commission is an independent resource for tourism information for visitors to the original Pendleton District; now Anderson, Pickens, and Oconee counties.



Goals and Objectives

Vision Statement/Element Goal

“Our vision is to continue our heritage of stewardship and to ensure the integrity of our natural assets by promoting, protecting, and enhancing the quality of our air, water, and land resources that support the quality of life in Pickens County.”

Element Objectives

- Cultivate natural resources so that the economic, recreational, and cultural values of the region may be enhanced
- Prepare to meet the water needs for future residents and businesses by developing a conservation plan and investigating new water sources
- Encourage water conservation measures
- Increase awareness of critical lands (watersheds, floodplains, threatened and endangered species locations, important view-sheds, prime and important soils, steep slopes, shorelines, etc.)
- Reduce erosion and improve water quality in our watersheds

- Promote the conservation and preservation of land for agriculture, hunting and fishing, wildlife habitat, and forestry
- Promote parks and open space in private development
- Adopt night sky friendly lighting standards for public buildings
- Preserve natural beauty; protect mountain vistas, lakes and river watersheds, and forest preserves; increase green space areas; protect pristine land – all in a manner that respects the rights of property owners
- Develop the recreational potential of the Twelve Mile Creek corridor
- Study the long term impacts of various environmental/ecological issues surrounding Twelve Mile Creek and Lake Hartwell
- Strive to attain National Ambient Air Quality Standards countywide and study the placement of air quality monitoring stations in the county
- Explore opportunities for gray water reuse
- Actively promote “Buy Local” for all of Pickens County’s agricultural products

Policies and Implementation

POLICY: Maintain water quality and air quality as required by DHEC and EPA.

ACTIONS: Review state and federal monitoring data for Pickens County. Cooperate with other agencies in the remediation of polluted areas or mitigation for impacts on natural resources.

AGENCIES: County Council, Community Development and Stormwater Departments, Pickens County Soil and Water Conservation District, DHEC, EPA

IMPLEMENTATION: On-going.

POLICY: Cooperate with other agencies that protect critical areas.

ACTIONS: Review county development standards that guide residential and commercial development with regard to steep slopes, shorelines, streams and riparian habitat.

AGENCIES: County Council, Community Development and Stormwater Departments, Pickens County Soil and Water Conservation District, DHEC, and other State agencies.

IMPLEMENTATION: 2015-2020, On-going

POLICY: Encourage the preservation of wildlife habitat, scenic views and vistas, and rural agricultural land, and the development of local nature-based businesses and tourism.

ACTIONS: Market the best of our natural assets. Recruit and encourage small farm businesses.

AGENCIES: Tourism Board, County Council, Pickens County Soil and Water Conservation District, Department of Community Development.

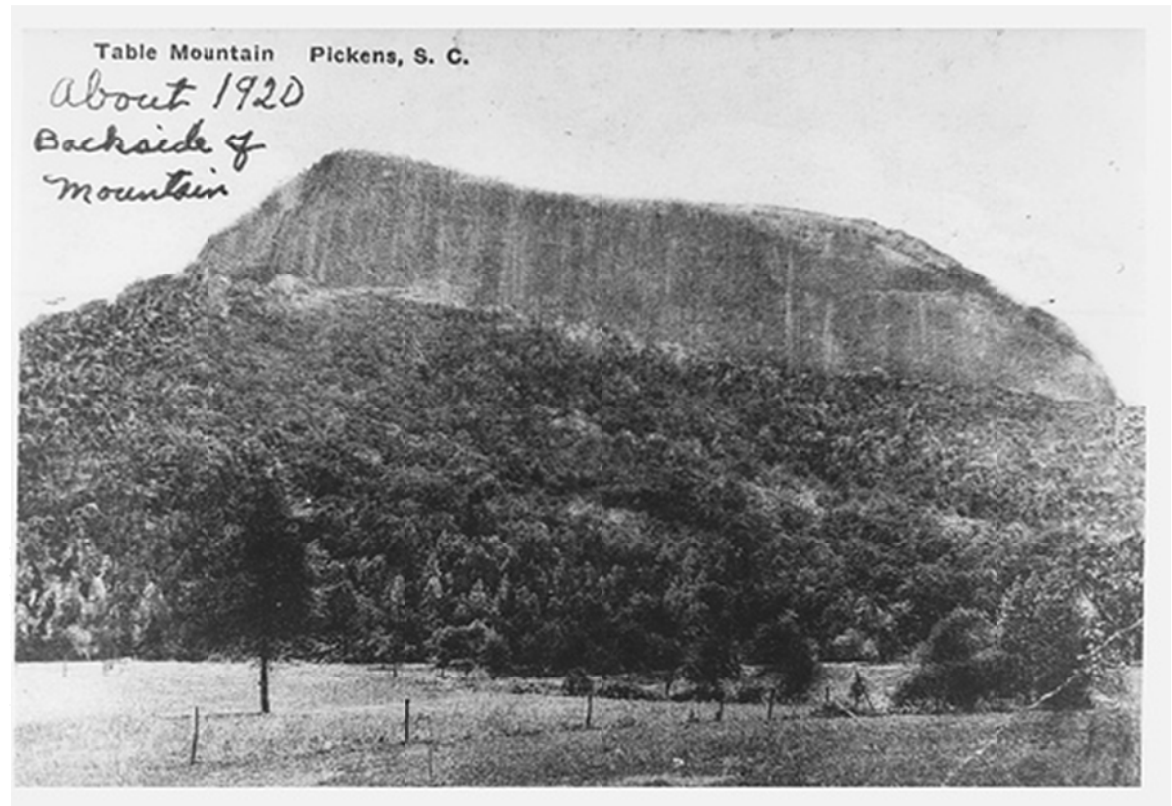
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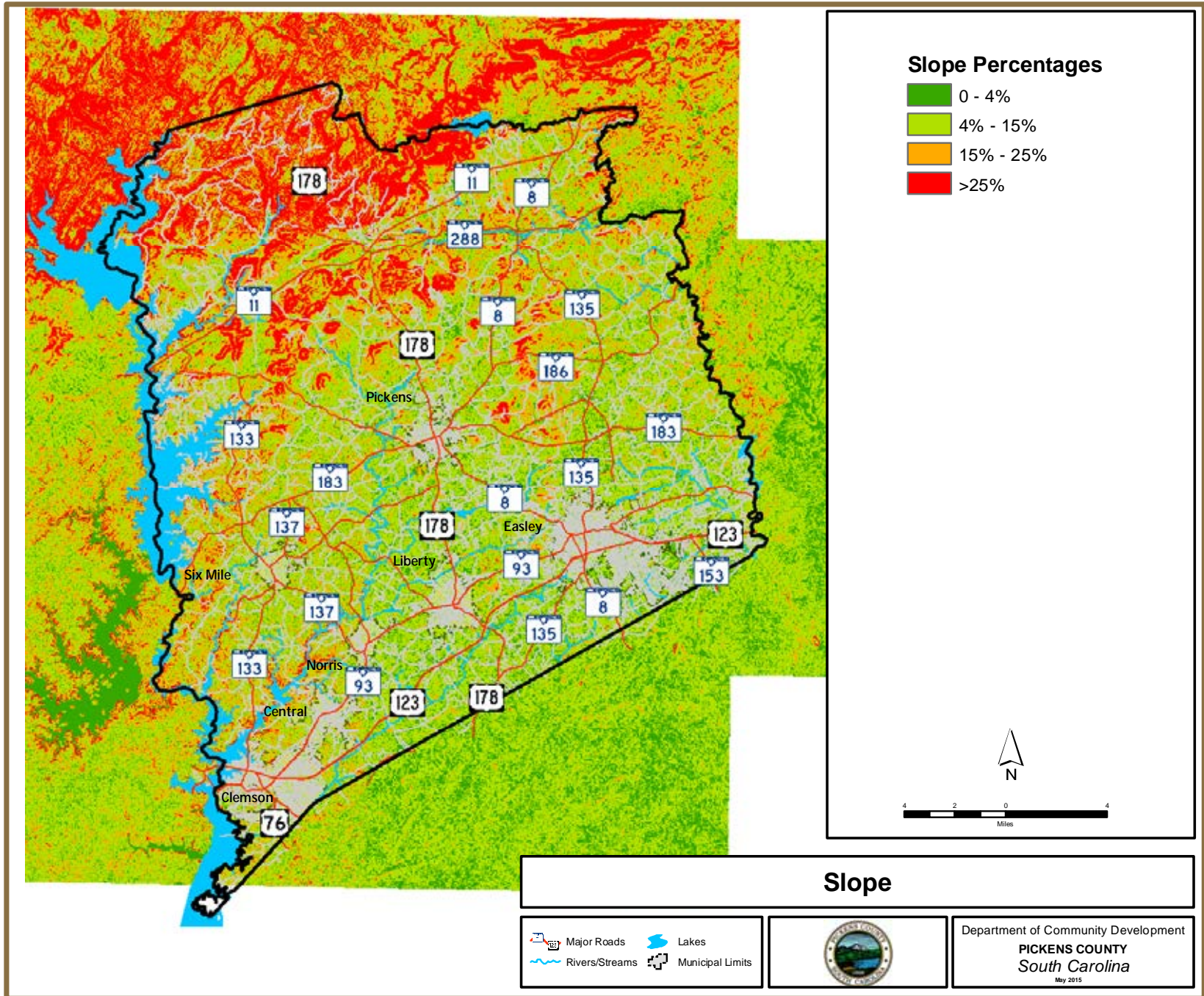
POLICY: Support agencies and organizations that actively protect and promote natural resources of Pickens County.

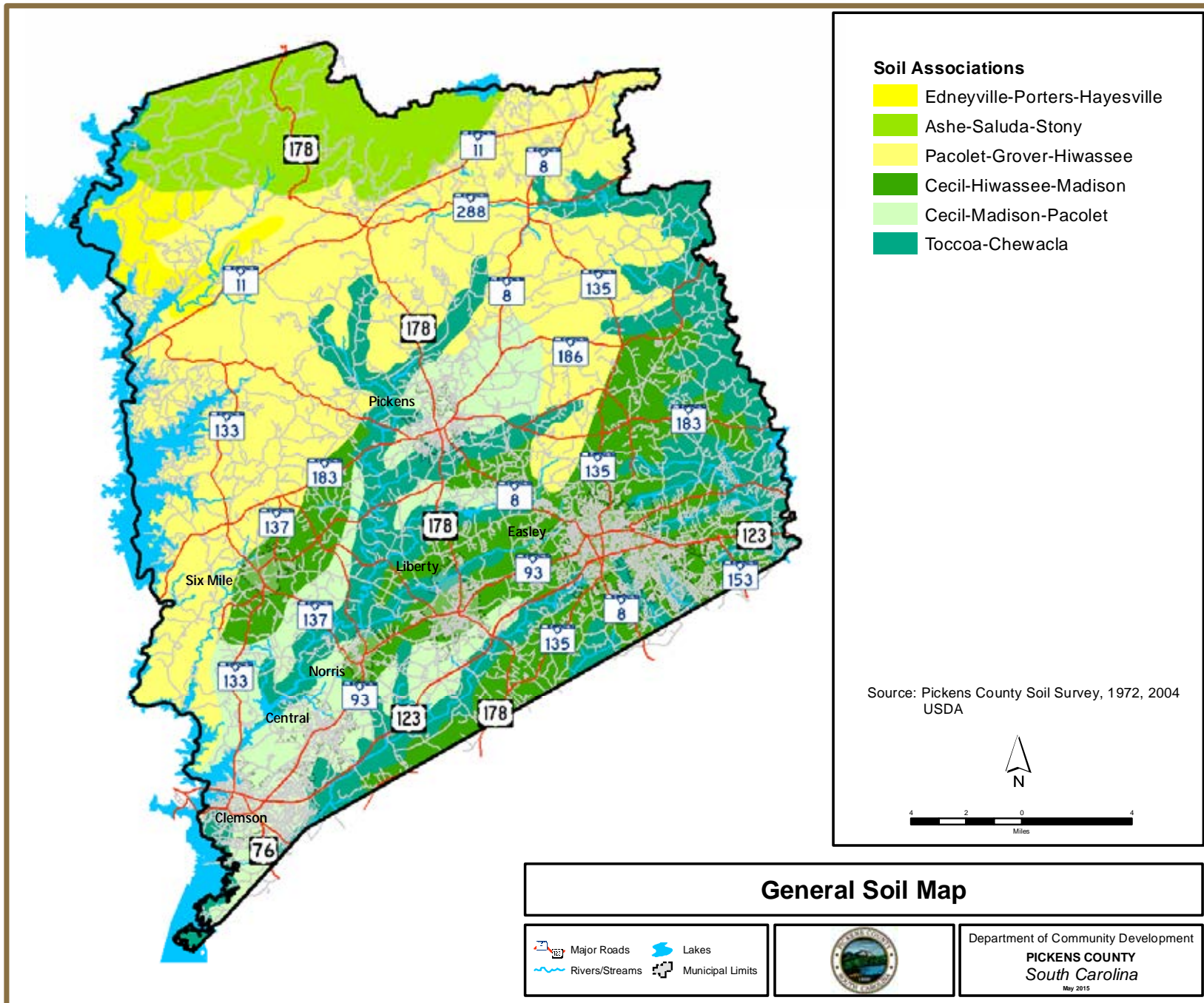
ACTIONS: Coordinate with state agencies and their plans for land and facility management in Pickens County. Provide support to other agencies and nonprofits for studies, proposals, and projects that enhance natural resources.

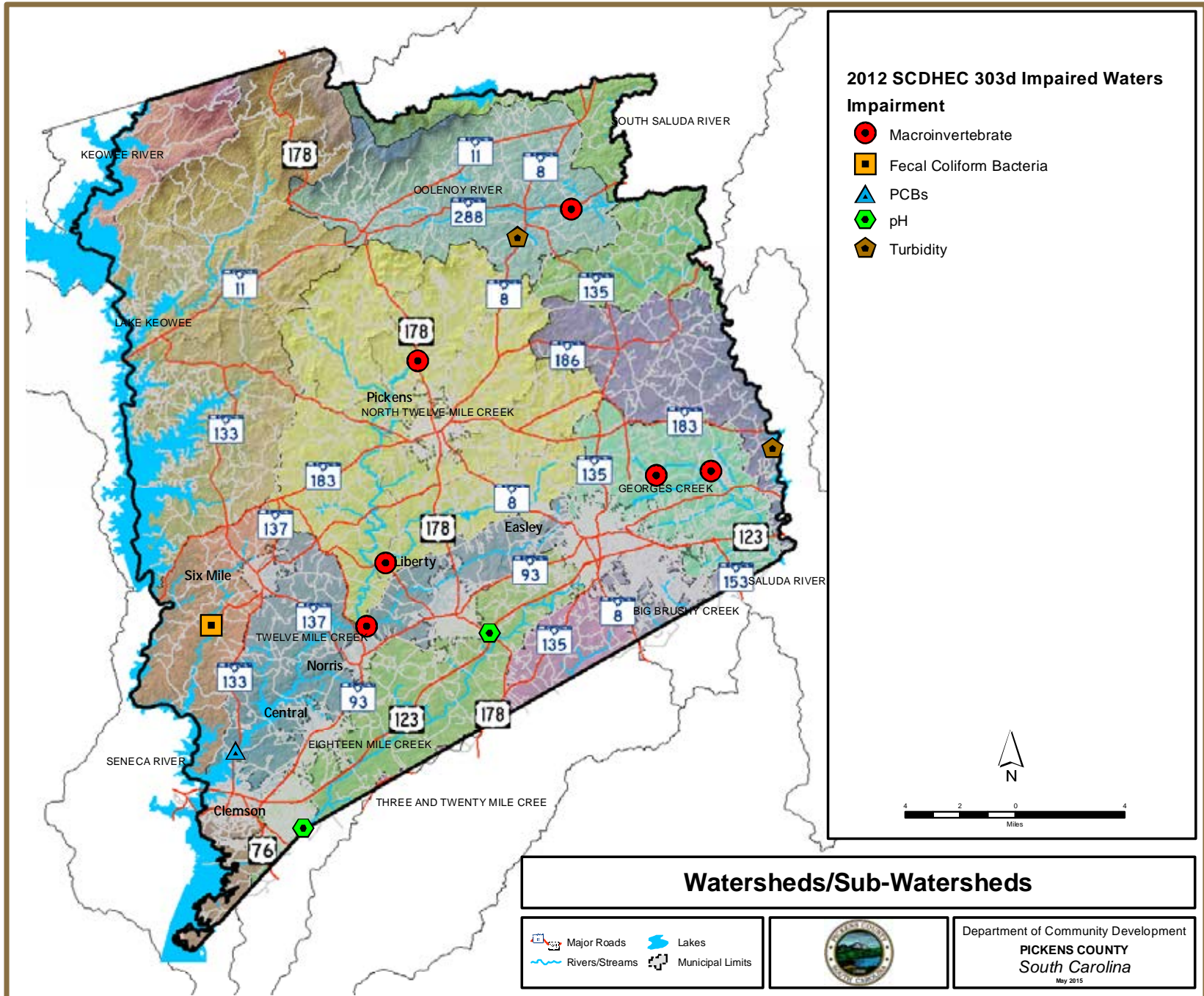
AGENCIES: County Council, Department of Community Development.

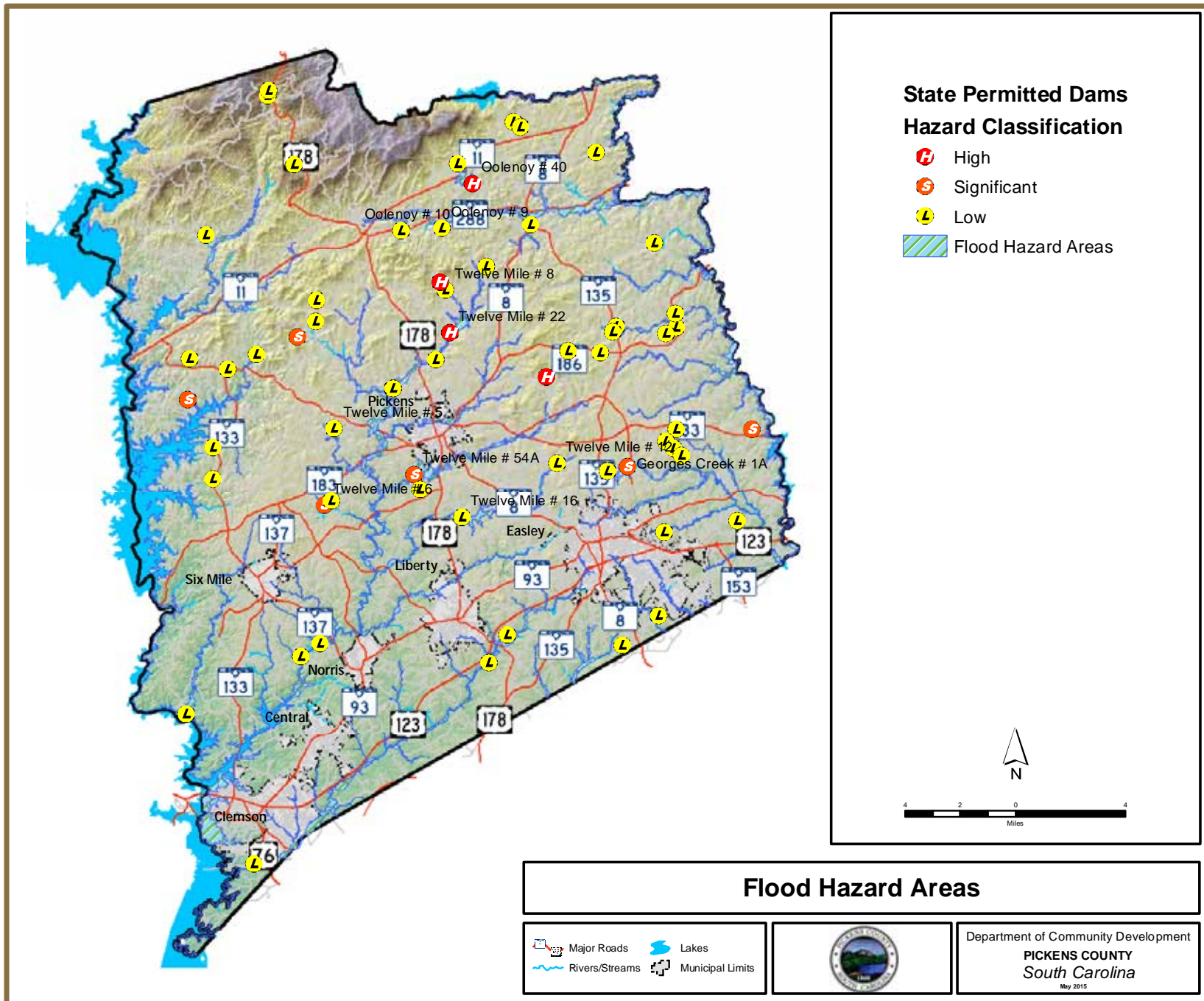
IMPLEMENTATION: On-going.











TRANSPORTATION

Introduction

The ability to efficiently move people and goods with and through the county is essential for economic development, tourism, the delivery of services, and the overall quality of life. Unincorporated Pickens County has 713 miles of state maintained roadways (228 miles of primary highways and 485 miles of secondary roads) and approximately 712 miles of county maintained roads.

The Transportation Element of the Comprehensive Plan must consider transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development. This element incorporates priority improvements, access, and capacity into the land-use planning and decision making process. Most importantly, the transportation policies and priorities established by the community must be integrated into our land planning initiatives. Land use and transportation shall work together to ensure efficiency and safety for all Pickens County citizens and visitors.

Current Transportation Plans

Currently, this element is reliant upon recent and on going transportation planning processes, conducted by agencies outside Pickens County. In the rural portion of Pickens County, transportation planning is led by the Appalachian Council of Governments (ACOG), a regional, multi-jurisdictional planning and advocacy organization. Members of Pickens County Council sit on their Board of Directors and county staff, along with members of County Council, and other citizens actively participate in their transportation planning process. Through ACOG's administration and guidance, the Appalachian Council of Governments Rural Long Range Transportation Plan was adopted on April 23, 2007.

The Greenville-Pickens Area Transportation Study (GPATS) Policy Committee is charged with transportation planning in the more urban areas of Pickens County. Classified as an MPO (Metropolitan Planning Organization), GPATS is comprised of community and elected leaders. On November 6, 2013, with assistance from the GPATS Study Team, consisting of representative county and city staff and SCDOT representatives, the 2035 GPATS Long Range Transportation Plan Update was adopted.

Each document sets forth a transportation planning vision for the urban area of Pickens

County (GPATS) and the rural area of Pickens County (ACOG). Both plans include multi-modal, environmentally sensitive approaches focused on mobility, safety, and efficiency. The documents are fiscally constrained yet do include specific road improvement/project prioritization. Both also stress land use compatibility and collaboration with any future transportation project.

Both the GPATS Long Range Plan and the ACOG Long Range Plan are incorporated into this comprehensive plan by reference. However, it shall become important and imperative that a more detailed Long Range Transportation Plan is undertaken just for Pickens County.

Attached to this section, for reference, are several maps and tables from both the GPATS Plans and the ACOG Plan.

In addition to the above mentioned plans being included in the Comprehensive Plan by reference, the Goals and Objectives which were the outcome of many public meetings have been included in this element section as well.

Goals and Objectives

Vision Statement/Element Goal

“Our vision is to improve and maintain transportation networks for the purpose of traffic safety, efficiency, and pedestrian accommodation; and to plan a self sustaining local and regional public transportation system.”

Element Objectives

- Consider the development and funding of a long-range transportation and traffic plan for our roadways and growth and coordinate with the GPATS Long Range Transportation Plan
- Evaluate and implement if feasible, a self supportative public transportation system that connects city areas and universities/colleges, as well as neighboring county centers and cities, which also meets the needs of seniors and disabled population as well as low-income population
- Relieve congestion and improve circulation on two-lane county roads (passing lanes)
- Create pull-off areas at scenic locations
- Beautify roadways

- Include bicycle safety in road improvements when feasible
- Create and improve bicycle lanes with signage, rest areas, parking, and lane delineation or separation.
- Make use of heavy rail routes for industry infrastructure
- Seek improved passenger rail service
- Be involved in regional transportation improvements such as the I-85 corridor development and seek a direct connection to I-85
- Focus on maintenance and design of existing roads rather than on new construction

Policies and Implementation

POLICY: Establish and fund a Transportation Planning function of the Pickens County Government.

ACTIONS: Develop a Long Range Transportation Plan specifically and continually fund Long Range Transportation Planning.

AGENCIES: Department of Community Development, Planning Commission, County Council, County Administration.

IMPLEMENTATION: 2015-2020

POLICY: Continue implementation of a maintenance schedule for County roadways.

ACTIONS: Yearly updates of the County Road Maintenance and Paving Schedule.

AGENCIES: County Engineer, County Council, County Administration.

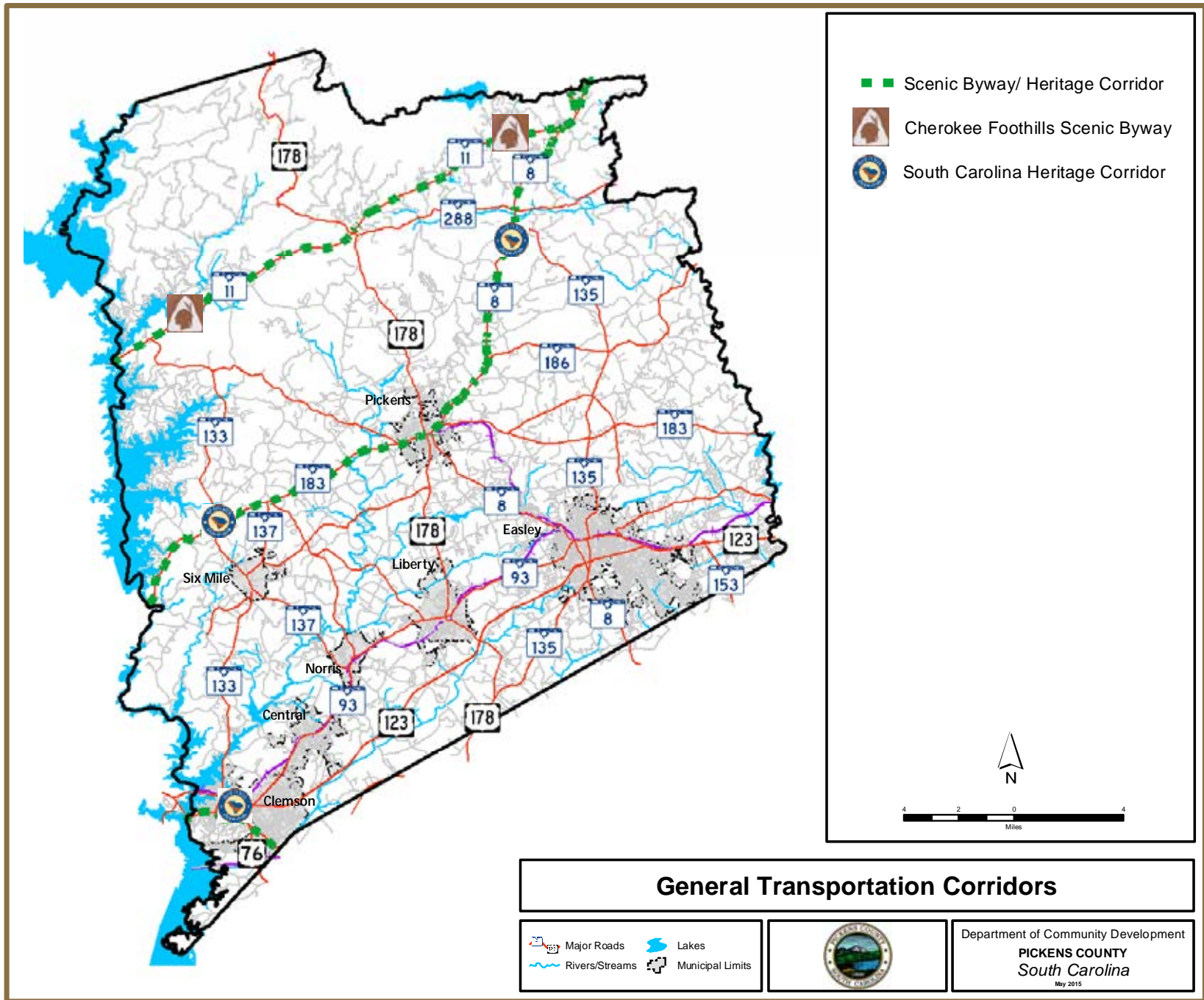
IMPLEMENTATION: On-Going/Continuous

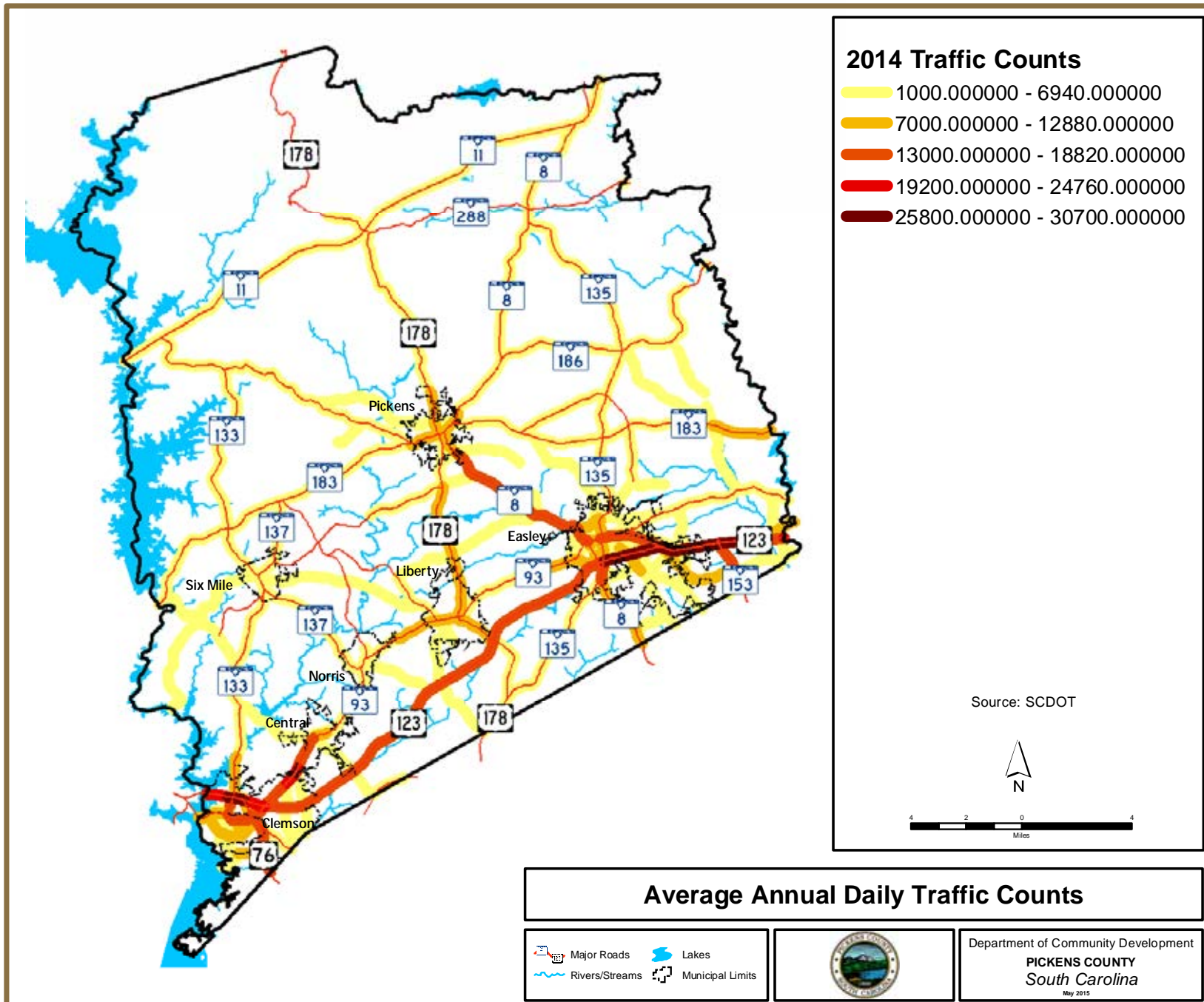
POLICY: Upgrade and maintain the county road system in a manner that meets the needs of Pickens County’s growing population and provides safe and efficient routes through the county.

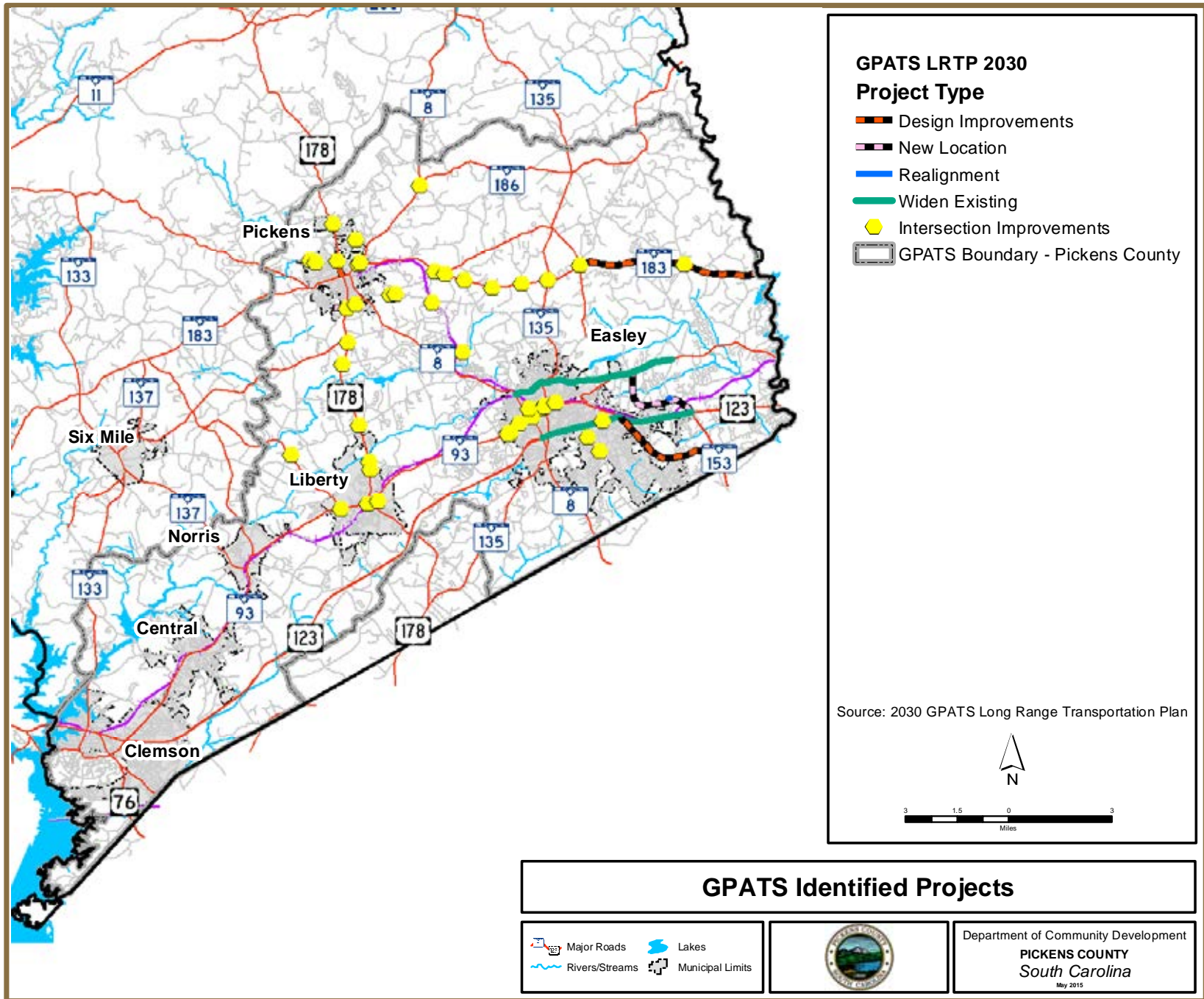
ACTIONS: Develop a road improvement schedule.

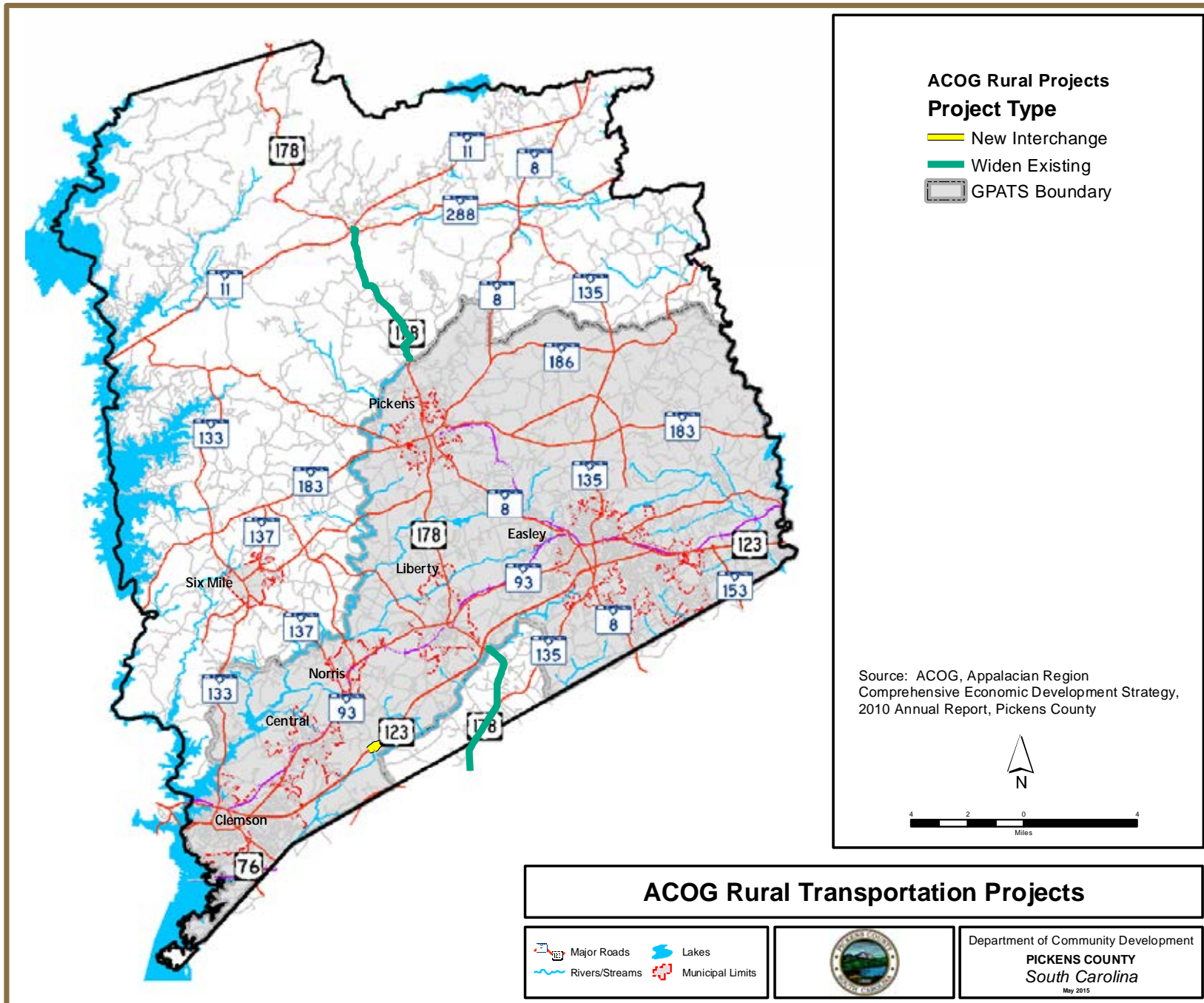
AGENCIES: County Engineer, County Council, County Administration, Planning Commission.

IMPLEMENTATION: On-Going/Continuous









LAND USE

Introduction

The *Land Use* element of the Comprehensive Plan concerns the development characteristics of the land. This element will consider existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped properties. All required planning elements influence, in some way, the land use element. The findings, projections, and conclusions from each element will, as they should, influence the amount of land needed in the future for various uses.

The Land Use element should be used as the primary tool when making land development decisions. Ideally, new land uses should be consistent with those uses encouraged and supported by the Comprehensive Plan. However, this plan and the land use element should be used as a flexible policy guide; it is not to be used as a rigid regulatory document.

Existing Land Use

Background

Pickens County covers approximately 497 square miles of land, which is equivalent to 318,080 acres; just under 297,000 acres in unincorporated Pickens County. The following table highlights the breakdown of land use category by use. This

table shows that the most common land use is residential (approximately 46.2 percent of the unincorporated portion of the county); followed by agriculture (26.6 percent). Institutional/Recreation follows at 17.9 percent of unincorporated Pickens County.

Because of terrain, location of supporting infrastructure, and services, most of the development occurring in Pickens County is located in the southern 2/3rds of the county.

Use	Total Acreage	Total Parcels	% of Total Acreage
Agriculture	78,734	4,278	26.6
Manufactured Home	6,426	2,397	2.2
Residential	137,007	26,983	46.2
Commercial	3,927	645	1.3
Residential/Commercial	2,425	128	.8
Utility/Industrial	3,329	135	1.1
Institutional/Recreation	53,113	512	17.9
Vacant	11,835	5,526	4.0

Categories – Existing Land Use

Agricultural: This category applies to property and land that is being used and/or taxed as agriculture; typical uses may include row crops, animal breeding/grazing, active silvaculture, etc.

Mobile Home: This designation applies to properties on which a mobile home is located; may apply to mobile home parks as well as parcels with individual mobile homes located on them.

Residential: The residential designation is used to describe parcels that are exclusive for single family dwelling units; exclusive of manufactured homes.

Commercial: This category includes trade establishments, offices, service operations, and retail establishments. This category denotes that a service or product is being sold on the property.

Residential/Commercial: This classification includes all rental property, including rental single family units and multi-family units.

Utility/Industrial: This category includes manufacturing, wholesale trade, warehousing, industrial, etc. Typically, the Tax Assessor classifies these properties as “State Assessed”.

Institutional/Recreation: This category includes uses intended for the public. Examples of

institutional uses are schools, churches, hospitals, and government facilities. All public recreation areas will be located in this category such as the Jocassee Gorges Preserve, Table Rock State Park, and all of the properties noted as Clemson University Forests.

Vacant: These properties lack any identifiable active use. They may be held as forested property, fields, or undeveloped/unused parcels; lacking a clear, active use.

Growth and Development Potential – Other Plans

Pickens County's future growth and development potential, and the changes that will likely stem from it, have led to a number of efforts aimed at translating and studying that potential into a format easily understandable. In 2007, a growth study, centered on the counties which encompass the Saluda River Watershed, was developed by the Strom Thurmond Institute at Clemson University. The study, titled "Modeling Growth and Predicting Future Developed Land in the Upstate of South Carolina", used computer modeling to assemble graphic illustrations of various development projections across Pickens County through 2030. Although the project did not differentiate between types of development, the results provided a look at potential development patterns based on various ranges of population growth.

The map, located on page LU-7 provides a visual representation of a 5:1 growth ratio; holding true to historical growth patterns between 1990 and 2000 for Pickens County and reflecting current land use policies if continued to 2030. Within the study, other scenarios were modeled, with the LU-2

most extreme being a 1:1 ratio which represented very dense development around existing centers of population and development.

The tables on LU-8 present the projected population growth for the 8 county study area for the year 2030 as well as the anticipated development pattern based on a growth ratio of 5:1.

Character Areas

The 2010 Draft Comprehensive Plan provided a break from the traditional future land use categories such as "high density residential, light industrial, commercial, etc.;" all which tend to be rigid both in form as well as implementation. Continuing with this comprehensive plan 5 year review, "Character Areas", as a mechanism of establishing future uses of land, will be used.

The concept of Character Areas is used to identify places and areas that show a common style, development and land use pattern, lifestyle and "feel", intensity of use, design elements, or other factors that collectively define the "character" of a place or areas, whether existing or intended in the future.

The Character Area designations indicate the types of land uses that would be compatible with the area and the infrastructure existing and expected to support that type of development. The area descriptions serve as a guide in the determination of future development plans and approvals.

The design of these distinct Character Areas is based on a classification of development patterns, their distinct differences, and their

relationship to one another as Pickens County continues to grow over the next 20 years.

Character Areas will:

- ✦ Encourage a broad approach to long range planning by integrating established citizen visions and desires with actual land use patterns.
- ✦ Provide "outside the box" ideas for land use planning.
- ✦ Allow the maximum amount of flexibility in land use planning.
- ✦ Uniquely recognize the rights of private property owners in unencumbered use of property.

Character Area Map

Map Development

The Character Area Map was developed through the analysis of current and future conditions and land use patterns as illustrated on the Existing Land Use Map, approved major development projects, topographic characteristics, natural resources, the availability of infrastructure, future land development based projections and forecasts, and citizen input during the visioning process. These analyses provided an essential base of information for Character Area development.

The Character Area Map is designed to accommodate future growth, spur economic development, and guide investments in infrastructure and services. The adoption of the Character Area Map does not indicate the future

Pickens County Comprehensive Plan: 2010-2030
implementation of zoning or other like regulation nor does it reduce one's rights of personal property ownership and use.

Map Interpretation and Use

This Comprehensive Plan is developed with the idea that the Character Area Map be used in concert with the adopted vision statements, goals, and objectives as a policy guide for future development. Plan implementation is carried out through the application of both the map and associated text as part of the review process for land use decisions, capital improvement decisions, infrastructure outlays, and public services expansion.

Character Area Descriptions

All of the land within unincorporated areas of Pickens County is located within one or another of the Character Areas described in this section. Within each Character Area description is listed the intent and description of the character area, possible uses, and potential infrastructure serving the area.

Agricultural Preservation:

The Agricultural Preservation character area provides large areas that encourage farming operations. Predominant uses include intensive agricultural production, forestry, and conservation. This character area allows for agriculturally related commercial uses and cottage industries. Very low density (1 unit per 10 acres) residential uses within the character area are the norm, with primarily scattered single-family homes, or compatible large lot, open space, and equestrian-oriented subdivisions.

Rural Places:

This area intends to maintain an agrarian character in outlying areas which include active, mostly small-scale, farming operations and large homes sites. It stands on its own as a reflection of existing character, but is also considered a "transitional" area generally in between farmland preserves and residential developments. Residential uses are low density, reflecting reliance on on-site sewage disposal systems and often well water, and generally poor soil conditions for septic tank drain fields. Public sanitary sewer will not exist in this character area. While some locations in this character area may be served by public water, generally this area will continue to rely on individual wells for water supply.

Residential Growth:

These are areas located outside identified centers that are experiencing a high volume of growth. They are designated primarily for single-family homes within conventional subdivisions. Public water is available. Public sanitary sewer may be available. Densities are medium (.5 acre lot sizes) to low (1 acre lot sizes) where public water is available. If public sewage is available, duplexes and townhomes may exist. Small-scale agricultural uses may also exist.

Urban Residential:

These areas are the closest to cities and places experiencing urbanization and growth pressures. Public water and sewage exists, and these areas are

served with urban services and facilities such as parks, community centers, libraries, and schools. The predominant use is conventional subdivisions of single-family homes. A mix of land use types, including townhomes and multi-family residences, mixed-use developments and community commercial centers typically will exist.

Neighborhood Commercial Center:

These areas are envisioned to be compact assortments of convenience-oriented retail stores and services at major rural crossroads that address demands of adjacent residents in less urbanized parts of the county. It might contain small-scaled commercial uses, such as a bank, grocery store, dry cleaners, and gas station, arranged in a village like setting. It might also include a neighborhood park or elementary school. When developed in new places, they should include sidewalks and linkages to adjacent residential areas.

Community Commercial Center:

These predominately commercial areas usually surround two major transportation corridors. They are envisioned as places with compatible mixtures of higher intensity non-residential development, such as larger scaled shopping centers and professional offices. They serve a market area of several neighborhoods. A variety of housing options may also be provided if designed in the context of a master planned development. These areas shall be designed and developed

so that they are safe, attractive, and convenient for pedestrians and motorists alike.

Commercial Gateway Corridor:

This character area was conceived to correspond with major road corridors into the county and its cities. It is intended to accommodate large-scale commercial uses serving the traveling public via automobile, including but not limited to “big box” retail stores, car dealerships, car washes, and large corporate offices; all such uses require careful site planning to ensure development interconnectivity and site development conformance with applicable parking, lighting, landscaping and signage standards. Commercial corridors are typically less pedestrian oriented than neighborhood and community centers.

Workplace Centers:

The intent of this character area is to provide a variety of tracts for industry and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and researching, wholesale companies, and similar businesses. Developments adhering to planned development principals are encouraged, with a high quality overall architectural appearance.

Institutional and Educational:

This category corresponds with sites and facilities in public, or private, ownership for such uses as schools, churches,

cemeteries, and public offices. Because of the nature of designating property for future public uses, this character area will typically reflect existing use of the area.

Recreational and Open Space:

This category corresponds with parks and areas designated for conservation. It includes such places as forested tracts owned by Clemson University, the State of South Carolina, and Pickens County. Flood plains and stream buffers will typically be included in this category since they are generally not developable, or are developable under very limited and strict circumstances.

Goals and Objectives

Vision Statement/Element Goal

“Our vision is to mitigate the impact of development by encouraging the conservation of the agricultural character and natural resources of Pickens County; while protecting the rights of land owners.”

Element Objectives

- Manage growth along the Hwy 123 corridor that considers aesthetics, traffic patterns, and safety
- Promote the use of old mill sites and vacant/abandoned buildings for residential and commercial developments

- Plan for new industrial and office space as well as additional commerce parks
- Preserve the small town feel, the sense of rural character, and the overall sense of community
- Encourage different communities to build on their distinctive characteristics
- Encourage future community planning that considers the need for green space, walkable communities, public parks, recreation, biking/walking paths, and youth activities
- Promote education on the benefits of the conservation of agricultural lands

Policies and Implementation

POLICY: Revisit the county development standards as necessary and tailor those policies to reflect the unique characteristics of the Character Areas.
 ACTIONS: Revise the Unified Development Standards Ordinance as necessary.
 AGENCIES: Department of Community Development, Planning Commission, County Council
 IMPLEMENTATION: 2015



POLICY: Cooperate with local municipalities and public service providers on criteria for annexations, provision of public services (water, sewer, school siting, etc.) and designation of, and land uses and development standards.

ACTIONS: Establish formal communication protocols that promote discussion of development proposals with our cities and surrounding counties, to ensure consistency with the strategies proposed in the Comprehensive Plan

AGENCIES: Department of Community Development, Planning Commission, County Council

IMPLEMENTATION: 2015-2020

POLICY: Encourage higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities and development standards.

ACTIONS: Coordinate infrastructure construction to more closely reflect the land use patterns of the municipalities.

AGENCIES: Planning Commission, County Municipalities

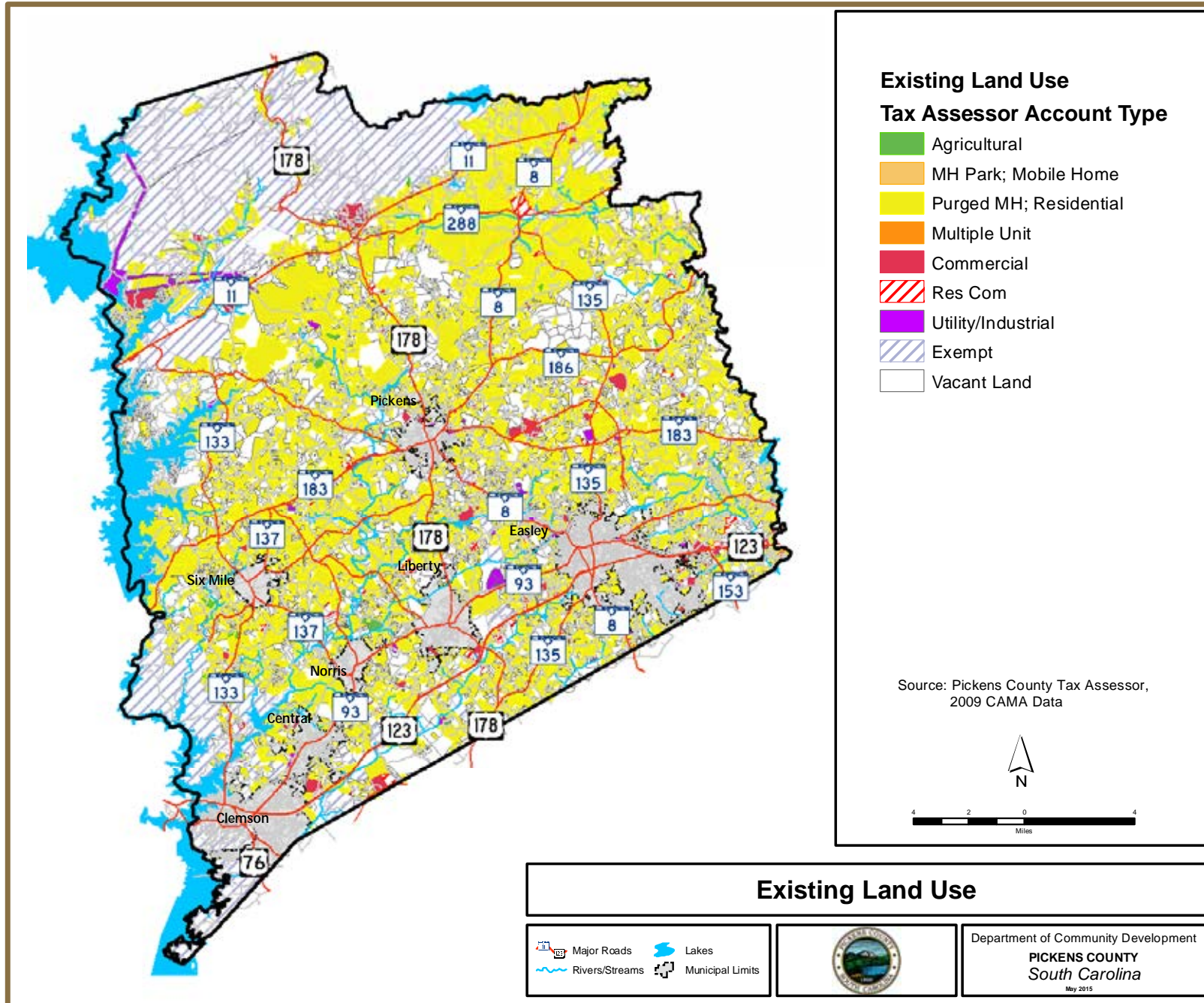
IMPLEMENTATION: 2015/Continuous

POLICY: Develop guidelines and standards for the implementation of overlays or corridor design standards.

ACTIONS: Establish a set of standards for all overlays in Pickens County.

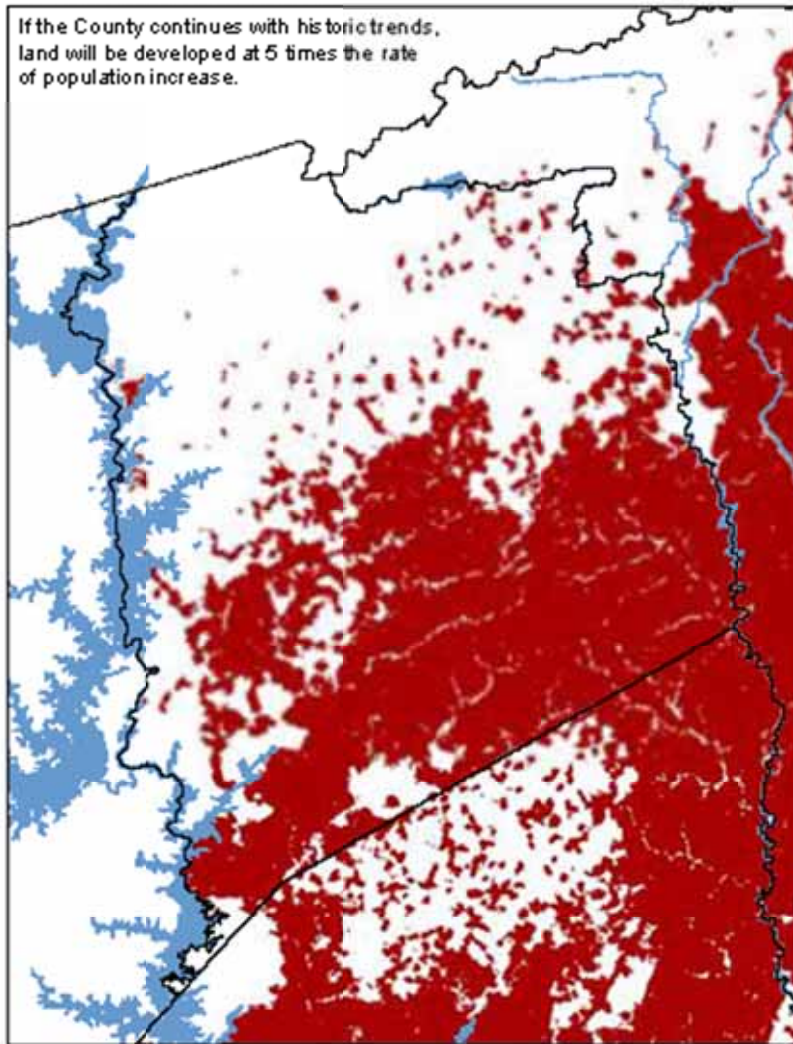
AGENCIES: Planning Commission, Department of Community Development

IMPLEMENTATION: 2015-2020

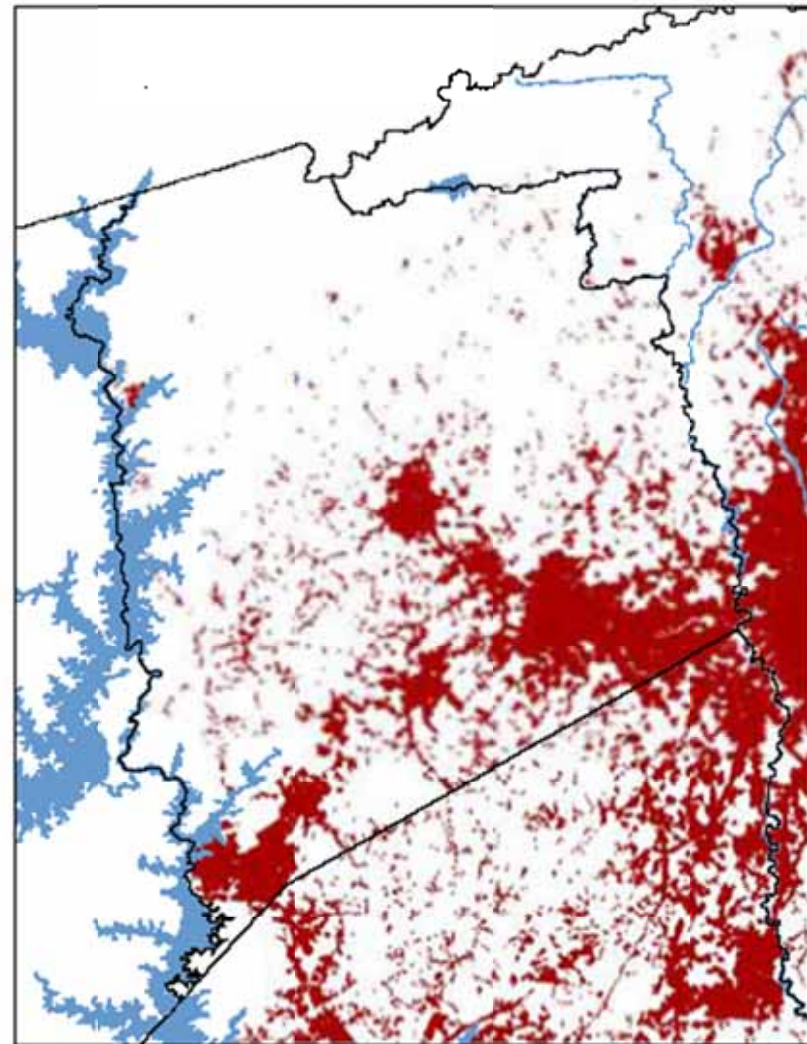


Pickens County 2030 Growth Projections

5:1 Ratio of Developed Land Growth to Population Growth



1:1 Ratio of Developed Land Growth to Population Growth



Data provided by the Strom Thurmond Institute. Reference the full study report:
Campbell C., et al. 2007. Modeling Growth and Predicting Future Developed Land in the Upstate of South Carolina.

Selected Data Tables
 “Modeling Growth and Predicting Future Developed Land in the Upstate of South Carolina”
 Strom Thurmond Institute, Clemson University, 2007

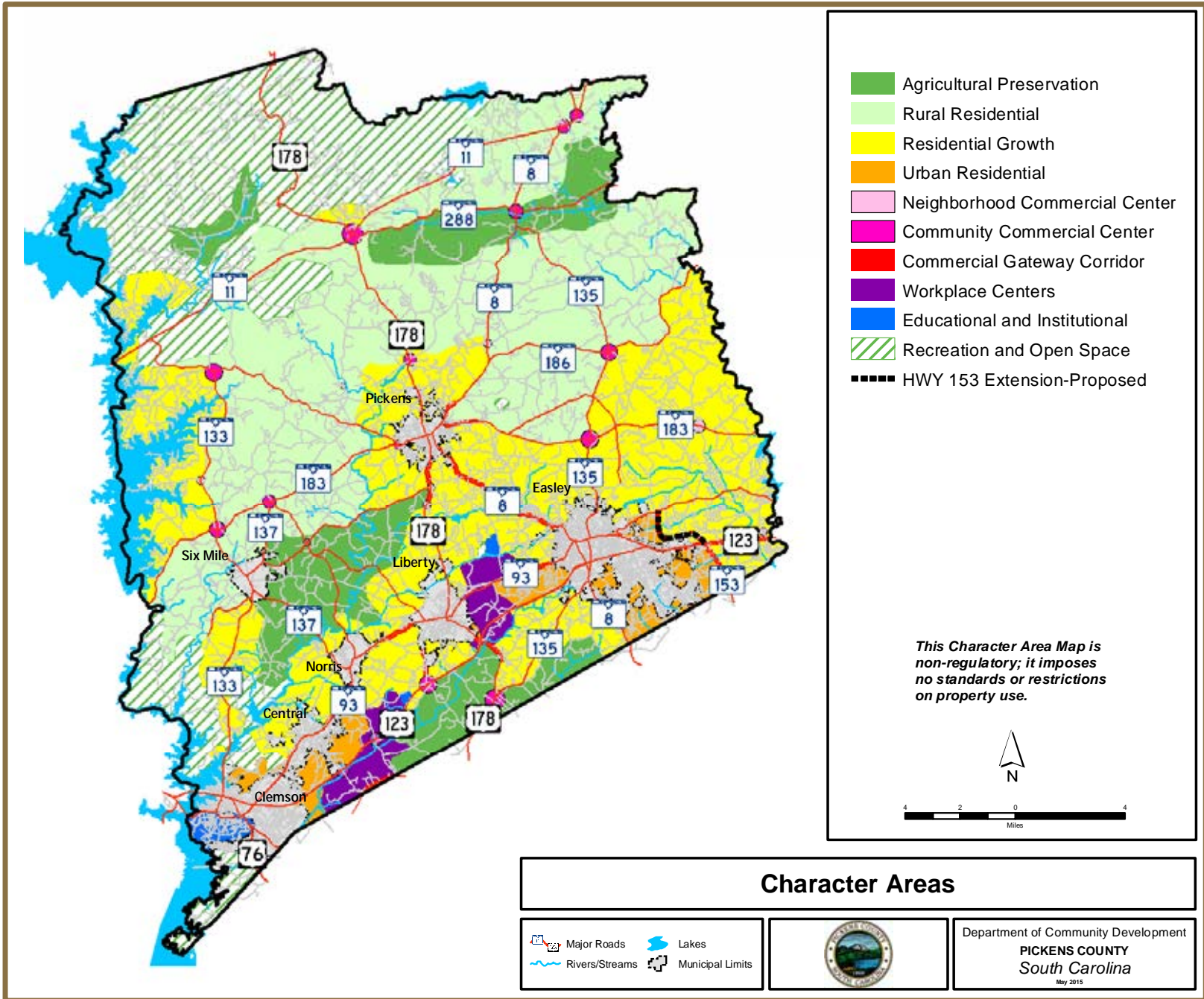
County	Total Area (acres)	Population				
		1990	2000	1990-2000 Change (%)	2030	2000-2030 Change (%)
Greenville	510,073	320,167	379,616	18.6	521,990	37.5
Spartanburg	524,274	226,800	253,791	11.9	332,450	31.0
Pickens	327,316	93,894	110,757	18.0	154,610	39.6
Anderson	484,660	145,196	165,740	14.1	215,380	30.0
Laurens	461,945	58,092	69,567	19.8	92,310	32.7
Newberry	414,133	33,172	36,108	8.9	43,580	20.7
Abbeville	326,955	23,862	26,167	9.7	30,790	17.7
Greenwood	296,175	59,567	66,271	11.3	81,160	22.5
Total	3,345,532	960,750	1,108,017	15.3	1,472,270	32.9

Developed Land Area for the 8 counties in the STI study area in 1990 and 2000.

County	Developed Land (acres)		Change (%)
	1990	2000	
Greenville	52,015	137,823	165
Spartanburg	43,456	130,710	200.8
Pickens	16,632	48,335	190.6
Anderson	49,296	107,055	117.2
Laurens	20,913	51,030	144
Newberry	13,968	35,373	153.2
Abbeville	11,373	28,297	148.8
Greenwood	15,092	37,712	149.9
Total	222,745	576,336	158.7

2030 developed land targets based on the 5:1 growth ratio.

County	2030 (acres)
Greenville	359,466
Spartanburg	460,579
Pickens	146,366
Anderson	235,201
Laurens	109,728
Newberry	96,542
Abbeville	65,467
Greenwood	92,169
Overall	1,523,667





PRIORITY INVESTMENT

Introduction

The South Carolina Priority Investment Act (PIA) amended the South Carolina Local Government Comprehensive Planning Enabling Act by requiring a Priority Investment Element be added to all local comprehensive plans in South Carolina. The purpose of the *Priority Investment Element* is to improve governmental efficiency by requiring a higher level of coordination among local governments and other local or regional public service providers. Improved coordination among these organizations will result in future development that, in theory, is more cost effective and more efficient in the consumption of land and resources.

10-Year Capital Needs

The Planning Commission is charged with identifying a list of those capital projects in Pickens County that are anticipated to be funded with public monies in next 10 years. The list of projects is to be reviewed and considered as part of the Planning Commission’s annual recommended prioritization of projects for County Council. The source of projects to be considered on the list may be, but is not limited to, the listed needs of various County agencies on their 5-year Capital Improvement Plans (CIP), school board building programs, and other public infrastructure and facility requirements identified as critical to the citizens of Pickens County. Projects have not yet been identified by the

Planning Commission. Once the Comprehensive Plan has been adopted, the next order of business for the Planning Commission will be to work on a “Ten Year Capital Needs Plan for Pickens County” and incorporate that list in this plan.

Funding Options

Bonds

The primary source of revenue for county capital projects are General Obligation Bonds (G.O. Bonds). G.O. Bonds are secured by the County’s projected future property tax revenue stream. It should be noted that the State of South Carolina limits the amount that local governments can borrow through G.O Bonds to 8% of the assessed value of the County’s taxable property. Although

In order to project the amount of capital funding that Pickens County may reasonably expect to be able to access through bonds in the coming decade, it is necessary to review past activity and bonding capacity. It should be emphasized that the amounts derived through this process are based on history, and although relevant for the purposes of this examination, may not necessarily indicate future conditions. The table below shows the total taxable assessed values for Pickens County from 2009 to 2014. The utilization of the values recorded over a 5-year period will typically include at least one reassessment of all taxable properties in the County, thereby updating those values and improving the accuracy, and making it possible to establish reasonably reliable averages to use in projecting future funding levels into the near future.

Total Taxable Assessed Value by Fiscal Year (\$)							Average Assessed Value	% (+/-)
2009	2010	2011	2012	2013	2014			
420,697,356	421,939,814	442,023,365	444,177,843	451,884,634	461,980,292	440,450,551	6%	

the state does allow for the approval of additional bonds by referendum in certain cases, it is not possible to anticipate the outcome of such votes; therefore, only those funds available within the 8% limit can be considered a steady funding source.

It is possible to establish a projected annual increase of 6% over the next 10 years, using the average assessed value of \$440,450,551. The following table outlines the projected debt limit for Pickens County through the year 2025.

Projected Debt Limit for Pickens County: 2010-2025

Year	Assessed Value	Debt Limit	Bond Balance	Debt Margin
2010	421,939,814	33,755,185	10,977,065	22,778,120
2011	442,023,365	35,361,869	9,738,018	25,623,851
2012	444,177,843	35,534,227	8,410,849	27,123,378
2013	451,884,634	36,150,771	7,025,234	29,125,537
2014	461,980,292	36,958,423	5,570,834	31,387,589
2015	489,699,110	39,175,929	4,082,304	35,093,625
2016	519,081,056	41,526,484	2,534,276	38,992,208
2017	550,225,919	44,018,074	2,276,372	41,741,702
2018	583,239,475	46,659,158	2,008,200	44,650,958
2019	618,233,843	49,458,707	1,729,350	47,729,357
2020	655,327,874	52,426,230	1,439,396	50,986,834
2021	694,647,546	55,571,804	1,137,896	54,433,908
2022	736,326,399	58,906,112	824,389	58,081,723
2023	780,505,983	62,440,479	498,397	61,942,082
2024	827,336,342	66,186,907	159,423	66,027,484
2025	876,976,522	70,158,122	0	70,158,122

regular set-aside could be to escrow the monies for specific multi-phased projects to be accomplished over a long period of time, or for those items that require significant upgrades on an ongoing basis. Also, for those projects that primarily serve only a limited region of the County but stimulate additional development, such as the expansion of infrastructure, it may be appropriate to designate a portion of the tax increment stemming from the new development, either to replenish the fund of designated monies, or to accomplish additional phases of the project.

Special Tax- The tax, which has already been used in several other South Carolina counties, is governed by strict state guidelines that limit the applicability of funds primarily to the development and construction of a project. In brief, a 6-member commission made up of representatives from both the incorporated and unincorporated areas of the county creates a list of projects to be funded by the tax. The list is presented to County Council, who may either approve or reject the specified projects with no changes. If approved, the list of projects and projected costs are then part of a referendum question that must be voted on by the electorate. A majority vote supporting the tax initiates the levy, which will be in place no more than 7 years, with the tax ending sooner if actual revenues exceed the projected amount. If such an effort succeeds, the tax will be a reliable funding source for some projects; however, as with efforts to exceed the 8% assessable value limit on bond capacity by referendum, the outcome of votes cannot be reliably anticipated. Therefore, prior to the successful implementation of the one-cent capital infrastructure tax, it cannot be considered a steady funding source for future capital needs.

Grants- The use of grants become an increasingly important revenue component for many communities, with Pickens County being no different. In recent years, grants from state and federal agencies have enabled the County to move ahead with a number of projects that would otherwise have been delayed, or possible even never realized. In spite of their value in providing needed funding, however, grants are at best of limited value for planning purposes, for the availability of funds needed for a specific project can seldom be reliably anticipated far enough in advance to allow for them to be considered a steady funding source. The competition for a limited pool of money from an ever growing number of potential applicants, combined with and the impact of the whims of economics and political moods, often results in an ever-changing amount of grant funds. Grant money, therefore, while a wonderful supplement to turn to for specific capital projects, should not be considered a major steady source of revenue.

Impact Fees- A major revenue source for funding capital projects in some South Carolina counties is development impact fees. In spite of the fact that Pickens County has not enacted impact fees to date, they continue to receive public support as an option for funding roads, parks, libraries, and other capital improvements. It should be noted, however, that the South Carolina Development Impact Fee Act imposes a number of stringent requirements on local governments seeking to develop a program. For example, prior to adoption of any impact fee for residential units, the local government must study and publish a report on the potential impacts of the fee on affordable housing within the jurisdiction. Also, the local ordinance creating the fee must specify the improvement that the money is to be used for, with the amount of the fee being based on verified costs or estimates established by

The legal debt margin for Pickens County is projected to increase in the coming decade from \$35,093,625 to \$50,986,834 because of increased assessed property values and the elimination of current bonded indebtedness. Naturally, any additional bonds utilized to fund capital projects in the interim would directly reduce the available amount, as would any significant decrease in assessed property values.

Other Sources

Designated Funds- Another option to provide a regular funding source for capital projects is to designate a specific portion of annual revenues as a 'set aside' for capital projects. Naturally, such a plan would only cover a limited portion of the overall capital needs of the County, but it would serve as a steady funding source for the purposes of planning for projects. One possible use for a

Pickens County Comprehensive Plan: 2010-2030

detailed engineering studies. Once adopted, impact fees may be applied only for the period stated in the enacting ordinance, with all monies collected from the fee identified in a published annual report, detailing the collection, appropriation, spending of any portion. As a result, impact fees are an alternative for Pickens County to consider as a funding source for future capital improvements, but the creation of a program will likely require significant assistance from an experienced consultant.

User Fees- Currently, Pickens County collects user fees for utilizing county-owned facilities; specifically use of the facilities at Mile Creek Park and utility user fees collected by the Public Service Commission. Although they can be considered a steady source of funding, user fees and other miscellaneous type of revenue typically generate only a portion of the amount associated with constructing and operating a facility. There are exceptions, however, for facilities such as recreation complexes many times combine these fees with concession monies, entry fees for events, and other miscellaneous revenues to achieve profitability, which can in turn be used to retire debt or upgrade a facility. Other types of facilities, however, simply do not lend themselves to the application of user fees. When appropriate, therefore, the County should consider user fees and other miscellaneous revenue as a funding source for capital projects.

Goals and Objectives

Vision Statement/Element Goal

"Our vision is to foster coordination and cooperation among all of Pickens County's local governments in prioritizing the investment of public funds in our county."

Element Objectives

- Set appropriate 10-year priorities for water, sewer, roads/transportation, community facilities and schools
- Devise a mechanism that will promote cooperation between municipalities
- Build greater cooperation and coordination between Clemson University, Southern Wesleyan University, Tri-County Technical College, Pickens County School District, and the communities in Pickens County
- Build collaboration among government agencies and economic development organizations to provide infrastructure to attract new businesses and industries
- Align development of new water, power, communications, and sewer lines to meet economic development demands and environmental concerns, and whenever practical, encourage and direct development to where infrastructure already exists

- Identify available funding sources and establish priority investment areas
- Encourage coordination of public facilities and services to support the implementation of Character Areas as identified in the Comprehensive Plan

Policies and Implementation

POLICY: Set appropriate 10-year priorities for water, sewer, roads/transportation, community facilities and schools

ACTIONS: Establish an initial "Ten Year Capital Needs Plan for Pickens County"

AGENCIES: Planning Commission, County Council, School District of Pickens County, Other County Departments, all Cities

IMPLEMENTATION: 2016





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