

Table of Contents

**PICKENS COUNTY,
SOUTH CAROLINA
COMPREHENSIVE PLAN**



*“Promote Economic Prosperity While Preserving
Our Cultural Heritage, Our Sense of Community, and
Our Natural Resources”*

ACKNOWLEDGEMENTS

Pickens County would like to thank everyone involved in the creation of this comprehensive plan. It was a complex and extensive process that could not have been completed without the assistance of the various agencies and citizens of the county. The assistance is not over, however. The county will need continued help throughout the implementation of the plan. It will take a great deal of help from the citizens of Pickens County to fulfill the goals and objectives that are set forth in this plan.

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VISION FOR THE FUTURE

Pickens County is a progressive county providing a mix of urban and rural lifestyles. It endeavors to ensure the quality of its lifestyles through proper planning, which encourages:

- Economic growth, which would promote job opportunity,
- Protection and preservation of forests and farmland,
- Urban development to occur primarily contiguous to the existing cities,
- Rural development throughout the county,
- A spectrum of development compatible with the lifestyles of Pickens County, and
- Protection of the mountains and lakes, including parks, to enhance family recreation, and tourism.

The statements above constitute the goals for Pickens County. They can be accomplished by achieving the objectives stated for each of the elements of this comprehensive plan.

Pickens County pledges to cooperate with municipalities within the county, as well as the region, to ensure fulfillment of this vision.

Table of Contents

<u>Chapter 1: INTRODUCTION</u>	10
Pickens County, South Carolina.....	11
Legislation and Contents.....	11
Purpose.....	12
Public Participation.....	13
<u>Chapter 2: POPULATION</u>	16
<i>Adopted December 2004</i>	
Introduction	17
Historical Population Trends	17
Regional Population Trends	17
Local Population Trends.....	18
Density	19
Population Characteristics.....	23
Urban Population.....	23
Race	23
Gender	24
Age Group	24
Population with Mobility or Self Care Limitation.....	25
Poverty Status	25
Projections	25
Socioeconomic Variables	26
Educational Attainment.....	26
Households	27
Income.....	29
GOALS AND OBJECTIVES	31
POLICIES AND RECOMMENDATIONS	33
<u>Chapter 3: ECONOMIC DEVELOPMENT</u>	35
Introduction	36
Existing Conditions.....	36
Commuting Patterns	36
Employment	38
Income.....	40
Economic Base Analysis	45
Employment by Industrial Sector.....	46
Commerce and Trade.....	49
Major Employers.....	51
Job Creation and Capital Investment.....	52
Forecasts	56
GOALS AND OBJECTIVES	60
POLICIES AND RECOMMENDATIONS	61
<u>Chapter 4: CULTURAL AND HISTORICAL RESOURCES</u>	65
Introduction	66

History of Pickens County	66
Historical Sites and Structures	69
National Register of Historic Places	69
Other Sites of Historical Significance.....	75
Recreation.....	78
Area Golf Courses.....	81
Arts and Entertainment	81
Museums and Galleries.....	81
Area Race Tracks.....	82
Markets.....	82
Performance Facilities	82
Festivals	83
Religious Culture.....	84
GOALS AND OBJECTIVES.....	85
POLICIES AND RECOMMENDATIONS.....	86
<u>Chapter 5: COMMUNITY FACILITIES</u>	90
<i>Adopted December 200491</i>	
Introduction	91
Transportation	91
Road Classification.....	92
Service Levels	94
Transportation Modes.....	94
GPATS	95
Public Safety	98
Police.....	98
Fire Protection	100
Health and Emergency Services	101
Emergency Medical Services	101
Hospitals.....	101
Emergency Management	102
Education and Libraries	103
Public Schools.....	103
Colleges and Universities	108
Libraries.....	110
Parks and Recreation.....	111
Solid Waste Management	113
Wastewater Management	114
Service Areas and Providers	114
Septic Tanks.....	115
Future Plans	115
Water Supply, Treatment, and Distribution	117
Water Systems	117
Pickens County Water Authority	117
Water Sources and Quality.....	117
Current Consumption	119
Lines and Service Areas.....	119

Treatment Facilities and Capacities.....	119
Future Plans	120
GOALS AND OBJECTIVES	121
POLICIES AND RECOMMENDATIONS	123
Chapter 6: HOUSING	130
Introduction	131
Housing Characteristics	131
Affordability/Accessibility	135
Overview of Housing Stock	139
Existing Housing Stock.....	139
Changes in Housing Stock	140
Pickens County Housing Quality	142
GOALS AND OBJECTIVES	143
POLICIES AND RECOMMENDATIONS.....	144
Chapter 7: NATURAL RESOURCES.....	1146
Introduction	147
Climate	147
Topography	148
Slope	148
Mountaintops.....	149
Soils	150
Hydrology	152
Floodplains.....	153
Water Quality	155
Ground Water	155
Surface Water	156
Natural Resource Economics.....	157
Agriculture.....	157
Mining, Logging, Fishing, Hunting.....	158
GOALS AND OBJECTIVES	159
POLICIES AND RECOMMENDATIONS	160
Chapter 8: LAND USE	164
<i>Adopted December 2004</i>	
Introduction	165
Background	165
Land Use Classification.....	165
GOALS AND OBJECTIVES	168
POLICIES AND RECOMMENDATIONS	170
Chapter 9: IMPLEMENTATION.....	172
Introduction	173
APPENDIX.....	191
Definitions	191
Sources.....	193

List of Maps

1-1: Upstate Counties.....	
1-2: South Carolina Regions.....	
1-3: Pickens County Census Tracts	
2-1: Population by Census Tract, 2000.....	
2-2: Population Density by Census Tract, 2000	
2-3: Dot Density, 2000.....	
2-4: Number of Housing Units by Census Tract, 2000	
2-5: Median Household Income, 2000.....	
3-1: Per Capita Income by Census Tract, 1995	
3-2: Median Household Income by Census Tract, 1995.....	
4-1: Cultural and Historical Points of Interest	
5-1: U.S. and State Routes	
5-2: Major Transportation Linkages	
5-3: GPATS Future Projects	
5-4: Fire Protection and Law Enforcement Facilities.....	
5-5: Health and Rescue Facilities	
5-6: Pickens County Public Schools.....	
5-7: Area Colleges and Universities	
5-8: Major Recreation and Conservation Areas.....	
5-9: Water Districts.....	
7-1: Elevation.....	
8-1: Current Land Use	

List of Tables

2-1: Upstate Population Trends	
2-2: Components of Population Change 1990-2000.....	
2-3: Pickens County Population Trends	
2-4: Population by Race.....	
2-5: Age Distribution	
2-6: Upstate Population Projections.....	
2-7: Educational Attainment	
2-8: Pickens County Housing Units.....	
3-1: Major Employers	
3-3: Upstate International Companies	
3-4: Pickens County International Companies	
3-5: Location Quotients, 1990	
4-1: Religious Institutions Inventory	
5-1: Road Classification.....	



Chapter 1

Introduction

Pickens County, South Carolina

Pickens County is located in Northwest South Carolina, an area that can be referred to as *the Upstate, Upcountry, or Appalachian Region*. Located in the foothills of the Blue

Pickens County, South Carolina Facts and Statistics:
Year Established: 1868
Area: 497 square miles
Population, 2000: 110,757
Municipalities and 2000 population:
Central: 3,522
Clemson: 11,897
Easley: 17,754
Liberty: 3,009
Norris: 847
Pickens: 3,012
Population change 1990-2000: +17.9%
Urban/rural population: 58%/42%
Elevation range: 600 ft. to 3560 ft.
Average temperature: 61°F

Ridge Mountains, the region has recently become subject to rapid growth (Figure 1-1). Areas along I-85, including the Upstate, are among the fastest growing regions in the nation—and forecasts indicate that this will continue. Pickens County is part of a region that enjoys a low cost of living, affordable home prices, and abundant natural amenities.

As a county that will experience substantial growth, Pickens County can anticipate many challenges to its composition and character. These challenges will strain natural resources and physical infrastructure, making proper planning an essential public function.

Legislation and Contents

In 1994, the South Carolina General Assembly passed the *South Carolina Local Government Comprehensive Planning Enabling Act*. This act outlines the tools, practices, and methods involved in local government planning. The first essential step of the planning process is the creation and adoption of a comprehensive plan.

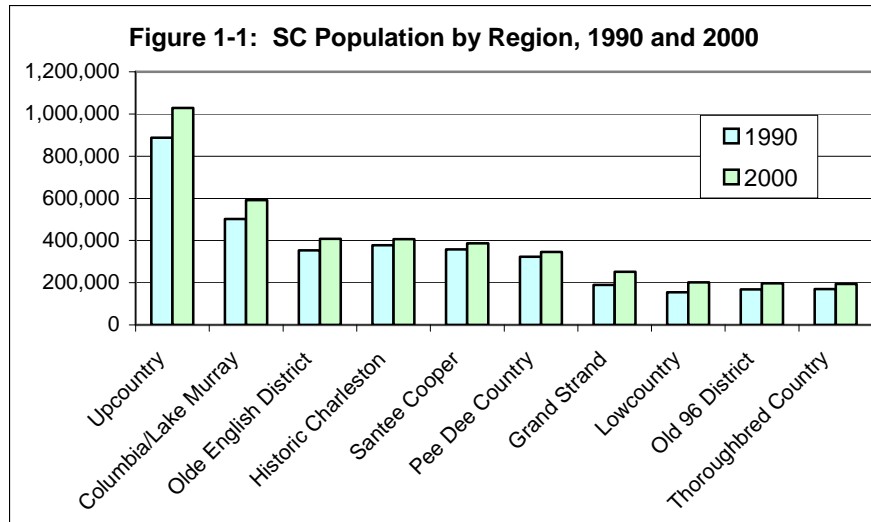
According to the Act, there are seven elements that must be included:

- Population
- Economics,
- Natural Resources,
- Cultural Resources,
- Community Facilities,
- Housing, and
- Land Use

The Act instructs that each element address existing conditions, a statement of needs and goals, and implementation strategies with time frames. A chapter is dedicated to each of these elements, beginning with Chapter 2.

The **Population** element examines demographic conditions, trends, and projections. It includes statistics on race, sex, and age, and demonstrates the spatial distribution of these characteristics.

The **Economic Development** element includes historic trends and projections of income, employment characteristics, commuting patterns, economic base analysis, commerce, and trade.



The **Natural Resources** element includes information on slope, soil type, soil bearing capacity, water quality, floodplain, and other matters relating to the natural environment.

The **Community Facilities** element of the Comprehensive Plan describes the infrastructure, property, and spaces that are operated for the benefit of the public. It examines the existing conditions of these facilities, the challenges they will face, and planned improvements.

The **Housing** element is an analysis of the quality and quantity of the housing stock in the county. The element includes housing stock, location, type, affordability, and housing needs.

The **Land Use** element includes an analysis of current land cover. It also evaluates and synthesizes the findings, objectives, and policies that are established within the plan.

Purpose

The Pickens County Comprehensive Plan is a guide for future decisions regarding the development of Pickens County. It provides a framework that will help balance disparate interests in determining proper planning decisions. These informed decisions will allow the county to develop in a manner that is consistent with the values and goals of the community and meet the needs of a growing population.

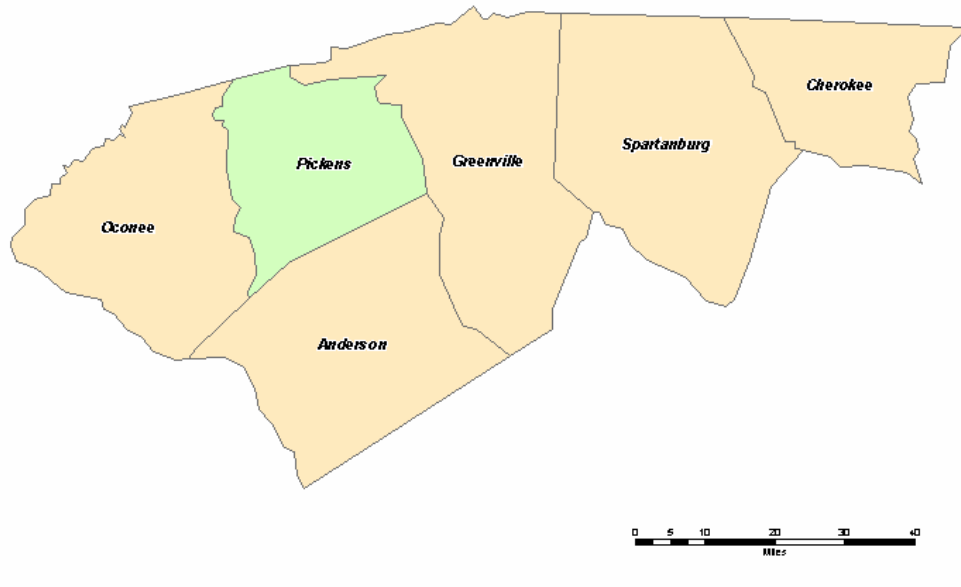
Public Participation

The 1994 Act dictates that there be broad citizen participation when developing the comprehensive plan. Direct citizen involvement is necessary to ensure the success of the plan. It is important that the involvement be a close and continuing collaboration between the government agencies and staff with the citizens of the community.

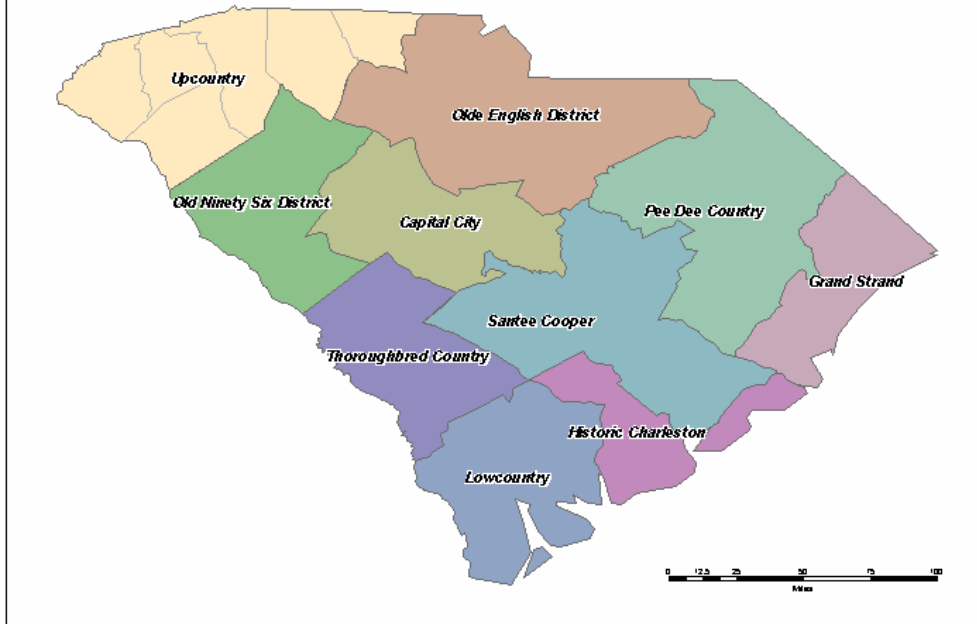
Pickens County attempted to get the most involvement from the citizens by creating a task force for each element of the comprehensive plan. Advertisements informing the public about the task force meetings were placed in the local newspapers before the actual creation of the groups. The goal of each task force was to establish goals and objectives that they felt were vital to the creation and implementation of the plan. The groups discussed issues that concerned them and established objectives to meet the goals they set forth. The regular meetings were lively and productive, and their results directly relate to the objectives that are set forth in this plan.

It is important that this public participation continue throughout later phases of the plan. Integral to the local planning, public participation is encouraged at council and commission meetings.

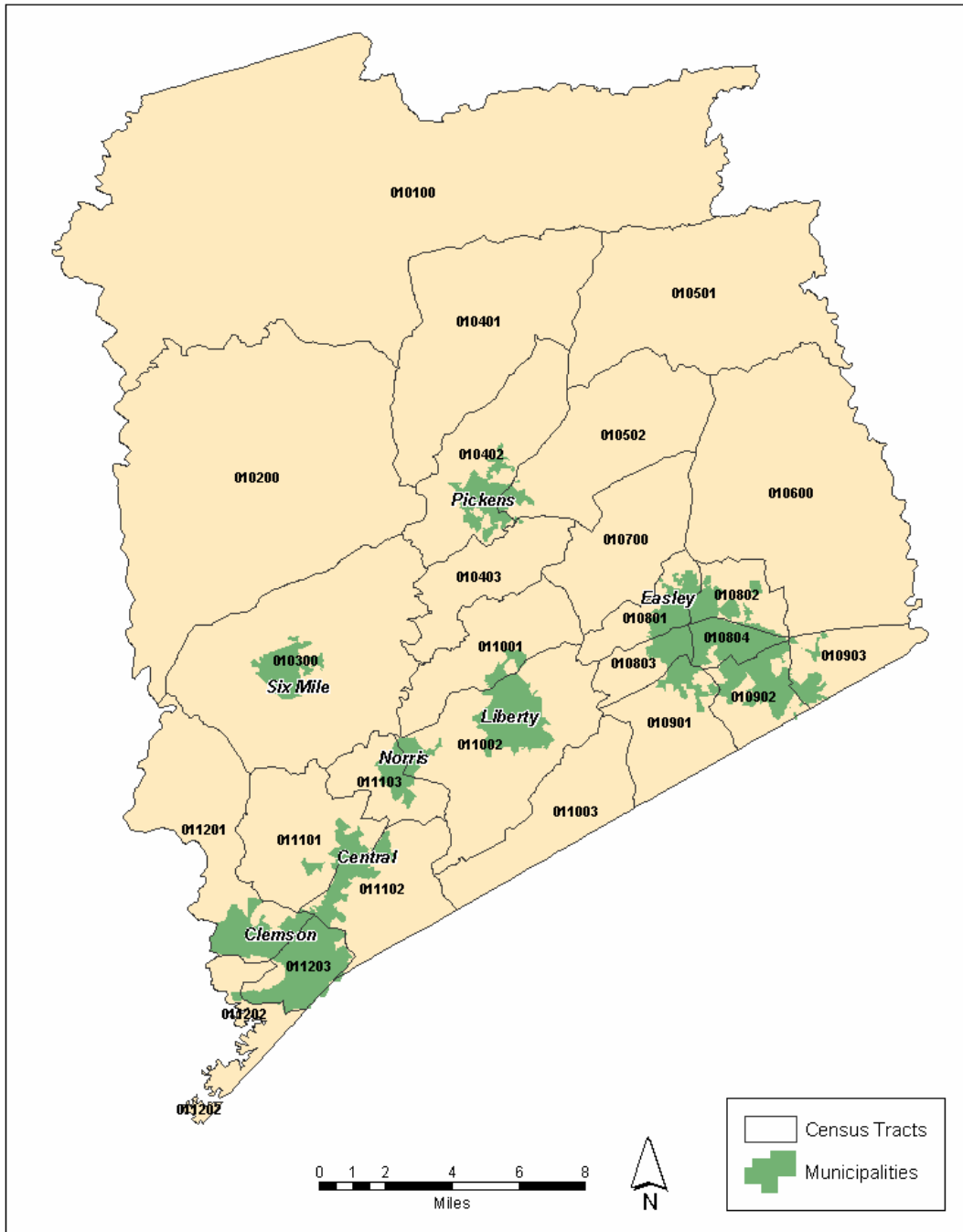
Map 1-1: Upstate Counties



Map 1-2: South Carolina Regions



Map 1-3: Pickens County Census Tracts



Chapter 2

Population



Introduction

Population is a key element of any study addressing the future development of Pickens County. The population element of the comprehensive plan measures and analyzes the past, present, and future location, makeup, and growth of the Pickens County population. It defines the characteristics of the population, and how the existing population affects the present and future of the area. The information derived from this analysis will be important in determining the needs of area citizens and how to most efficiently serve those needs.

Historical Population Trends

Regional Population Trends

In 2000, Pickens County had a population of 110,757. Of the six upstate counties, Pickens has the fourth largest population. Table 2-1 shows the population trends for the Upstate counties, from 1970-2000. As the table shows, Pickens County has grown at a faster rate than all other counties in the Upstate since 1970, including a rate of 17.9% from 1990-2000. This 17.9% rate was the third highest rate in the Upstate from 1990-2000, the fastest growing region in the state. Overall, Pickens has grown at a faster rate than the rest of the state since both 1970 and 1990.

Table 2-1. Upstate Population Trends

Area	1970	1980	1990	2000	% Change 1990-2000	% Change 1970-2000
Anderson County	105,474	133,235	145,177	165,740	14.2%	57.1%
Cherokee County	36,791	40,983	44,506	52,537	18.0%	42.8%
Greenville County	240,744	287,913	320,167	379,616	18.6%	57.7%
Oconee County	40,728	48,611	57,494	66,215	15.2%	62.6%
Pickens County	58,956	79,292	93,896	110,757	17.9%	87.9%
Spartanburg County	173,724	203,023	226,793	253,791	11.9%	46.1%
Upstate	656,447	793,057	888,033	1,028,656	15.8%	56.7%
South Carolina	2,590,713	3,121,820	3,486,703	4,012,012	15.1%	54.9%

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

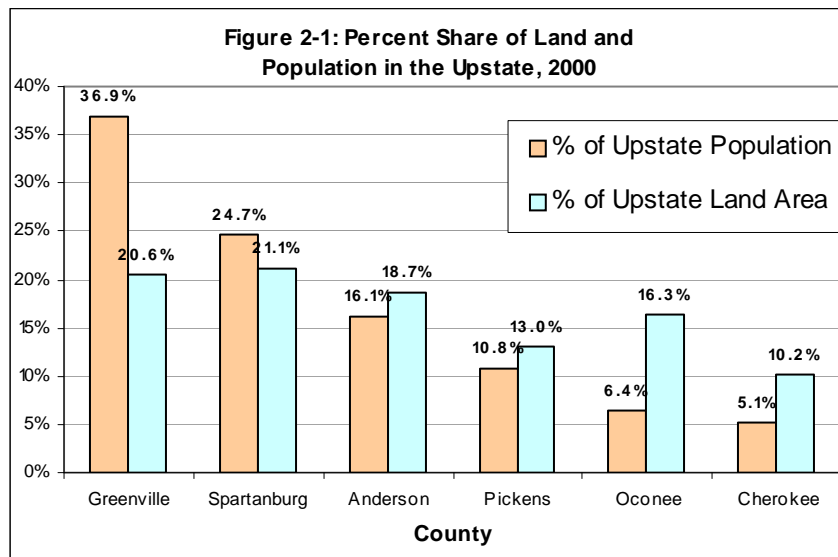
Table 2-2 displays factors that influence population change. The table indicates that approximately three-fourths of the population growth from 1990-2000 was a result of migration. Among Upstate Counties, Pickens County ranked fourth in population change as a result of natural increase, as well as fourth as a result of a migration.

Table 2-2. Upstate South Carolina, Components of Population Change, 1990-2000

Area	Population Change	Births	Deaths	Natural Increase	Migration
Anderson County	20,563	20,815	15,173	5,642	14,921
Cherokee County	8,031	6,889	4,602	2,287	5,744
Greenville County	59,489	49,278	29,017	20,261	39,228
Oconee County	8,721	7,629	5,716	1,913	6,808
Pickens County	16,861	12,660	8,082	4,578	12,283
Spartanburg County	26,998	33,040	23,536	9,504	17,494
South Carolina	525,702	539,334	328,549	210,785	314,917

Source: 2000-2001 Statistical Abstract, SC Office of Research and Statistical Services.

The total land area of the six Upstate counties is 3,836 square miles. As the chart indicates, Pickens County has 11% of the population on 13% of the total Upstate area. Figure 2-1 shows percentage of land area in comparison with the percentage total upstate population within each of the upstate counties.



Source: 2000 U.S. Bureau of the Census

Local Population Trends

Within Pickens County there are six incorporated municipalities: the Town of Central, the City of Clemson, the City of Easley, the Town of Liberty, the Town of Norris, and the Town of Pickens. Table 2.3 shows population change for the incorporated areas of the county, as well as the entire county. Central and Easley were the only incorporated areas within the county that had a population gain from 1995 to 2000, with Central having the greatest population change with a 49.8% growth rate. Overall, the incorporated areas experienced a total population growth of 1,197 people, which accounts for 13% of the total population growth of the county from 1995-2000.

Table 2-3. Pickens County Population Trends

Area	1995	1996	1997	1998	1999	2000	% Change 1995-2000
Central	2,351	2,332	2,300	2,295	2,514	3,522	49.8%
Clemson	12,184	12,156	12,086	12,336	12,529	11,897	-2.4%
Easley	16,625	16,856	17,490	17,703	17,998	17,754	6.8%
Liberty	3,419	3,451	3,465	3,517	3,775	3,009	-12.0%
Norris	1,075	1,097	1,116	1,147	1,150	847	-21.2%
Pickens	3,190	3,225	3,245	3,297	3,735	3,012	-5.6%
Pickens County	101,797	103,329	104,865	107,042	108,126	110,757	8.8%

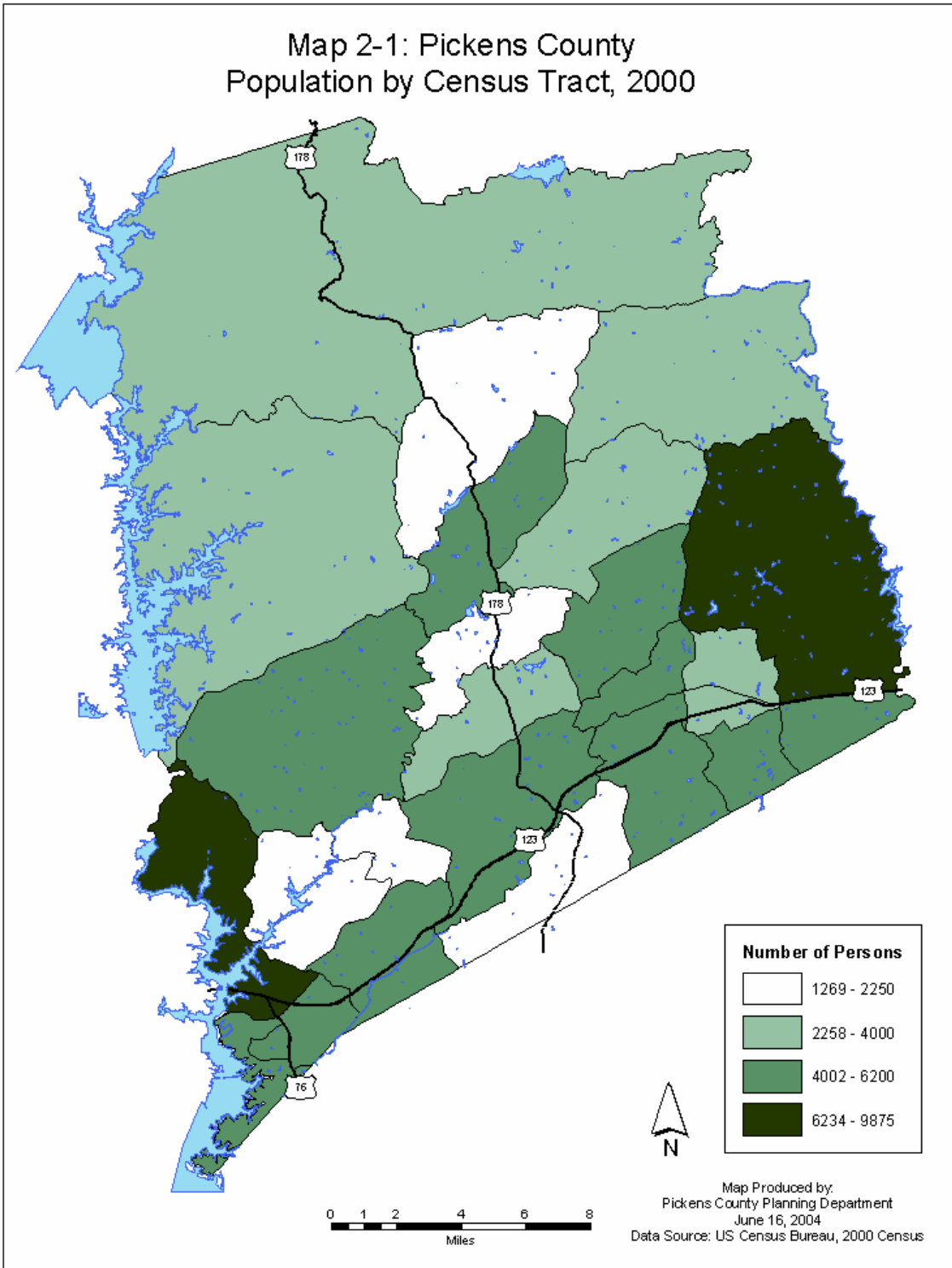
Source: Appalachian Council of Governments, 1998-2001 Upstate Profile

Map 2-1 shows the number of persons by census tract for Pickens County in 2000. The map shows there are fewer people in the northern part of the county, reflecting the rural character of the area.

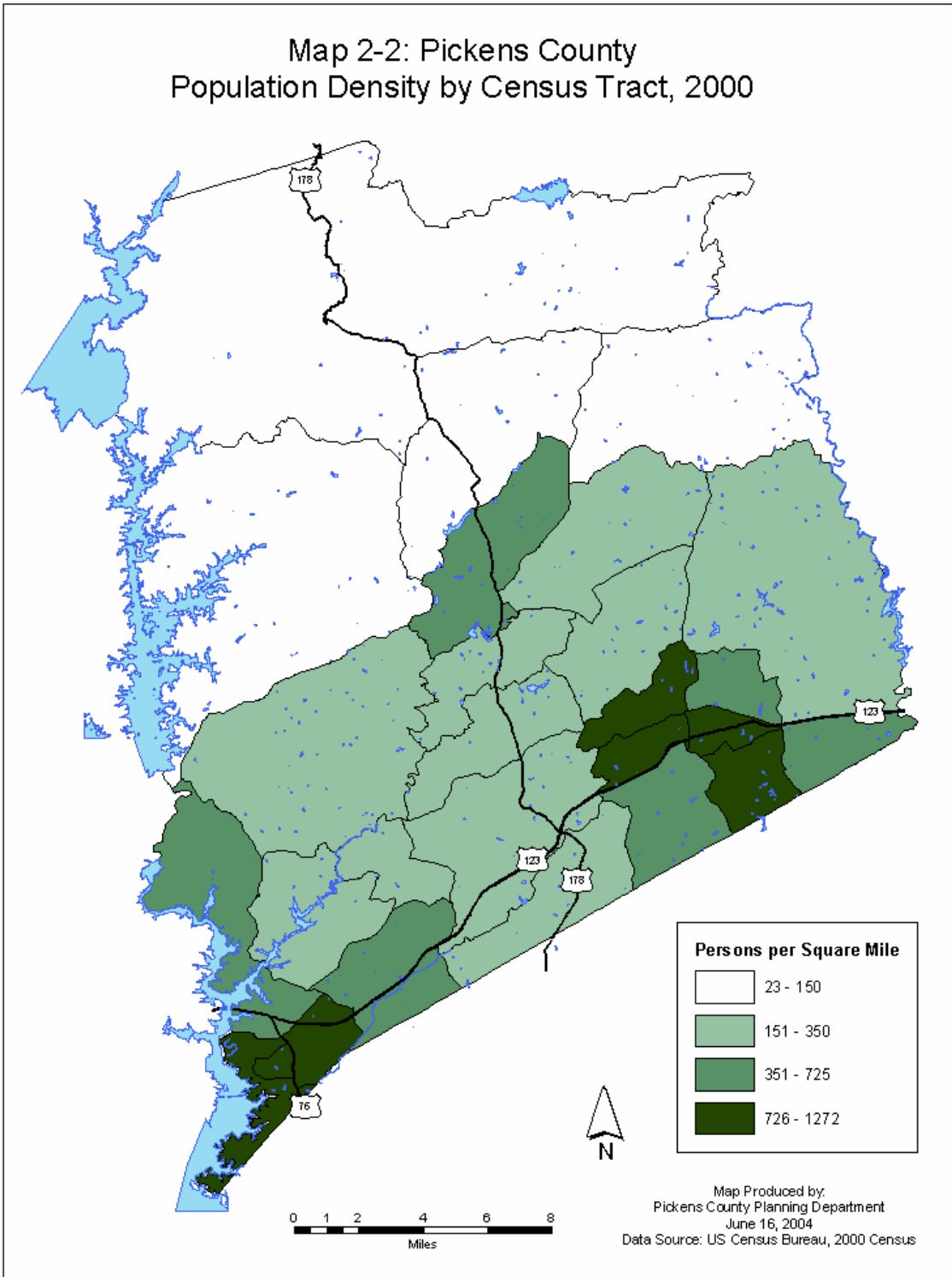
Density

An important descriptive statistic of the population in the county is population density. Density statistics show population concentration in a certain area—something that population counts cannot necessarily do. Pickens County covers 497 square miles of land area and in 2000 had a population of 110,757 people, an average density of 223 persons per square mile. Map 2-2 shows the population density per census tract for the county and demonstrates the spatial arrangement of the population, while Map 2-3 indicates density using dot representation. Density is an important statistic because of the stress population places on the environment and resources. There is a point where the population reaches the carrying capacity of the environment, which makes density an important issue to explore when engaging in planning and growth strategies.

Map 2-1: Pickens County
Population by Census Tract, 2000

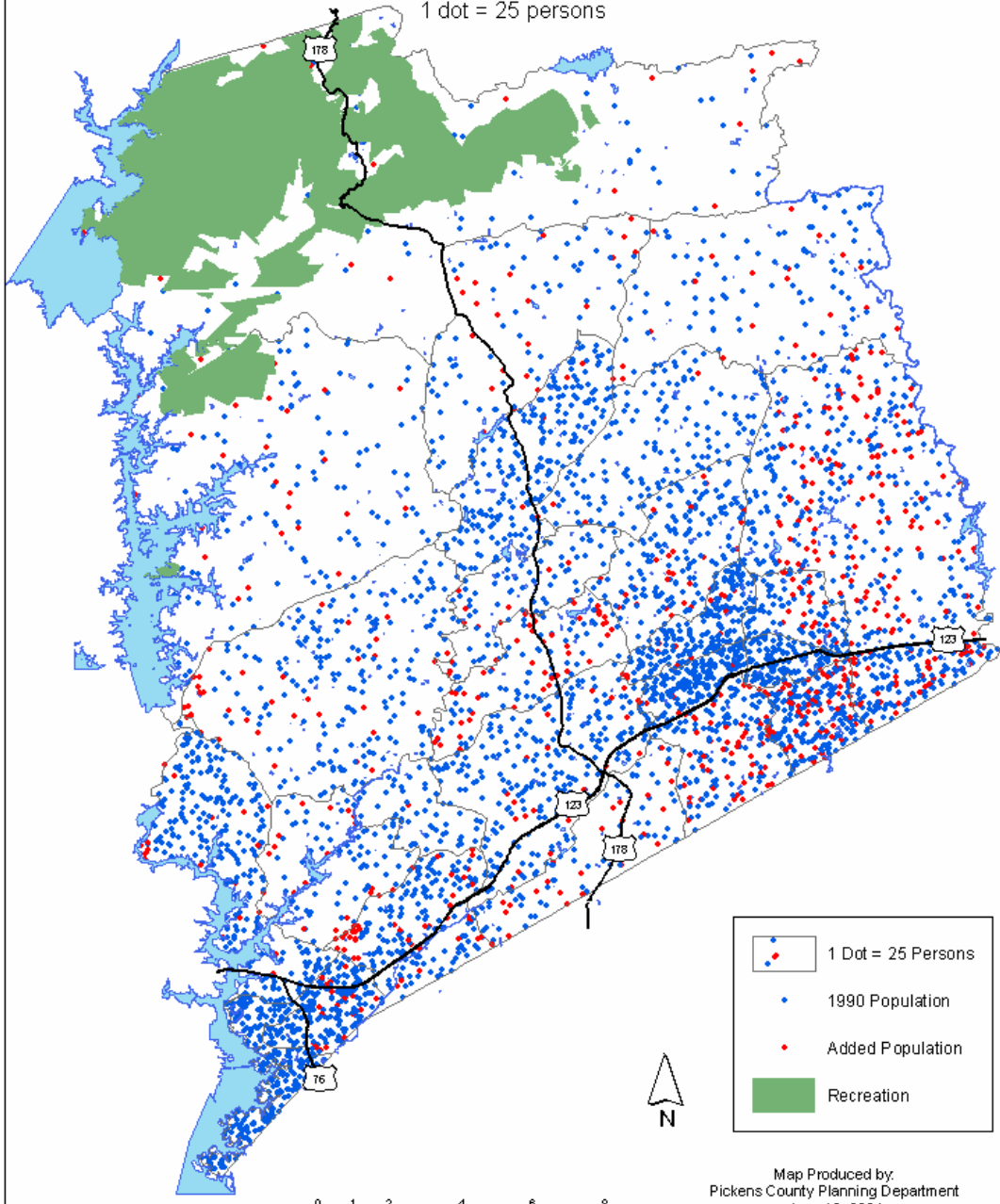


Map 2-2: Pickens County
Population Density by Census Tract, 2000



Pickens County, South Carolina
Map 2-3: Dot Density, 2000

1 dot = 25 persons

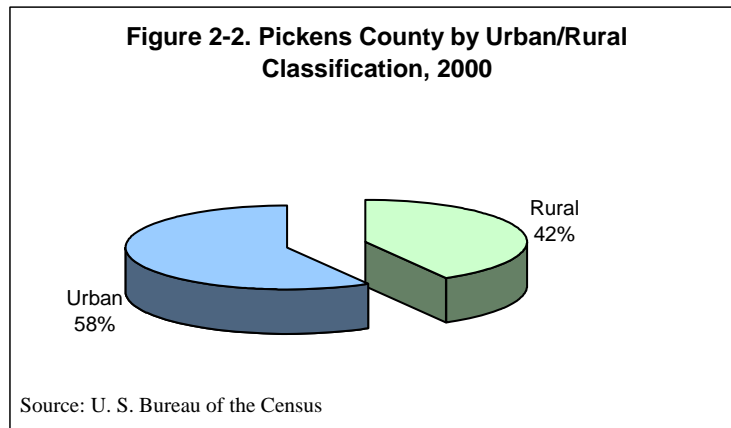


Map Produced by:
Pickens County Planning Department
June 16, 2004
Data Source: US Census Bureau, 2000 Census

Population Characteristics

Urban Population

Of the Upstate counties, Pickens County saw the greatest percentage increase of its population in urban areas from 1990 to 2000 at 77.7%. The state also saw an increase in urban population. In 2000, Pickens County had the highest percentage of its population living in urban areas within the Upstate counties. The



The municipalities of Central, Clemson, Easley, Liberty, Norris, Pickens, and Six Mile were classified as urban areas. The population changes of these municipalities were shown in Table 2-2. Figure 2-2 shows the difference in percentages of the population living in urban versus rural areas. Throughout the rest of the county there was a significant variation in the urban population by census tract. Several tracts showed urban populations of almost 100%, while some showed rural populations of 100%. The most highly urbanized tracts are those containing or located near Clemson and Easley.

Race

In 2000, Pickens County had the lowest percentage of minority residents in the region. This percentage was much lower than the other counties in the region, as well as the state. Table 2-4 shows the population distribution by race for Pickens County in 2000. From 1990 to 2000, the state and three area counties, including Pickens County, saw a decrease in the percentage of minority residents. Spatially, the three westernmost counties saw a decline in the minority population, while the three easternmost counties saw an increase in the percentage of minority residents.

There is great variation in the minority population throughout the county. The minority population of Pickens County is concentrated in and around the municipalities. Norris and Clemson had the highest percentage of minority residents at 19% and 17.6%. While the county saw an overall decline in the minority population, several of the municipalities saw a sharp rise in minority population. The minority population in the unincorporated county is small with many tracts having less than 1% of the population. The tracts with the highest number of minorities are those just outside the municipal boundaries of Clemson and Easley.

Table 2-4: Pickens County Population by Race, 2000

Race	Population	% of Population
White	99,978	90.3
Black	7,559	6.8
American Indian	179	0.2
Asian & Pacific Islander	1,325	1.2
Spanish Origin	1,879	1.7
Other	772	0.7

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

Gender

The proportion of males to females in the population tends to change very little over time. In fact, five of the counties in the region experienced no change over the study period. The only county to show a marginal change was Pickens. The state average changed slightly as well. Pickens County has maintained approximately 50.1% females and 49.9% males. Every tract in the county was approximately 50% male and 50% female. Central has the highest percentage of male residents at 53.8% and Pickens has the highest percentage of female residents at 54.7%.

Age Group

The age of the population is important because of its influence on services and needs. The juvenile population, defined as those under 18 years of age, is an important figure to look at when trying to assess the future labor force, and demand for housing, retail, schools, and other services. From 1970 to 2000, the region and the state have seen declines in the percentage of their juvenile populations. Pickens County showed the fourth slowest growth rate in the region, which, however, is still faster than the state average. Table 2-5 shows the age distribution of Pickens County Population in 2000.

Table 2-5: Age Distribution

Age Distribution	Number of Persons	Percentage of Total
Less than 18	24,692	22.2%
18-19	6,336	5.7%
20-29	20,466	18.5%
30-39	15,389	13.9%
40-49	14,934	13.5%
50-59	11,906	10.7%
60-74	11,177	10.1%
75 or Greater	5,857	5.2%
Total	110,757	----
Median Age	32.7	----

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

The number of elderly persons, those over 65 years of age, is an important measurement in determining the future need for services and institutions such as hospitals, nursing

homes, retirement communities, and other services. The elderly component of the population is generally out of the labor force, pays fewer taxes, and consumes more services. It is important to recognize this trend so service providers can adjust accordingly. From 1970 to 2000, the state and every county in the region showed an increase in the percentage of the population over the age of 65. Pickens County had the fourth fastest growth rate in this category, which was also higher than the state average.

The geographic distribution of elderly persons is important in order to determine the location, type, and delivery of services. Every municipality and the majority of census tracts saw an increase in the elderly population with the largest percentage increases occurring in the southeastern portion of the county.

These trends—decrease in juvenile population and increase in elderly population—have caused the median age of the state and every county in the region to increase. Of the counties in the region, Pickens County maintained the lowest median age and saw the smallest increase over the study period.

Population with a Mobility or Self-Care Limitation

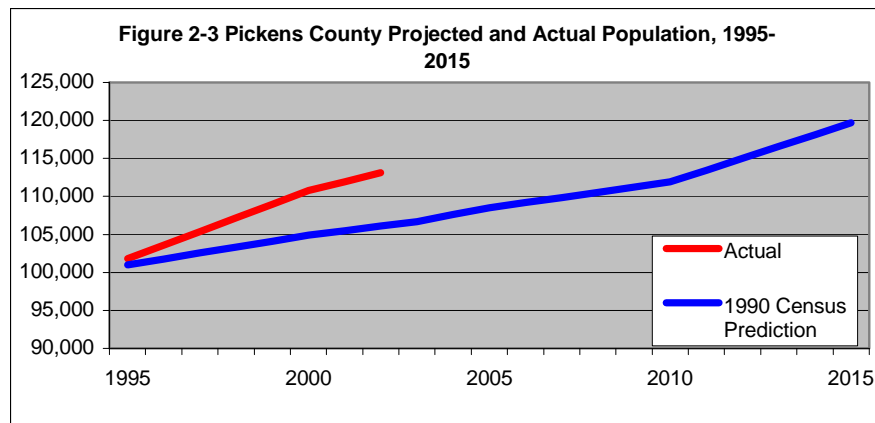
The population with a mobility or self-care limitation is an important statistical category. A higher population with a mobility or self-care limitation can indicate a need for more services to meet the needs of this population. In 2000, Pickens County had the fourth highest percentage in the Upstate at 5.37%. Six Mile had the highest percentage its population in this category at 9.94%, while Easley had the lowest at 4.85%.

Poverty Status

Poverty status is defined by the U.S. Bureau of the Census and depends on various factors such as family size, sex of the head of family, number of children, the economy food plan, and the average consumer price index. According to the 2000 U.S. Census, Pickens County had 14,205 individual people below the poverty level. This is 13.7% of the population. In comparison, South Carolina had 23.4% below the poverty level. These numbers reflect social service requirements.

Projections

Figure 2-3 indicates that Pickens County is growing at a faster rate than expected based on projections made by the U.S. Census Bureau using 1990 counts.



Source: Bureau of the Census 1990 and 2000, Appalachian Council of Governments

Table 2-6 shows the updated projections—based on the 2000 Census—as well as the anticipated percent change from 2005-2025. Pickens County is projected to grow 27.13% from 2005-2025. The average upstate population change for the same time period is 22.41%. Pickens County is also expected to grow faster than the state, which is expected to grow at a 21.60% rate.

Table 2-6. Upstate Population Projections

County	2005	2010	2015	2020	2025	% Change 2005-2025
Anderson	172,120	180,280	188,440	196,590	204,750	18.96%
Cherokee	54,770	57,860	60,960	64,050	67,140	22.59%
Greenville	397,580	421,210	444,840	468,470	492,100	23.77%
Oconee	70,910	75,470	80,040	84,600	89,160	25.74%
Pickens	119,040	127,110	135,190	143,260	151,330	27.13%
Spartanburg	267,390	280,590	293,790	306,990	320,190	19.75%
Upstate	1,083,815	1,144,530	1,205,275	1,265,980	1,326,695	22.41%
South						
Carolina	4,218,460	4,446,240	4,674,050	4,901,810	5,129,630	21.60%

Source: 2000 U.S. Bureau of the Census

Socioeconomic Variables

Educational Attainment

Educational attainment is important in assessing the job skills of the existing population, and the type of jobs the county will be able to attract. Pickens County had a higher percentage of the population with at least a bachelor's degree, as well as a higher percentage with at least a high school education. This is a good sign for the future development of the county. Educational attainment levels varied widely throughout the county. Information on the educational attainment of residents is important in determining the skill levels of the existing population. Clemson has the highest percentage of residents with at least a bachelor's degree at 26.1% while the City of Pickens has only 8.1% of its residents holding at least a bachelor's degree. In the unincorporated county there were three tracts where at least 50% of the population held at least a bachelor's degree, all around Clemson. Table 2-7 shows the educational attainment in 2000 for Pickens County population greater than the age of 25.

Table 2-7. 2000 Pickens County Educational Attainment, persons >25 years of age

Education Earned	Population	% of Total
Less than 9 th Grade	6,323	9.5%
9 th – 12 th Grade	11,275	16.9%
High School Degree	20,542	30.8%
Some College, No Degree	11,612	17.4%
Associate's Degree	4,303	6.4%
Bachelor's Degree	7,523	11.3%
Graduate or Professional Degree	5,209	7.8%

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

Households

The number of households in each county in the Upstate has been growing rapidly. Map 2-4 shows the number of households within Pickens County for 1999. Every municipality in the county and every census tract but one saw an increase in the number of households from 1990 to 2000. This growth was not uniform throughout the county. Central had the largest increase in the number of households among Pickens County, 32.8%, with Easley close behind at 21.4%.

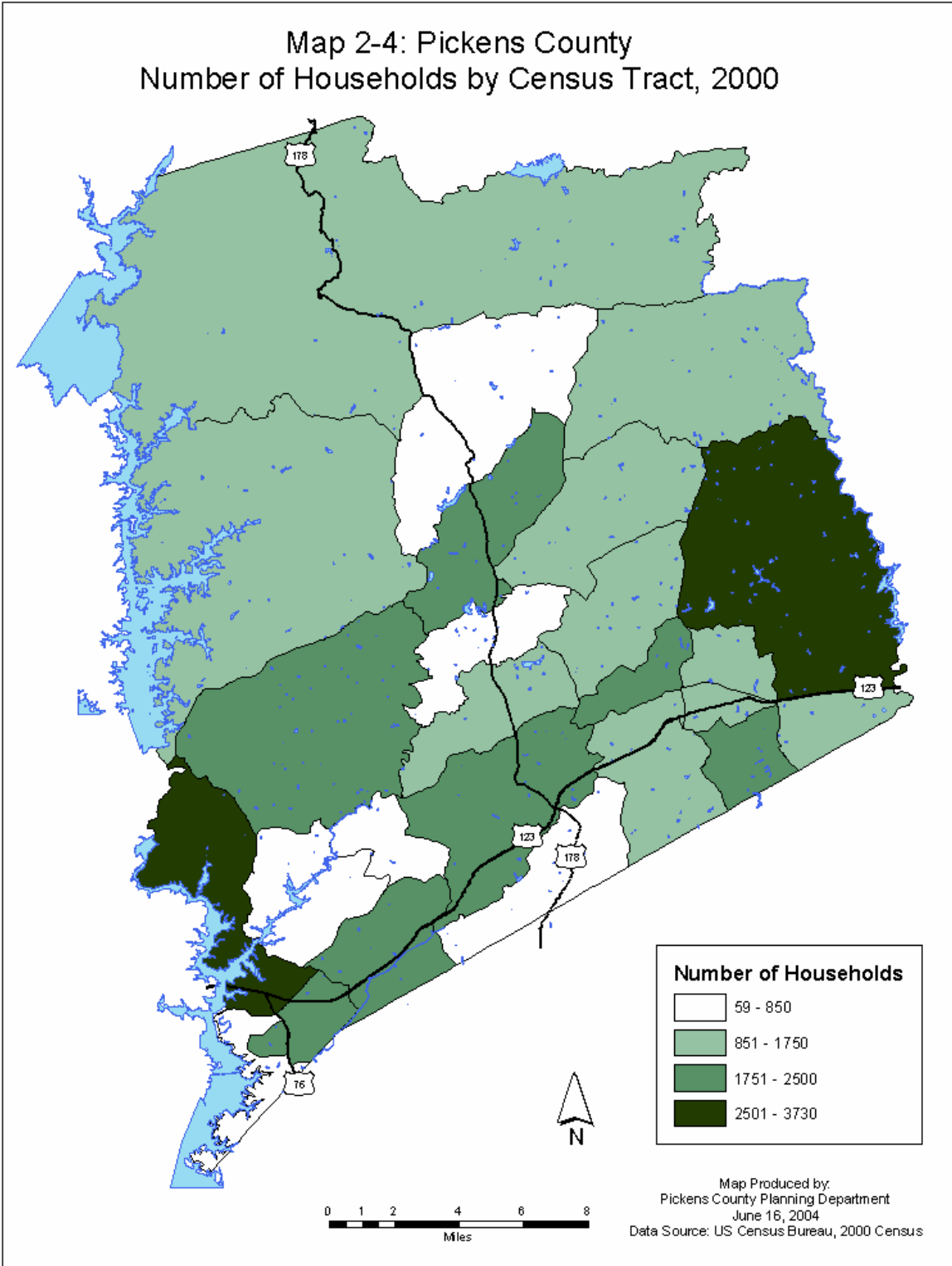
Table 2-8. Pickens County Housing Units

Area	1970	1980	1990	2000	% Change 1970-90	% Change 1990-2000
Central	561	896	1,262	1,832	125.0%	45.2%
Clemson	2,278	3,470	4,874	5,679	114.0%	16.5%
Easley	3,750	5,215	6,356	7,932	69.5%	24.8%
Liberty	1,109	1,264	1,357	1,404	22.4%	0.3%
Norris	267	331	399	400	49.4%	0.2%
Pickens	1,020	1,353	1,356	1,438	32.9%	0.6%
Six Mile	120	175	206	223	71.7%	0.8%
Unincorporated Pickens County	18,673	28,469	35,866	46,000	92.1%	28.3%
Total Pickens County	27,778	41,173	51,676	64,908	86.0%	25.6%

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

Every county in the region, including Pickens County, experienced a decline in household size from 1970 to 2000. In Pickens County, every municipality and every census tract but one saw a decline in the number of persons per household. The average household size has declined from approximately 3.2 persons per household in 1970, to 2.6 persons in 2000. One reason is that people are having fewer children. This has potential effects on services such as education, housing, transportation, and retail demand. Table 2-8 shows housing characteristics for Pickens County.

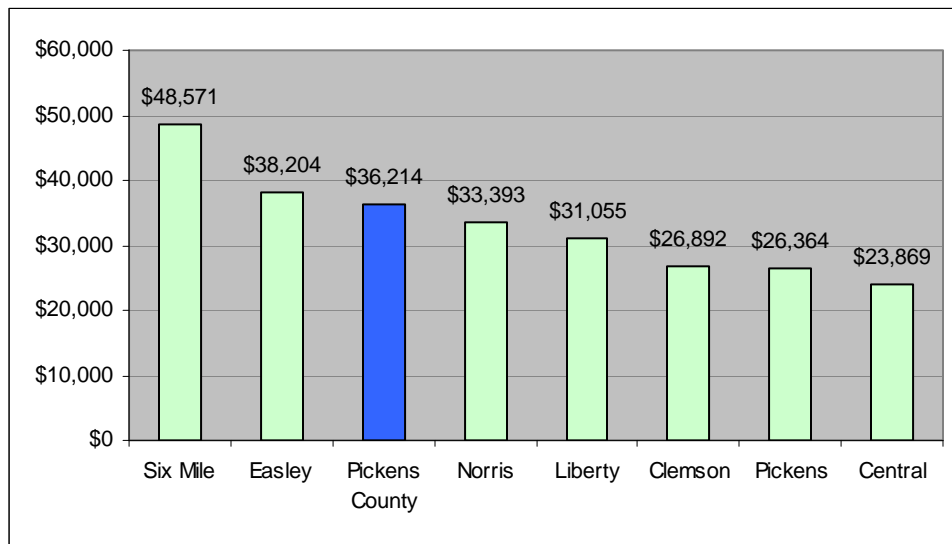
Map 2-4: Pickens County
Number of Households by Census Tract, 2000



Income

Median household income has increased steadily in every county in the region. From 1990-1999, Pickens County had the fifth highest increase in income of all Upstate counties, at 37.5%. The state income increase for this time period was 41.2%. Income change over time is an important measure of the success of the economy and a measure of the purchasing power of the population. Incomes have been rising over time. The increase was not shared evenly throughout the county. Clemson and Liberty saw increases of 20.8% and 24.7% from 1989 to 1999. During the same period, Pickens and Six Mile saw much higher increases of 57.2% and 53.6%. Clemson and Pickens also had the lowest median incomes in 1999 at \$26,892 and \$26,364. The town of Six Mile had the highest median income at \$48,571. Figure 2-4 shows the median household income for 1999. There was great variation in the unincorporated county as well. Every tract saw an increase of at least 20% while four tracts in the eastern portion of the county saw increase of over 100%. Map 2-4 indicates the median income by census tract in 1995 for Pickens County.

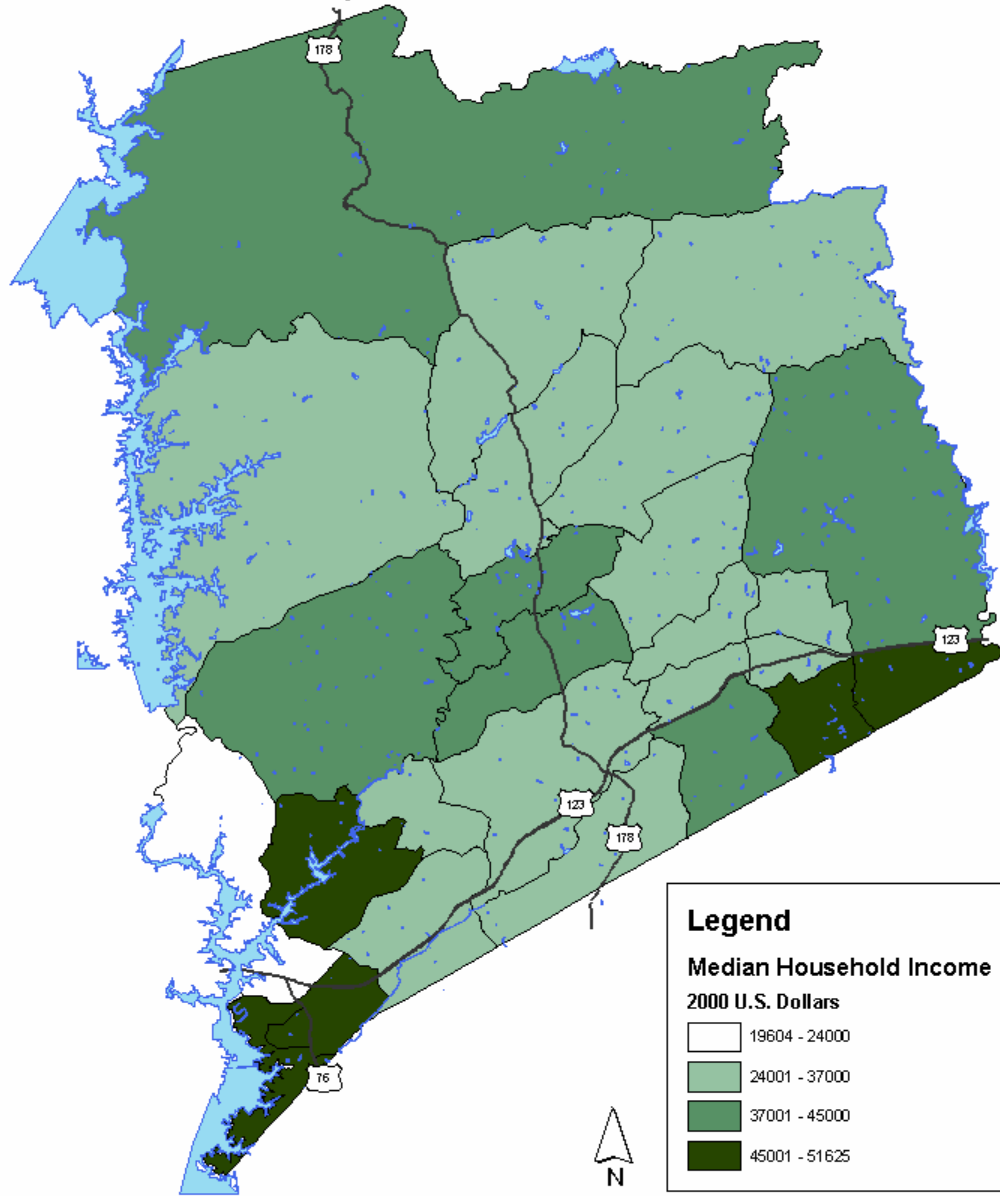
Figure 2-4. Median Incomes for Pickens County and Incorporated Areas, 1999



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

In order to determine the actual effect of the increase in income over time, this number must be corrected for the rate of inflation over the time period. This will show the actual increase in purchasing power of household income over the time period. If income is rising faster than the rate of inflation, the real purchasing power of households is increasing. From 1990 to 2000 there was an U.S. inflation rate of 55.0% and a southern region inflation rate of 52.6%. The change in income over this period was higher than the rate of inflation for every county. Anderson and Cherokee showed the lowest level of real income growth at 11.8%, while Oconee had the highest level of real income growth at 33.7%. Pickens County's median income in 2000 for households was \$36,214 and for families it was \$44,507. Pickens County income increased at a 14.0% rate.

Map 2-5: Pickens County
Median Household Income
by Census Tract, 1999



0 1 2 4 6 8
Miles

Map Produced by:
Pickens County Planning Department
June 16, 2004
Data Source: US Census Bureau, 2000 Census

Goals and Objectives

Vision Statement:

Pickens County seeks to achieve a sustainable level of population growth supportable by appropriate infrastructure and community facilities and in locations that optimize use of infrastructure and seek to enhance the quality of life.

Economic Growth, which would Promote Job Opportunity

- Encourage a diverse economy, which supports a desirable quality of life and enhances the productivity of residents.
- Strive to make Pickens County competitive.
- Provide the infrastructure necessary to expand existing industries and attract additional high-tech/low-environmental impact industry.

Protection and Preservation of Our Forests and Farmland

- Encourage collaboration between landowners and private and government agencies in the development of ecologically and economically sound plans for the protection, preservation and restoration of forests and farmlands.

Urban Development Primarily Contiguous to Existing Cities

- Limit the extension of water and sewer service to areas adjacent to present service districts
- Encourage the development of housing of different and varying price ranges to meet the needs of all residents

Rural Development throughout the County

- Encourage the implementation of conservation easements where appropriate
- Protect and preserve the natural beauty of the County

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- Provide efficient services (health, fire, EMS, police, etc.) capable of serving a growing community
- Provide a broad-based educational program including vocational and technical training
- Plan for public utilities, which can meet both present and projected demands
- Provide amenities that will better serve the residents of the county
- Encourage opportunities for retirees within the county which will encourage their participation in community life
- Provide recreational and community service opportunities for the juvenile population
- Continue development of community recreational opportunities to accommodate all ages
- Enhance facilities to encourage opportunities for personal growth through arts and culture

Protection of the Mountains and Lake, Including Parks, to Enhance Family Recreation and Tourism

- N/A

Policies and Recommendations

Policy Recommendation:	Develop policies and develop infrastructure to encourage the greatest population densities in proximity to existing population centers
Discussion:	Urban sprawl is becoming a reality in the Upstate and its negative impact on infrastructure and land uses are apparent in neighboring counties. Pickens County should plan and make a concerted effort to draw future growth in population toward areas where infrastructure already exists and the impact of increased population can best be absorbed.
Action(s):	Develop a growth management policy. Establish strict guidelines for expansion of water and sewer in unincorporated areas. Consider requiring environmental and economic assessments or impact studies for large-scale development in specifically designated areas of the county. Investigate urban growth boundaries as a means of growth management.
Responsible Agency:	County Council, Planning Commission , Pickens County Water Authority, Pickens County Public Service Commission

Policy Recommendation:	Provide financial support and encourage the volunteer "Healthy Community Initiative," county wide, in an effort to improve our quality of life and standards of living
Discussion:	The quality of life in a community can often be the deciding factor in industrial recruitment and is an important consideration for most current residents of Pickens County. Support of the "Healthy Community Initiative," which is already organized and working on these issues through funding and in-kind contributions by the County would maximize results. Problems which may not be addressed by the public sector: literacy, adequate preventative health care, and early childhood education, teen pregnancy. This could be best identified and addressed through a

collaborative effort of public and private entities. Pickens County has a very high illiteracy level in an age when the skills needed for gainful employment are rapidly increasing. This effort could be coordinated under the umbrella of the Healthy Communities Initiative

Action(s): Explore funding possibilities and grants for targeting specific programs, such as achieving higher percentage of literacy.

Responsible Agency: **County Council**, Economic Development Alliance, School and Healthy Communities.

Policy Recommendation: Sponsor a public campaign to educate county residents on the interconnection between education, growth, industrial development and community responsibility.

Discussion: There is a growing disconnection between the people and their institutions and very little understanding by the people of the many disparate interests that must be addressed by governmental bodies. A jointly funded marketing study with recommendations for a coordinated communications strategy could be very effective in overcoming these misunderstandings.

Action(s): Identify possible funding sources, write a grant for a marketing study, and follow up activities.

Responsible Agency: **County Council**, Economic Development Alliance, and **School District**

Chapter 3

Economic Development



Introduction

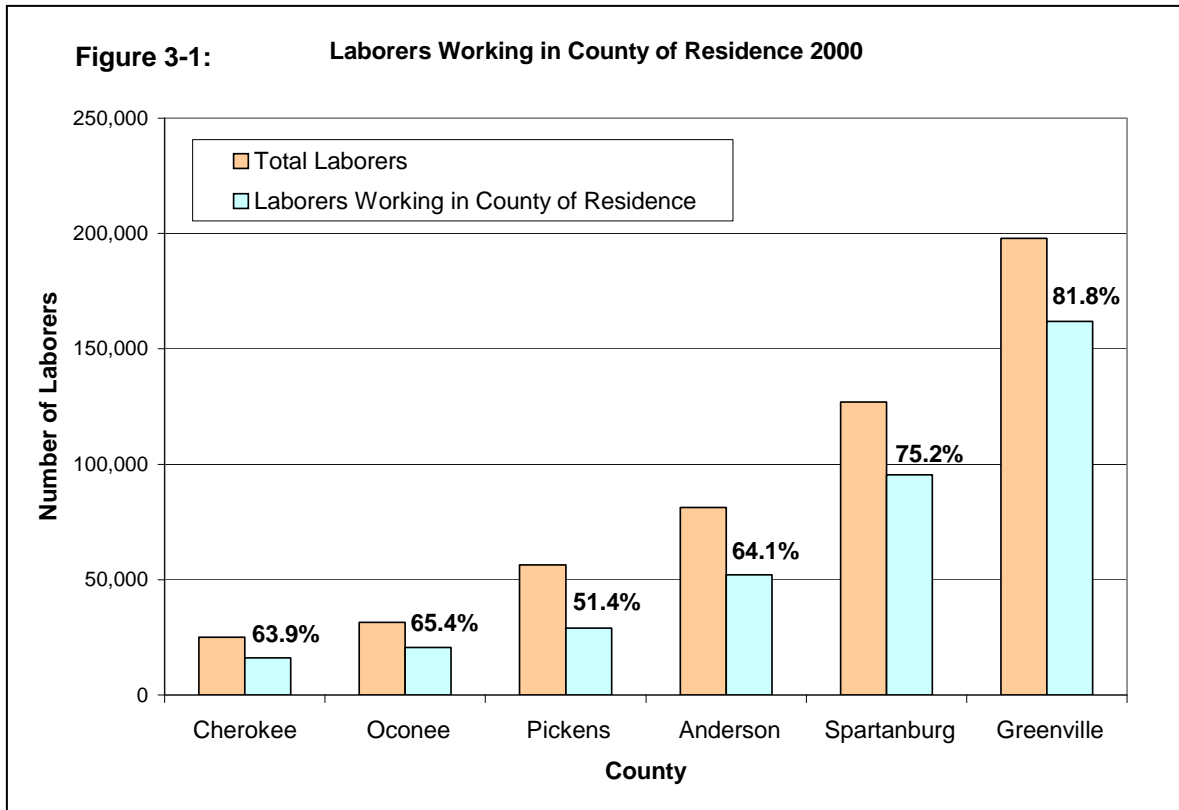
Upstate South Carolina is comprised of six counties. In order from least to most populous those counties are: Cherokee, Oconee, Pickens, Anderson, Spartanburg, and Greenville. Figures and tables in this chapter that compare Pickens County to the other Upstate counties are arranged in the same order. More populous counties have considerable economic advantage over the less populous counties, because they draw from a larger workforce, appeal to a larger market, and choose inputs from a larger pool of resources. Thus most economic analyses-even per capita comparisons-in this chapter show that Greenville and Spartanburg counties have more healthy economies than Pickens County. The reader must assess Pickens County's economic position in relation to both bigger and smaller counties in the Upstate, and decide if Pickens is on par for a county of its size. If there are shortcomings in Pickens' economic performance that cannot be explained by population then Pickens County should improve its policies.

The object of this section is to better understand the strengths, weaknesses, and opportunities Pickens County must address in order to compete successfully for the economic development opportunities in the Upstate area.

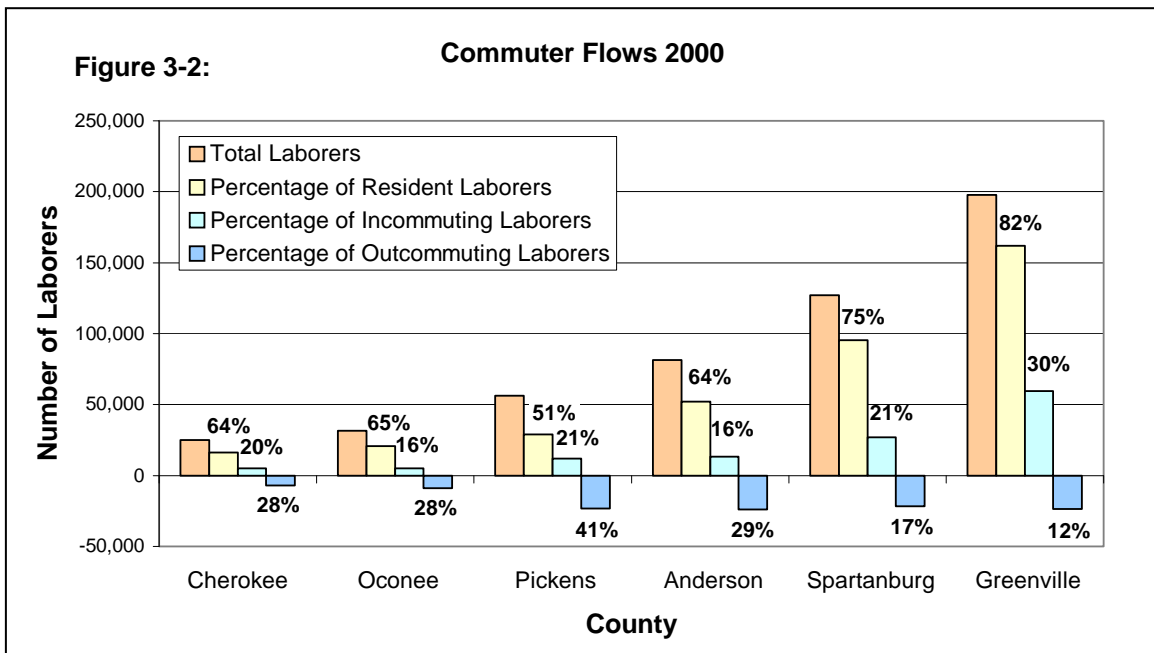
Existing Conditions

Commuting Patterns

Pickens County has more outcommuters than any other Upstate county. Only 51 percent of Pickens County's workforce works in Pickens County (Figures 3-1 and 3-2, second bar), and 41 percent of Pickens County laborers commute outside the county to work (Figure 3-2, last bar). The county's eastern population centers' (Easley and Dacusville) close proximity to Greenville could explain the high volume of outcommuting laborers. On the other hand, Pickens is ranked third in the Upstate in percentage of incommuting laborers, which is good for a county ranked fourth in population (Figure 3-2, third bar). Therefore, for a county of its size, Pickens County is having success attracting outside laborers; however, it needs to improve upon retaining and employing its own residents.



Source: County-to-County Worker Flow Files, US Census Bureau 2000.



Source: County-to-County Worker Flow Files, US Census Bureau 2000. Summed percentages may not equal 100% because census information was taken from sample populations

Pickens County could make use of two different strategies to prevent outcommuting. First, it could create jobs in the county similar to those in Greenville and Spartanburg counties that draw out Pickens County residents (Table 3-1). Second, it could create housing options appealing to some of the 12,000 incommuters. As Clemson University, state and local governments, Palmetto Baptist Medical Center, and a variety of manufacturers are some of the largest employers in Greater Pickens County a good deal of incommuters probably commute to those destinations (Table 3-4). Therefore, if Pickens County could encourage development of the types of houses and amenities required by university and government employees, nurses, and manufacturing employees, the number of people who both work and live in Pickens County might increase.

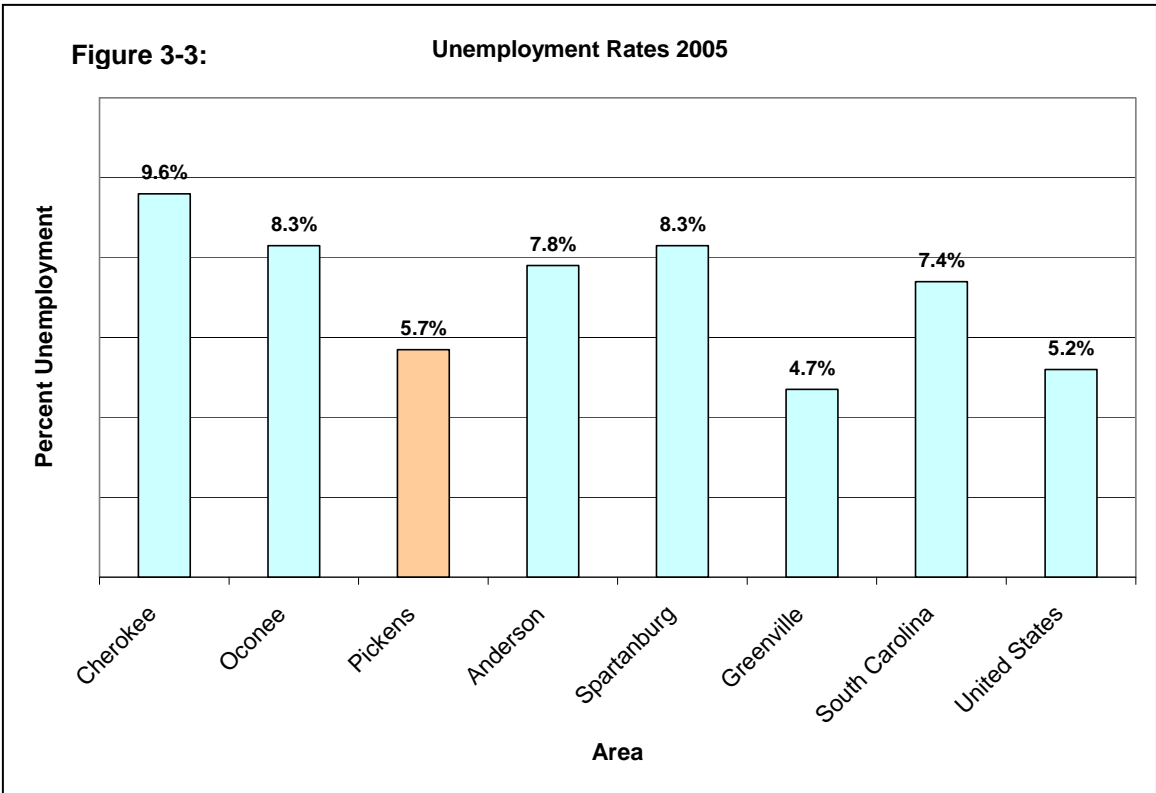
Table 3-1: Commute Destinations for Pickens County Residents

Destination	Outcommuters
Greenville County, SC	12,529
Spartanburg County, SC	586
World excluding SC, NC, or GA	228
NC (excluding Mecklenburg County)	145
Richland County, SC	90
GA	84
Mecklenburg County, NC	75
Charleston County, SC	72
Laurens County, SC	58
Cherokee County, SC	47

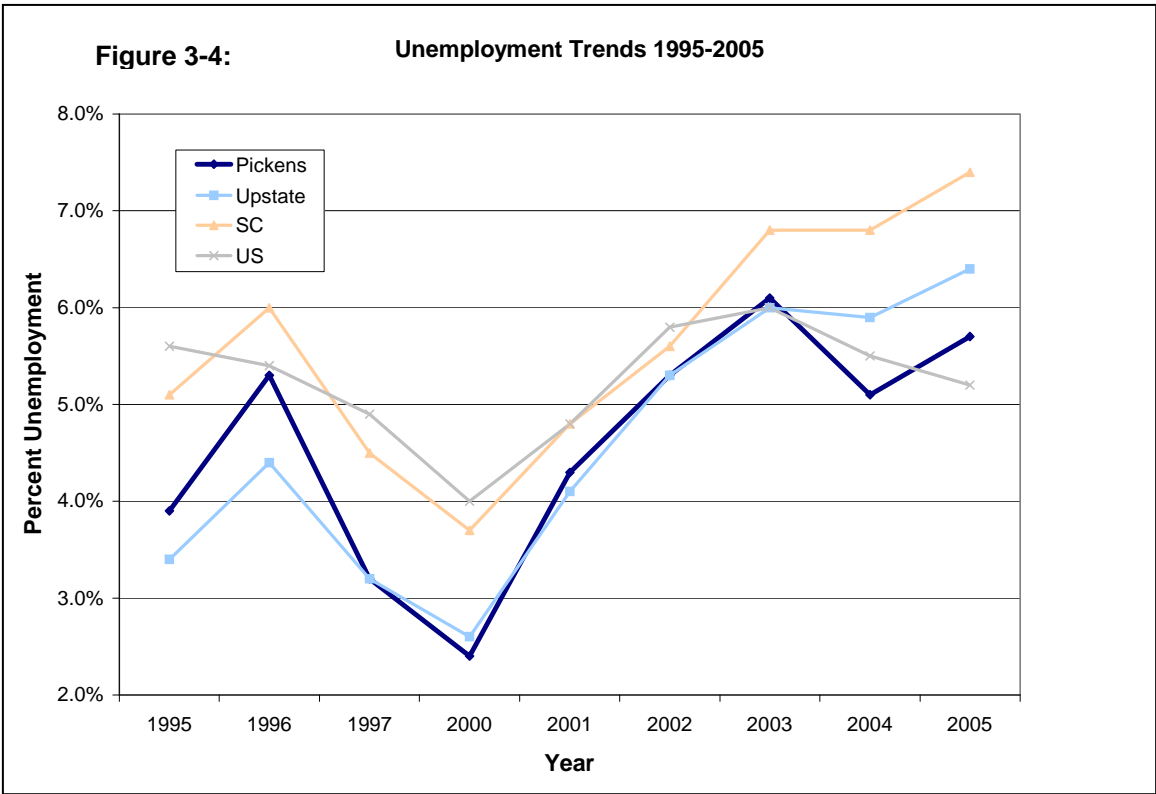
Source: County-to-County Worker Flow Files, US Census Bureau 2000.

Employment

Most Upstate counties' unemployment rates exceed the state average, but Pickens and Greenville counties rates are below the state average. Greenville County has the lowest unemployment rate in the Upstate at 4.7 percent for 2005. Pickens County is second with 5.7 percent unemployment (Figure 3-3). Over the past ten years, the unemployment rate in Pickens County has outperformed state and national rates as well (Figure 3-4). Perhaps the predominance of jobs that are not subject to market changes explain Pickens County's low unemployment rate. Clemson University, the State of South Carolina, and the School District of Pickens County are the county's top three employers, and Pickens County government is ranked sixth (Table 3-4). Government sponsored workplaces lower unemployment rates because they tend to provide stable jobs for large numbers of people.



Source: SC Employment Security Division, Labor Market Information. Figures are based on data through January 2005.

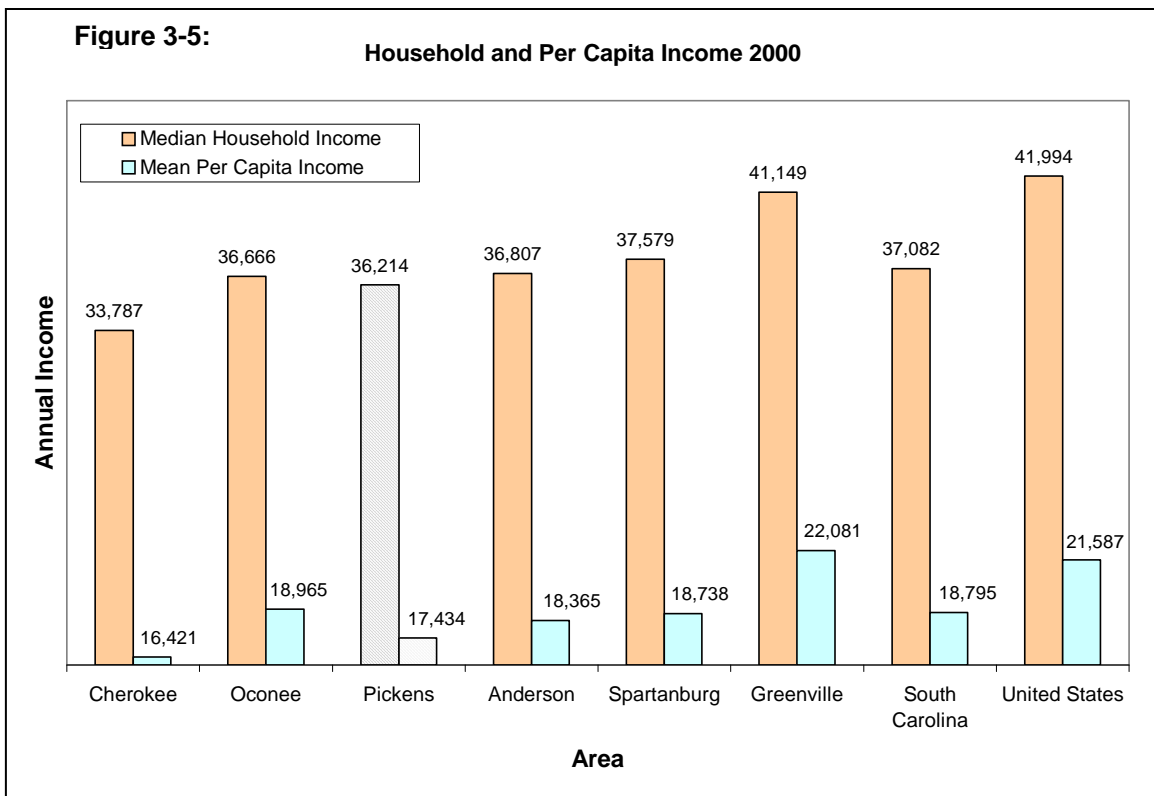


Source: SC Employment Security Division, Labor Market Information. 2005 figures are based on data through January.

Income

Median Household and Mean Per Capita Income

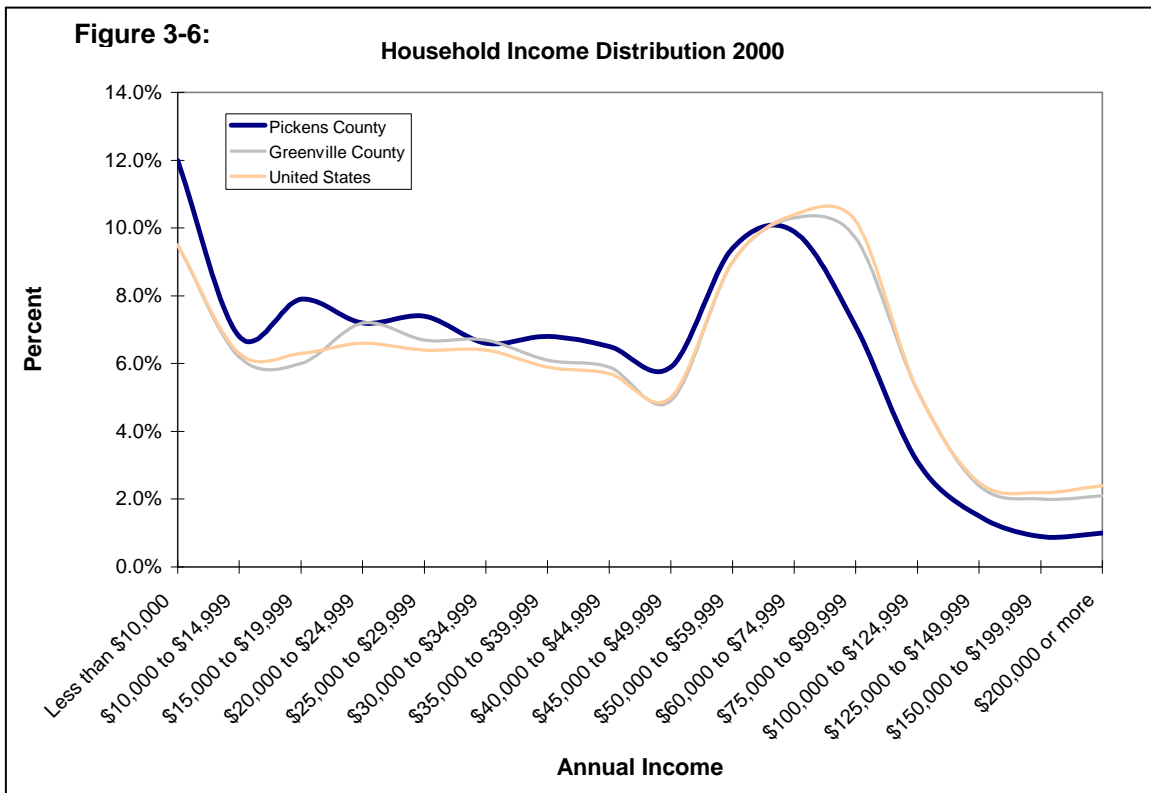
One would expect average annual income to increase as county population increases, because high-earning citizens often work at big firms that necessarily locate in large cities. Figure 3-5 demonstrates that for the most part the larger the county the higher the median household and mean per capita income, with the exception of Oconee and Pickens counties, whose income figures should be switched if they were to fall in accordance with the expected pattern. (Pickens County has 44,542 more residents than Oconee County). Fortunately, the seemingly low-income figures may not indicate economic weakness if students at Clemson University negatively skew countywide averages.



Source: US Bureau of Census. Census 2000 figures report previous year's income.

Household Income Distribution

Perhaps a fair amount of Clemson University's 17,000 students reported earning less than \$14,000 in 1999, accounting for the difference in the \$0 to \$14,000 annual income range between Pickens County and South Carolina and the United States shown in Figure 3-6. Pickens County also has more citizens in the middle-income range, and less in the high-income range than the state and the nation.



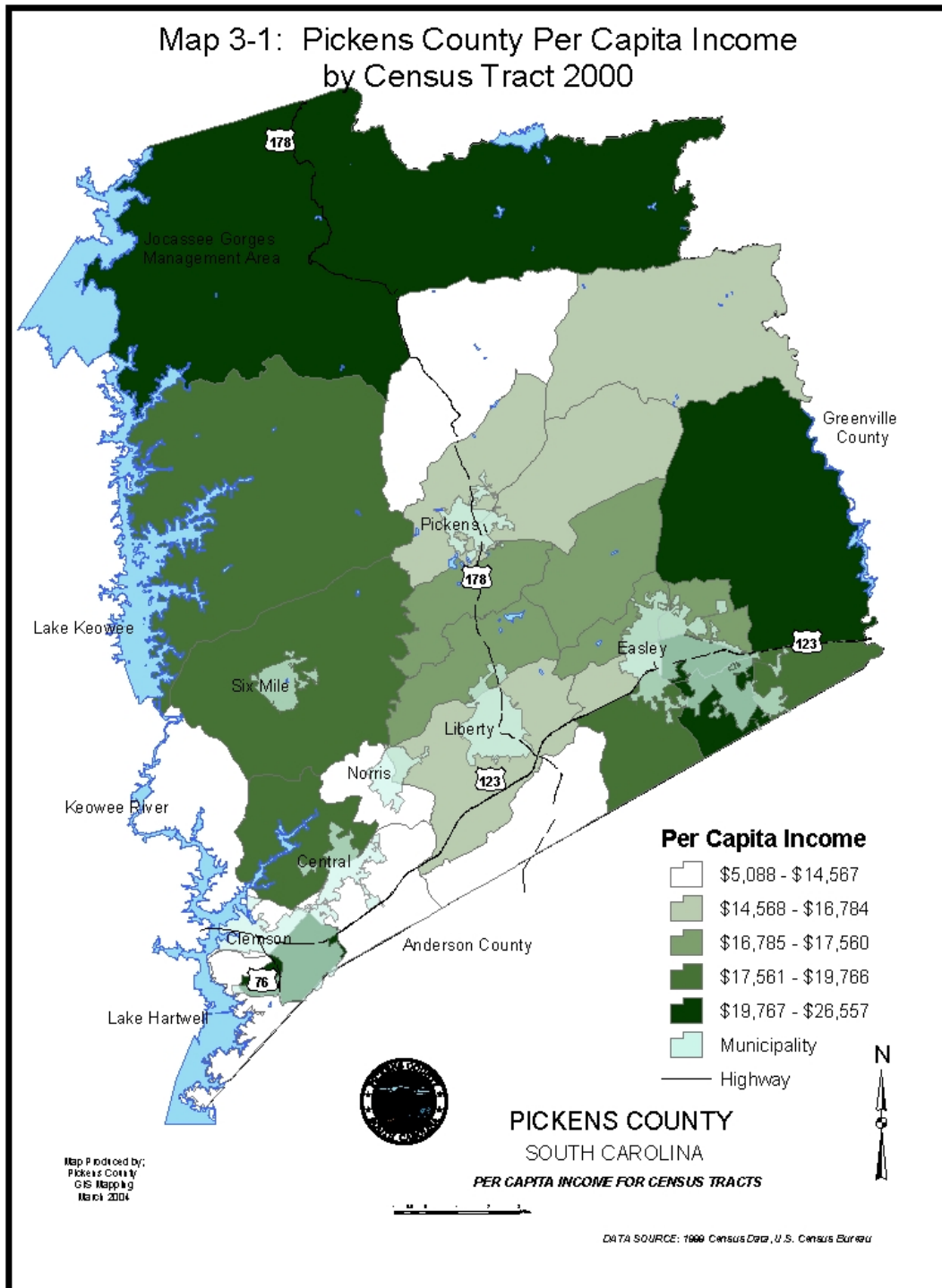
Source: US Bureau of Census. Census 2000 figures report previous year's income.

Per Capita Income by Census Tract

There are four census tracts with per capita incomes well over \$19,000 a year. The first is contained almost entirely by Clemson's city limits. It includes some subdivisions that lie between Highway 76 and Highway 123 such as Clemson Downs. The second census tract lies in the southern part of Easley, halfway within Easley's city limits. Smithfield Country Club is included in this tract. Another census tract in the highest range of income is located in the eastern part of the unincorporated county on the Greenville County border. Perhaps some citizens here commute to high earning jobs in Greenville. The last wealthy census tract is the Jocassee Gorges Management Area. The census tracts around Six Mile and Lake Keowee as well contain residents with high per capita incomes. The higher income levels in these census tracts are attributable to the private communities fronting on Lake Keowee.

The county's lower income levels are found in census tracts near the Anderson County border between Clemson and Easley, and north of Pickens adjacent to US 178. Map 3-1 also indicates that the land to the west of Clemson has some of the lowest annual incomes, but as most this land is owned by the state government and the University, one would not consider this land as an area of concern nor expect per capita incomes there to change significantly in the future.

Map 3-1: Pickens County Per Capita Income by Census Tract 2000



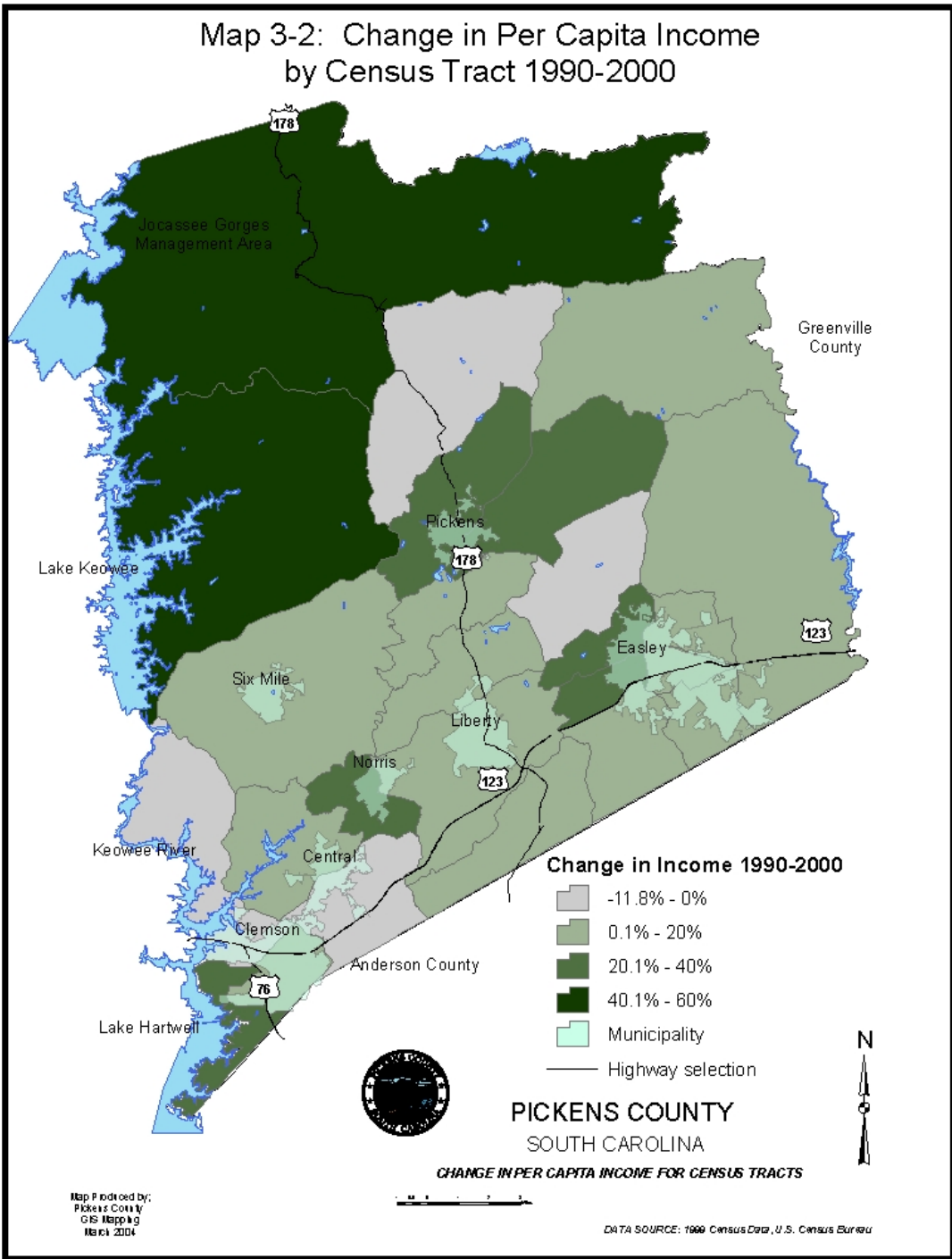
Census 2000 figures report previous year's income.

Change in Per Capita Income by Census Tract

Over the ten-year study period (1990-2000) the census tract containing the Jocassee Gorges Management Area and the census tract north of Six Mile had the most rapidly growing per capita incomes (Map 3-2). Additionally these two tracts had some of the highest incomes in the year 2000 (Map 3-1). This area's natural beauty and amenities attracts individuals with high incomes. A number of upscale subdivisions have been developed in this area as a result.

The tracts around the City of Pickens and the City of Easley whose change in incomes from 1990 to 2000 was in the 20 to 40 percent range had average to below average per capita incomes in 2000, but if income growth continues as it did during the study period, incomes will continue to improve in these tracts. Despite rapid growth since 1990, the census tract west of Norris had some of the lowest incomes in 2000. In this tract change in per capita income needs to continue at rates greater than 20 percent to realize an increase.

In the census tracts identified as having lower per capita incomes and slower or negative per capita income growth in comparison to all tracts in Pickens County, (Maps 3-1, 3-2) the county should target these areas to implement housing and infrastructure grant programs and other available public service programs.



Census figures report previous years' income. 1989 incomes have been adjusted to 2000 values to account for inflation.

Economic Base Analysis

Location quotient is a measure of the percentage of jobs in each industrial classification (using the North American Industrial Classification System) for the county versus the percentage found on the national level. If the percentage of the local employment in a certain industry exceeds the national percentage, the location quotient will be greater than 1, indicating that there are export jobs in the county for that industry. Table 3-2 ranks all the industrial classifications in order of most basic goods and services (those that are exported from Pickens County) to least basic (those that Pickens County imports).

Pickens County's top exports are the products of manufacturing, construction, other services, and other nonclassifiable goods and services. The county's high employment in manufacturing is not surprising since employment in this region is historically linked to manufacturing in general, and textiles in specific. Population increases explain the increased reliance on the construction industry. The "Other Services" category includes repair and maintenance services, personal and laundry services, and also civic, religious, grant writing, and other nonprofit services. Since this category includes such a variety of services, one cannot easily theorize why this industrial sector is basic in Pickens County. The fact that accommodation and food services, and arts, entertainment and recreation are basic sectors in the county demonstrates that Pickens County is a popular leisure destination. Thus Pickens County should consider strengthening the tourist industry.

Table 3-2: Pickens County Location Quotients 2002

Industry	Location Quotient
Manufacturing	2.22
Construction	1.48
Other services (except public administration)	1.35
Unclassified establishments	1.33
Forestry, fishing, hunting, and agriculture support	1.31
Accommodation & food services	1.30
Retail trade	1.13
Arts, entertainment & recreation	1.05
Utilities	0.90
Educational services	0.82
Health care and social assistance	0.81
Wholesale trade	0.80
Real estate & rental & leasing	0.59
Mining	0.51
Finance & insurance	0.42
Information	0.39
Admin, support, waste mgt, remediation services	0.36
Professional, scientific & technical services	0.36
Management of companies & enterprises	0.32
Transportation & warehousing	0.11
Auxiliaries (exc corporate, subsidiary & regional mgt)	0.03

Source: US Bureau of Census, County Business Patterns 2002. In order to calculate location quotients the midpoint of a given range of number of employees was substituted for the range.

Another way to utilize location quotient calculations to analyze the county's workforce is by comparing a county to its state-instead of comparing it to the nation. This practice distinguishes which industries a county excels in within its particular region. If Pickens County specializes in a certain industry compared to the state as well as the United States, then it has an advantage recruiting that industry in both the state and the nation. Pickens County should expand operations in industries in which it specializes compared to the rest of South Carolina where indicated in Table 3-3. The mining, wholesale trade, and educational services industries, however, may not be able to export to areas outside South Carolina, as those industries are not basic compared to the nation. Nonetheless, these industries may expand operations among local markets.

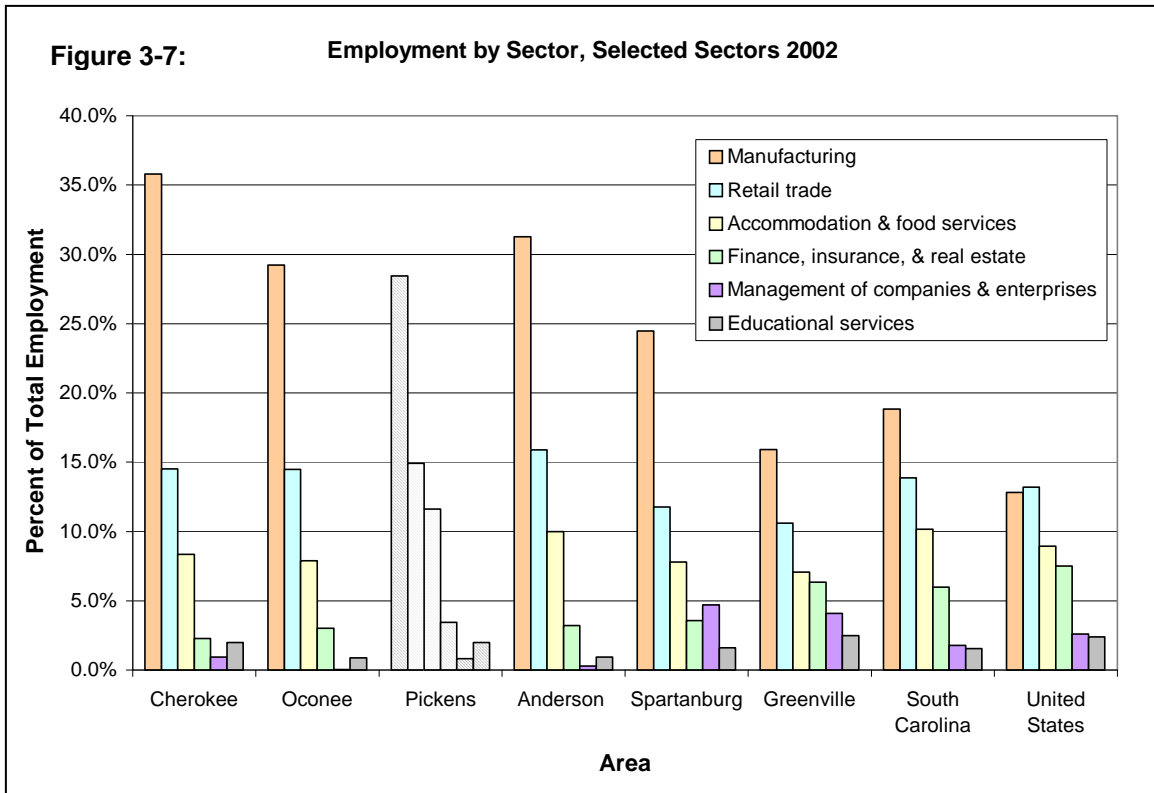
Table 3-3: Pickens County Location Quotients Compared to the State and Nation 2002

Industries in which Pickens County specializes compared to rest of...		
Industry	South Carolina	United States
Forestry, fishing, hunting, and agriculture support		X
Mining	X	
Construction	X	X
Manufacturing	X	X
Wholesale trade	X	
Retail trade	X	X
Educational services	X	
Arts, entertainment & recreation	X	X
Accommodation & food services	X	X
Repair and personal services, religious and nonprofit associations	X	X
Unclassified establishments	X	X

Source: US Bureau of Census, County Business Patterns 2002. In order to calculate location quotients the midpoint of a given range of number of employees was substituted for the range.

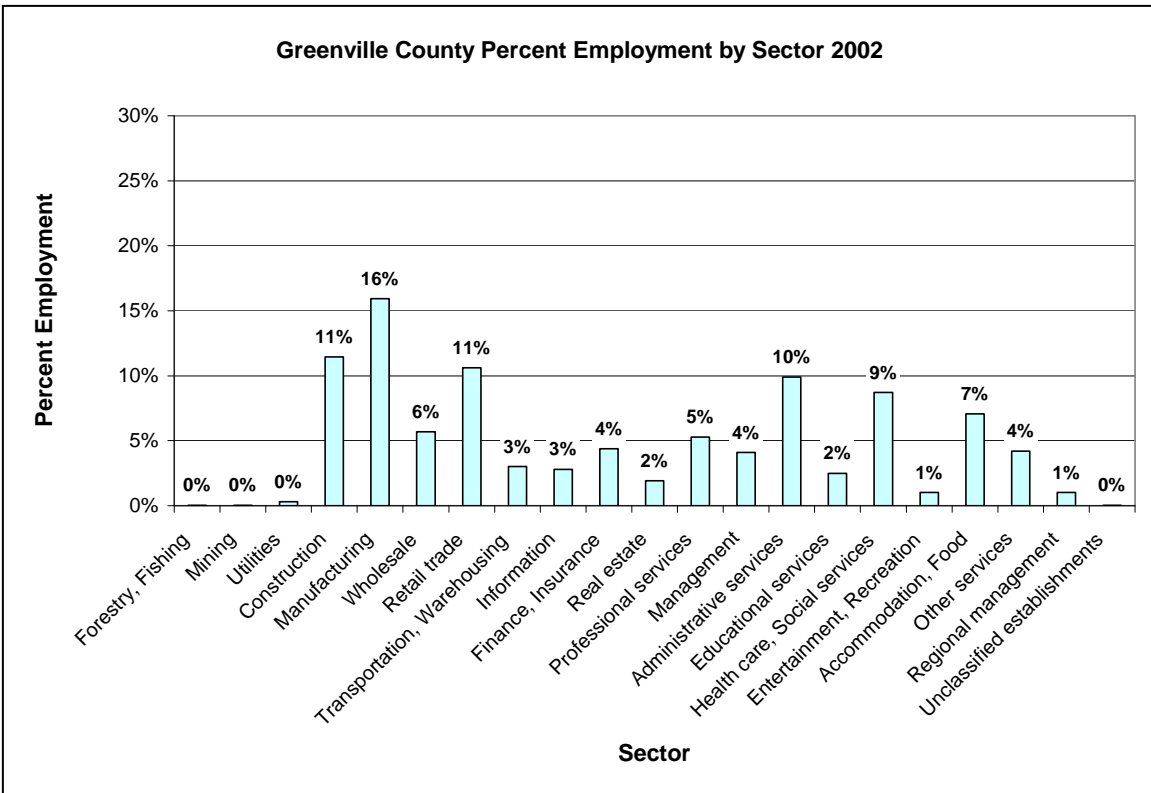
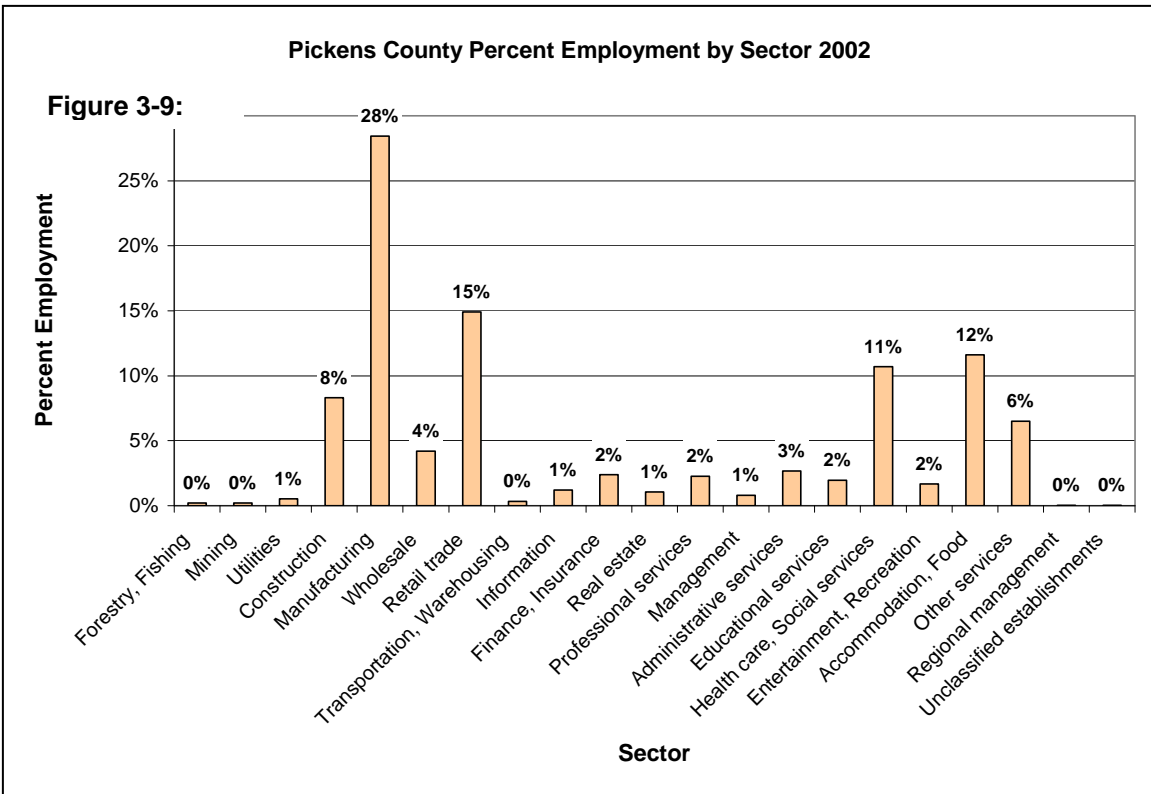
Employment by Industrial Sector

New emphasis on retail and service jobs seems to be taking the place of manufacturing. However, with the recent success recruiting businesses to locate in the Pickens County Commerce Park, Pickens County should increase the number of manufacturing jobs over the next 20 years despite the current trend. At present manufacturing remains the sector with the largest employment and Upstate South Carolina manufacturing employment figures are still well above the national average. All of the upstate counties have more employees working in manufacturing than in any other industry category, but the percentage employed in manufacturing decreases as county population increases-as shown in Figure 3-7. (Anderson County is the exception to the rule.) For example, Greenville County's employment sectors are more evenly distributed as reflected on the Figure 3-7 bar chart than are Cherokee County's employment sectors. This is because Greenville County as a more populous and urban county has a more diversified economy.



Source: US Bureau of Census, County Business Patterns 2002. In order to calculate percent employment the midpoint of a given range of number of employees was substituted for the range.

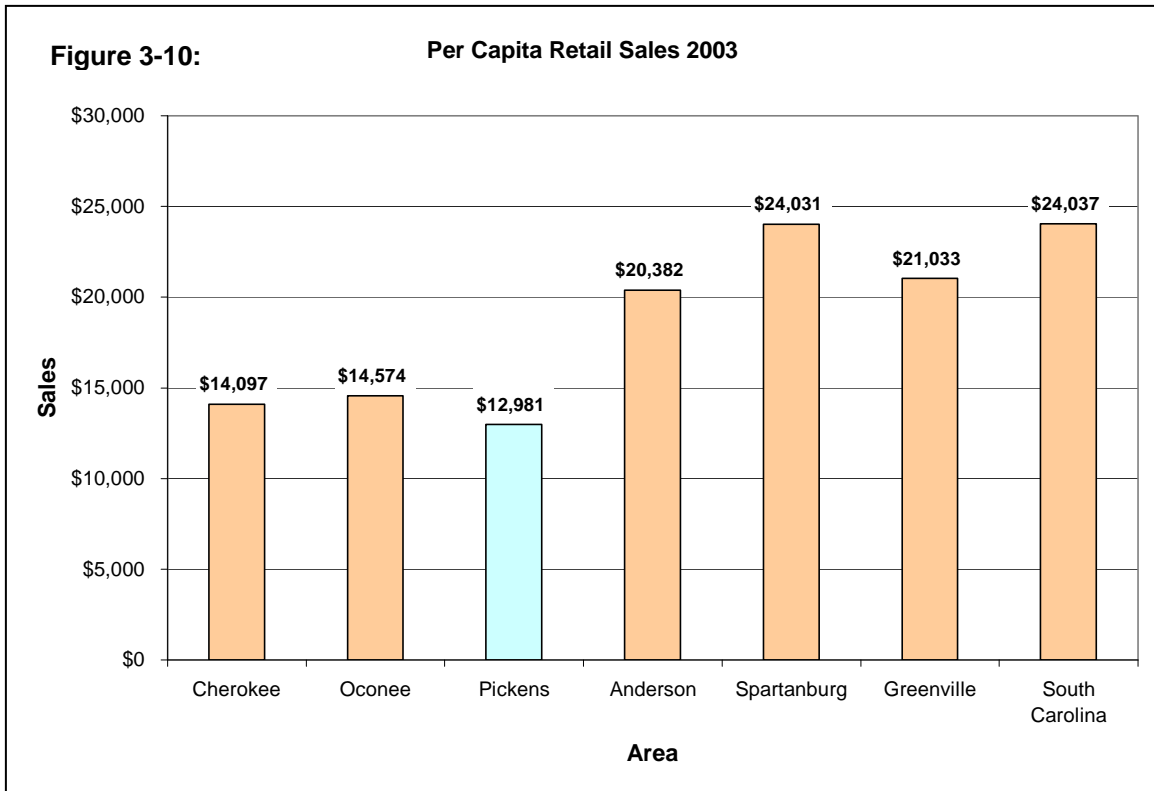
Figures 3-8 and 3-9 represent percent employment by sector for all sectors, whereas the previous chart, Figure 3-7, displays percent employment by sector only for certain sectors. To show the full range of sectors is useful in contrasting Pickens County's economy against Greenville County's more diversified economy. In many cases economies become diversified as a result of general growth and development. Citizens of Pickens County, however, in the interest of preserving Pickens County's rural character, as well as having limited infrastructure in the northern half of the county, may not wish the county to become as developed as Greenville County. In addition to developing the Commerce Park, the county is working to develop new opportunities for future business parks as well as working to identify areas for new infrastructure development, which helps to stimulate commercial development.



Source: US Bureau of Census, County Business Patterns 2002. In order to calculate percent employment the midpoint of a given range of number of employees was substituted for the range.

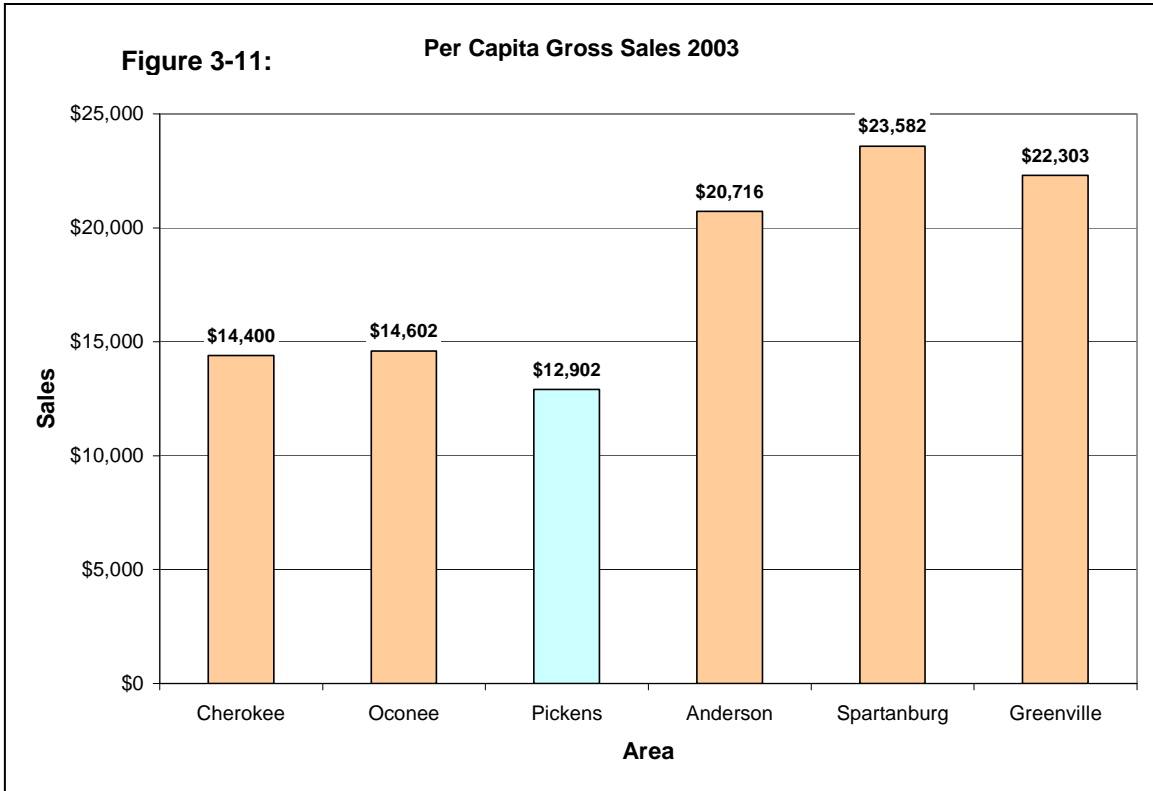
Commerce and Trade

Close to 15 percent of Pickens County employees work in the retail sector (Figure 3-8). Only Anderson County in the Upstate has a higher percentage of retail employment (Figure 3-7). Yet Pickens County has the lowest per capita retail sales figures of all the upstate counties, as demonstrated in the figure below (Figure 3-10).

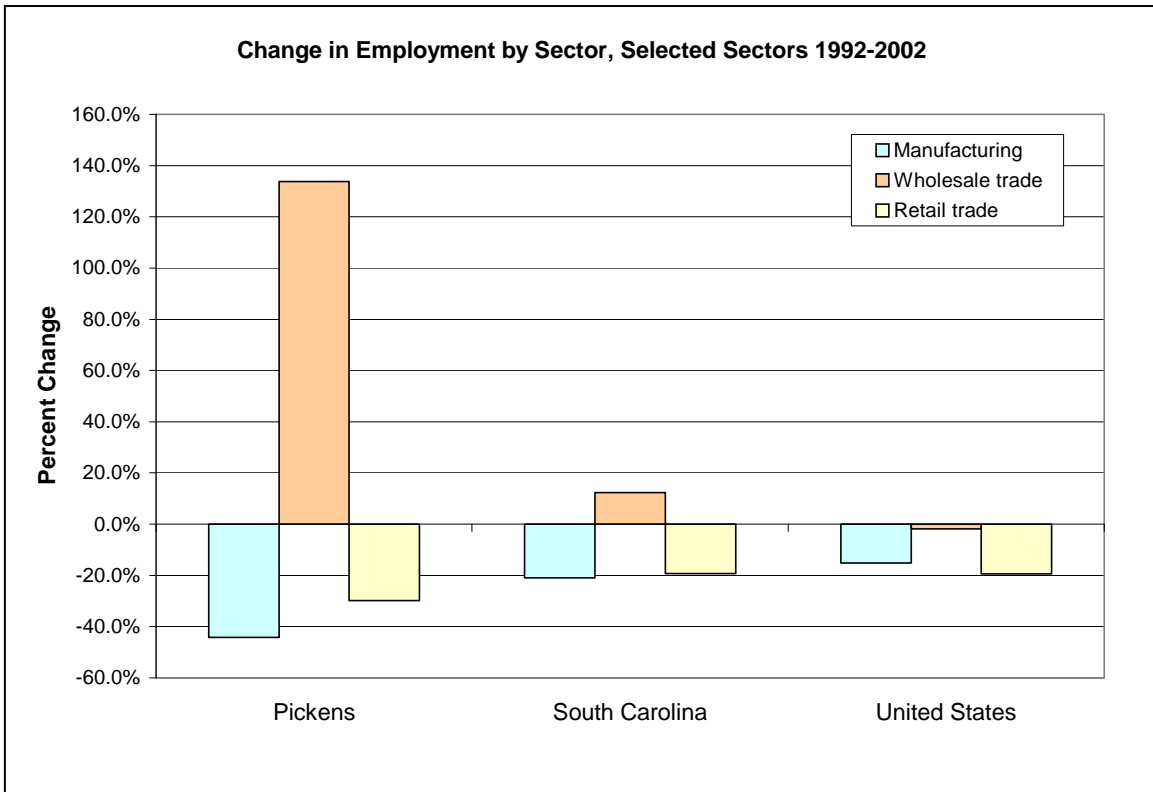


2003 retail sales figures are divided by July 1, 2003 population estimates to arrive at per capita retail sales
Source: Employment Security Commission, US Bureau of Census

Along with the lowest per capita retail sales, Pickens County has the lowest per capita gross sales in the Upstate (Figure 3-11). Pickens County might improve the wholesale trade sector in order to raise gross sales. The wholesale sector grew 140 percent between 1992 and 2002 (Figure 3-12), but it still has room to grow because in 2002 unemployment in that sector represented only 4 percent of total employment (Figure 3-8). Also Pickens County could find a niche in wholesale trading, as wholesaling is a basic industry in Pickens County compared to the rest of South Carolina (Table 3-3)



Source: SC Department of Revenue, 2003 Annual Report.



Source: US Bureau of Census, County Business Patterns 2002. In order to calculate percent employment the midpoint of a given range of number of employees was substituted for the range.

Major Employers

There are twenty major employers in Pickens County--both manufacturing and non-manufacturing companies. Companies employing over 200 people are considered to be major employers. Clemson University employs the most workers, 7,394, followed by the State of South Carolina with 3,534 employees. Table 3-4 identifies the major employers and their characteristics for Pickens County; the list does not include any employers within municipal boundaries. The county's major employers contribute to the county's low unemployment rate and help maintain the economic base of the county and its citizens.

Table 3-4: Major Employers in Pickens County 2004

Company	Employees	Type	Product/Service
Clemson University	7,394	Non-Mfg	Educational services
State of South Carolina	3,534	Non-Mfg	State government
School District of Pickens County	1,934	Non-Mfg	Public education
OWT Industries, Inc.	823	Mfg	Gas powered lawn and garden products
Palmetto Baptist Medical Center	750	Non-Mfg	Health services
Pickens County	513	Non-Mfg	County government
Bi-Lo1	453	Non-Mfg	Retail grocery
Mark IV Automotive	443	Mfg	Power steering assemblies
Alice Manufacturing Co. - Foster Plant	408	Mfg	Cotton-polyester broad cloth
Champion Aerospace, Inc.	402	Mfg	Aviation ignition systems
Honeywell Nylon	350	Mfg	Nylon 6 polymer and fiber
Alice Manufacturing Co. - Ellison Plant	349	Mfg	Cotton-polyester print cloth
Alice Manufacturing Co. - Elljean Plant	349	Mfg	Cotton-polyester print cloth
Central Textiles, Inc.	300	Mfg	Greige goods
Sauer-Danfoss	300	Mfg	Hydraulic pumps and motors
Alice Manufacturing Co. - Arial Plant	235	Mfg	Cotton-polyester print cloth
WaterMark Paddlesports, Inc.	230	Mfg	Whitewater & touring kayaks
Cornell Dubilier Marketing, Inc.	215	Mfg	Mita capacitors
Ohio Gear - Richmond Gear	215	Mfg	Speed reducers and gears
St. Jude Medical	200	Mfg	Specialty medical devices

Source: SC Industrial Directory 2004; Alliance Pickens. Bi-LO may have been reduced by layoffs occurring after the date of the above-referenced report.

International Employers

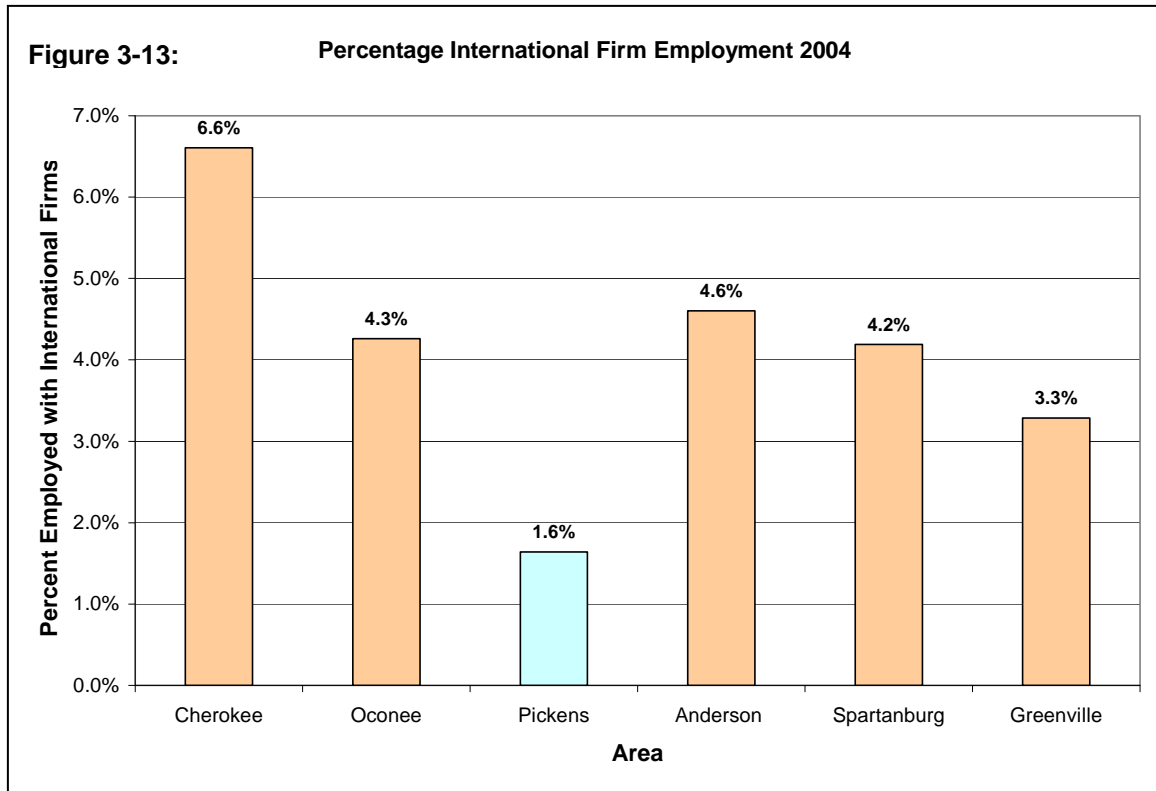
Ten international companies were located in Pickens County in 1997, according to Pickens County's 1999 comprehensive plan. Of those ten companies only two-BASF and McKechnie-remained until 2004. Thus, between 1997 and 2004 eight foreign companies left the county, but two new foreign companies arrived.

Table 3-5: International Firms in Pickens County 2004

Country of Origin	Company	Product
United Kingdom	McKechnie	Plastic Parts
Germany	BASF Corp	Chemicals
China	OWT Industries, Inc.	Electronics Parts
Switzerland	Sulzer Process Pumps	Industrial Pumps

Source: SC Department of Commerce. International Firms in South Carolina 2003-2004.

Having few international firms in Pickens County results in a very low percentage of Pickens County workers employed by international firms, as Figure 3-13 indicates. Pickens County might be able to recruit more international manufacturing firms if county officials tout large available parcels of land, and emphasize the quality and cost of the local workforce and proximity to Interstate 85.



Source: SC Department of Commerce, International Firms in South Carolina 2003-2004.

Potential Manufacturing Sites and Buildings

Pickens County may improve its ability to recruit international and U.S. firms by providing sites appropriate for industrial developments. There are such sites in Pickens County. Lakeside Technology Park has 25 acres remaining, and the Pickens County Commerce Park has 310 acres available, which means it can accommodate from 6 to 62 more businesses. Economic development officials at Alliance Pickens continue to recruit industries to occupy hope to fill both parks, as they were created to attract and house new industry for Pickens County.

Job Creation and Capital Investment

Job Losses

From 2002 to 2004, 190 more jobs were lost than were created in Pickens County. Table 3-6 lists layoffs and plant closures over the two year period. Although OWT Industries and Alice Manufacturing are two of the county's largest employees (Table 3-4), the two companies combined laid off 594 people between 2002 and 2004. Given this information

county officials should not rely on existing industries to provide jobs, but instead promote new industries to bring new positions to Pickens County.

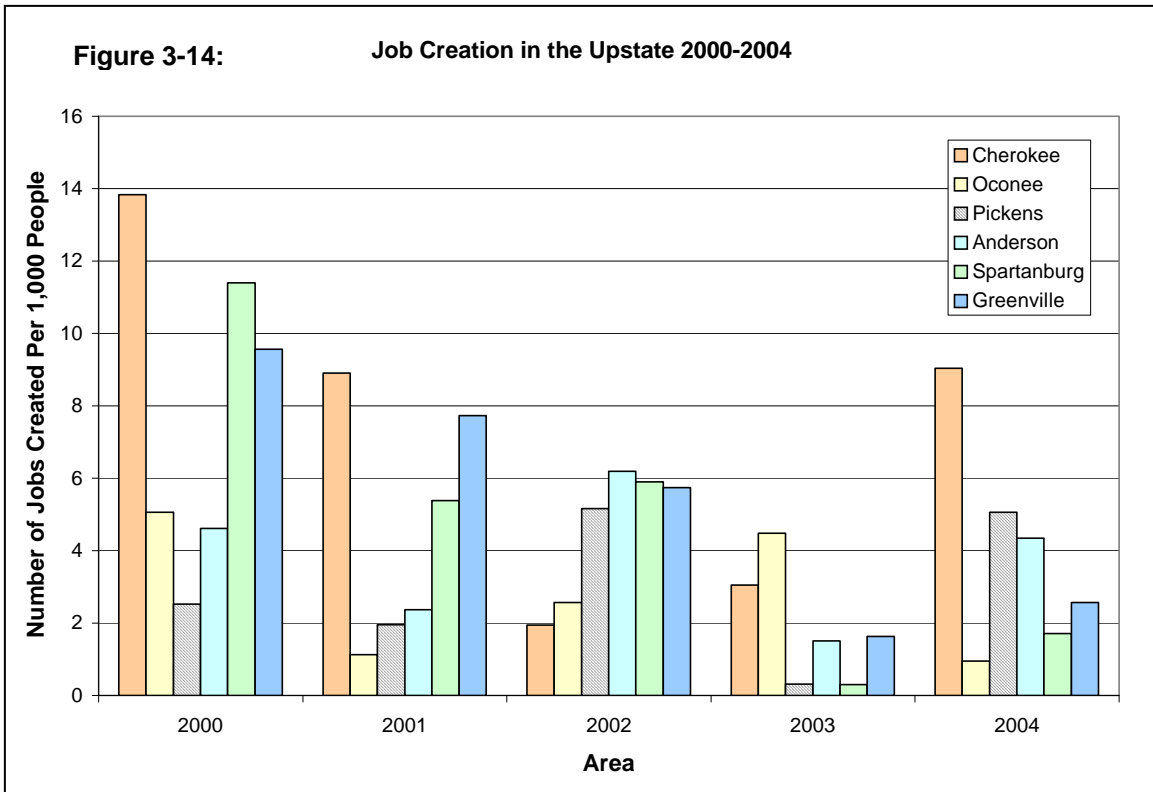
Table 3-6: Pickens County Job Losses and Plant Closures or Layoffs 2002-2004

Company	Layoff / Closure	Proposed Date of Layoff / Closure	Jobs Lost
CarePro	Closure	30-Jul-04	60
Alliance Staffing (Watermark)	Layoff	11-Jun-04	30
OWT Industries	Layoff	15-May-04	191
Central Textiles	Layoff	14-Mar-04	93
Alice Mfg - Ellison Plant	Layoff	30-Nov-03	63
Alice Mfg - Elljean Plant	Layoff	30-Nov-03	60
Alice Mfg - Foster Plant	Layoff	30-Nov-03	69
Central Textiles	Closure	3-Nov-03	141
Alice Manufacturing (Arial Plant)	Closure	31-Aug-03	145
Sulzer Process Pumps	Layoff	5-Aug-03	27
Alice Mfg - Ellison Plant	Layoff	1-Aug-03	7
Alice Mfg - Elljean Plant	Layoff	1-Aug-03	23
Alice Mfg - Foster Plant	Layoff	28-Jul-03	36
Staff Master's	Layoff	27-May-03	217
American House Spinning	Close	15-Oct-02	162
Penn Compression Molding	Close	31-May-02	33
			1,357

Source: SC Employment Security Commission Rapid Response Report, Alliance Pickens

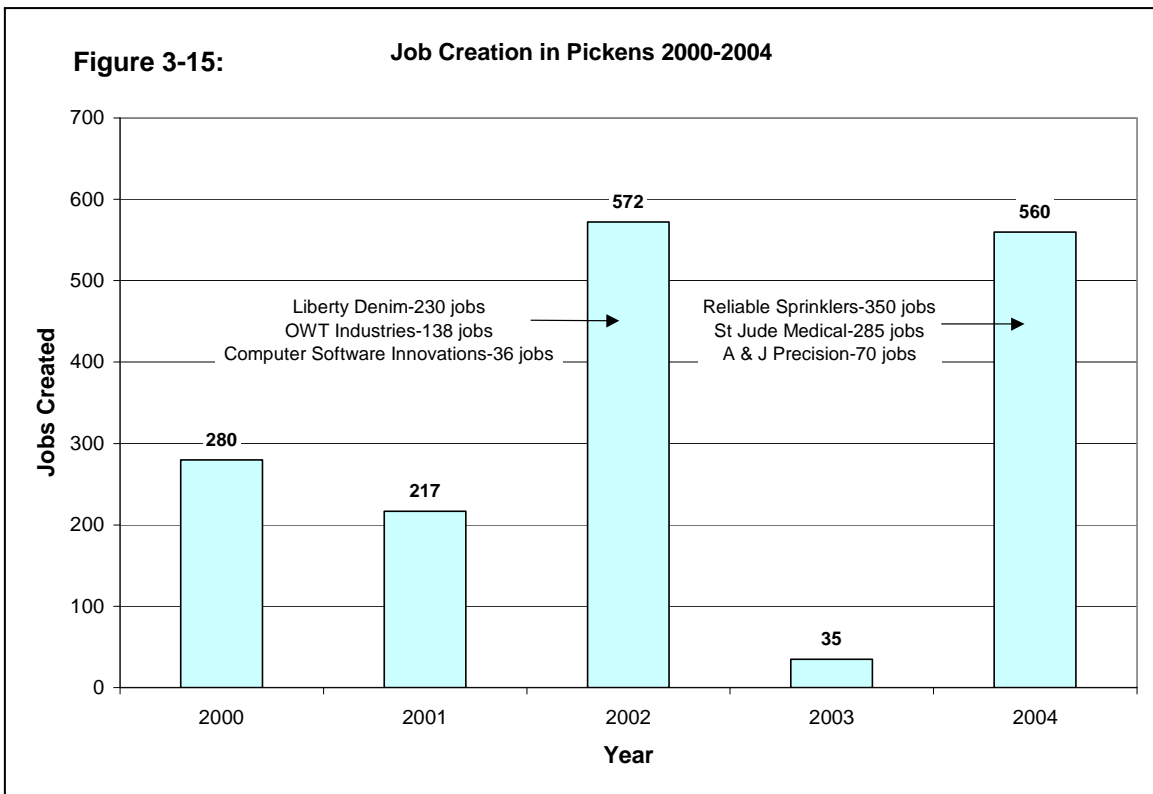
Job Creation

In the upstate, Pickens County is ranked last or second-to-last in job creation three out of five years of the five year study period (Figure 3-14). Cherokee County, on the other hand, came in either first or second place three out of five years. Economic development officials should review Cherokee County's job creation techniques and implement similar strategies in Pickens County where applicable.



Source: SC Department of Commerce, Capital Investment by County

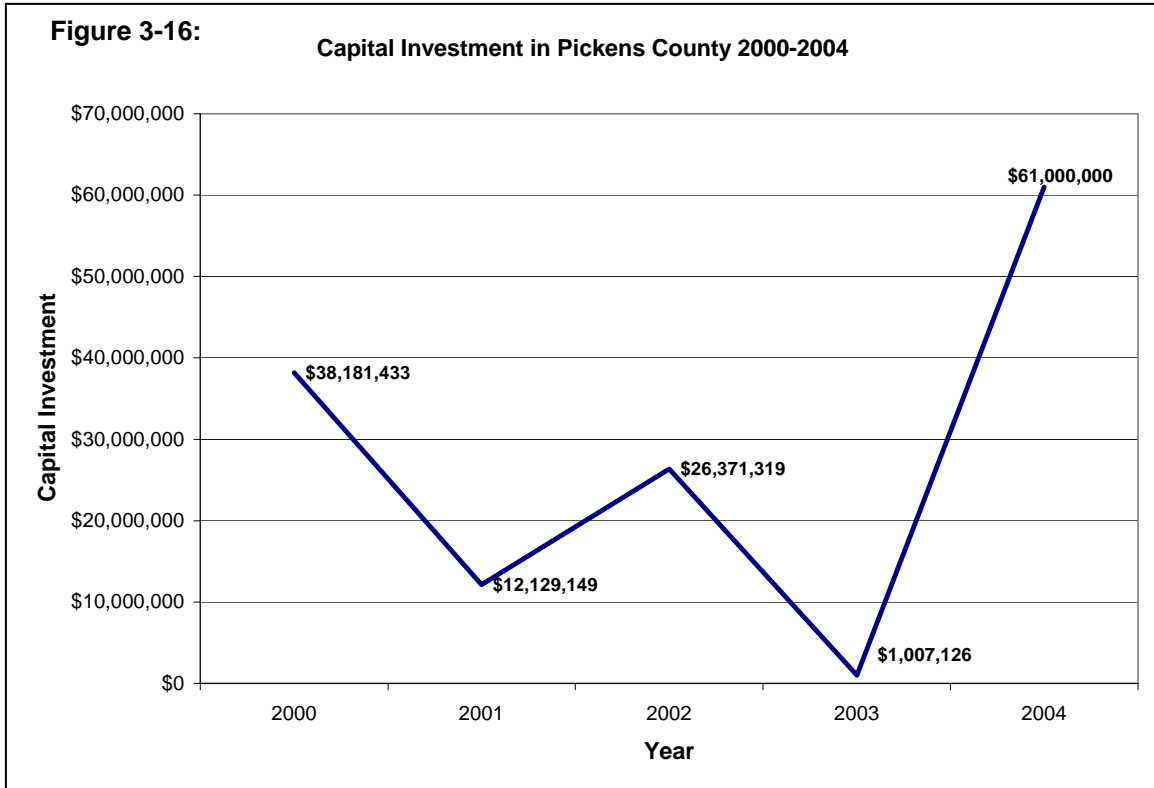
2002 and 2004 are the two years in which Pickens County stands better than second-to-last compared to the other upstate counties (Figure 3-14). In those years, Liberty Denim, Reliable Sprinklers, and St. Jude Medical announced job openings (Figure 3-15).



Source: SC Department of Commerce, Capital Investment by County

Capital Investment

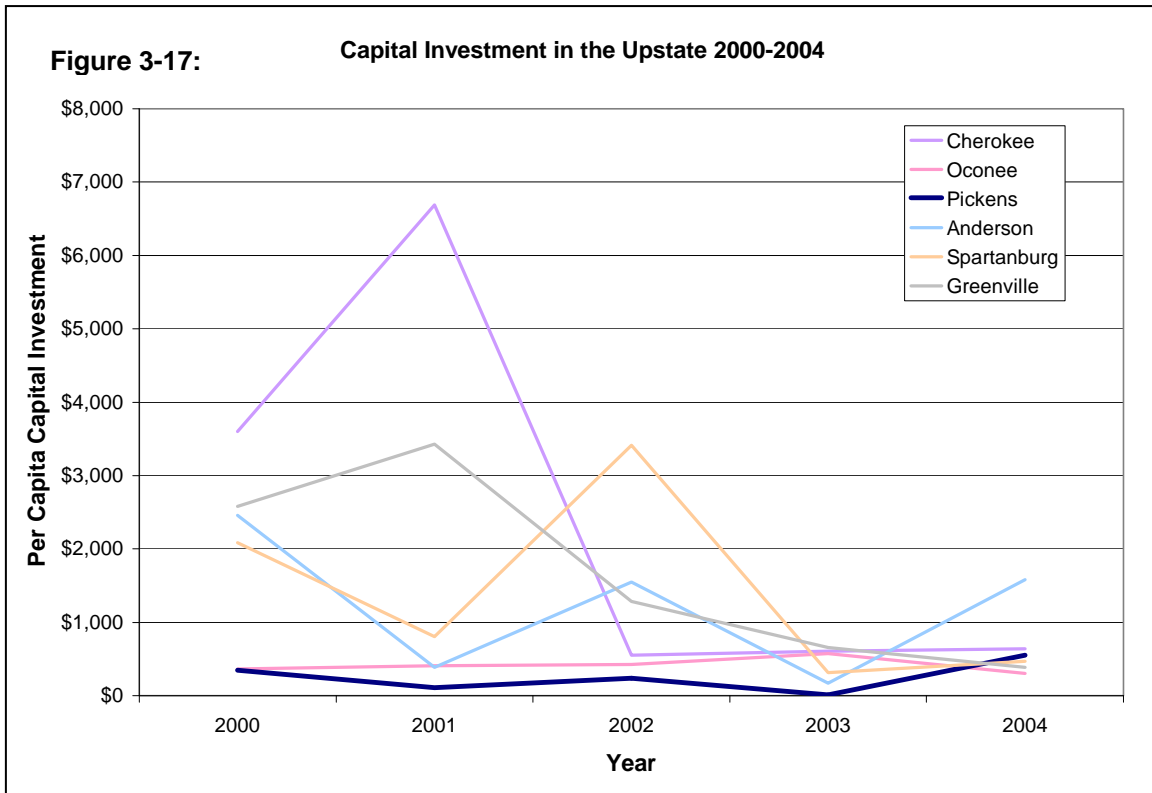
Capital investment is associated with job creation. Generally, the more capital investment in the area, the more jobs created. Pickens County is in accordance with this generality, as Figure 3-16 shows that capital investment increases in the two years in which job creation was highest-2002 and 2004.



Source: SC Department of Commerce, Capital Investment by County

One would expect per capita capital investment to increase as county population increases, however, the least populated county in the upstate, Cherokee County, has the highest per capita investment in four out of the five years in the study period. After Cherokee County, Greenville, Spartanburg, and Anderson counties have the best capital investment records. Cherokee, Greenville, Spartanburg, and Anderson counties benefit from vacant land fronting on and having access to Interstate 85, and larger and more diverse economies. Most likely Cherokee County's recent boom in job creation and capital investment is related to increased interstate trade.

Pickens County is ranked last in per capita capital investment. These investment rates will rise as new industry locates in the county and existing industry expands.



Source: SC Department of Commerce, Capital Investment by County

Forecasts

Economic experts say that the United States is shifting from a manufacturing to a service economy, because manufacturing jobs are being sent overseas where labor is less expensive and labor and environmental regulations are less stringent than in the U.S. Upstate South Carolina will see an increased demand for service jobs, but the manufacturing sector will remain strong in the Upstate. Both domestic and foreign manufacturers will continue to locate in this region for a number of reasons: proximity to market and distribution centers, land availability and cost, and workforce skill. These are the top three reasons industries give for moving to South Carolina according to a study by KPMG.

Employment in the textile industry and the fossil fuels industry is expected to decline over at least the next seven years-textile mills by almost 4 percent per year, and fossil fuels by more than 7 percent per year (Table 3-7). Unfortunately, textile mills have long provided a substantial number of jobs in South Carolina, so local governments across the state are coping with textile mill closures and recruiting replacement industries.

According to Alliance Pickens the types of manufacturers Pickens County should invite include: **automotive, plastics, metalworking, medical device, biotech/pharmaceutical, specialty instruments, photonics**, and manufacturers of other

advanced materials and products. The South Carolina Employment Security Commission projects that the **food, fabricated metal, and computer and electronics** manufacturing industries will each grow over 2 percent a year for the next seven years (Table 3-7). The Greenville County Chamber of Commerce, in conjunction with several regional universities, also produced a study listing industries which will enhance the competitiveness of the upstate economy- "The Upstate Region of South Carolina: Assessment and Industry Targeting Study." Their study adds that the county should recruit **steel foundries** and **wood-pallet manufacturers** along with the aforementioned industries.

Pickens County should also expand its **wholesale trade** industry. If Pickens County continues to specialize in manufacturing like it has in the past then it should also specialize in wholesale trading, because wholesalers benefit from locating near manufacturers. When compared to the state, the county specializes in wholesaling, and employment in wholesaling rose 140 percent from 1992 to 2002, and the county can accommodate more wholesale activity. An increase in wholesale activity would lead to greater per capita gross sales and increases in the transportation and warehousing industrial sectors as well.

Table 3-7: South Carolina Industry Projections: Annualized Percent Change Between 2002 and 2012, Selected Industries

Industry	Annualized Percent Change
High Growth Industries	
Internet Service Providers, Web Search Portals, and Data Pro	6.93
Furniture and Related Product Manufacturing	6.15
Other Information Services	3.85
Educational Services	3.79
Museums, Historical Sites, and Similar Institution	3.29
Social Assistance	3.11
Securities, Commodity Contracts, and Other Financial Investm	3.01
Management of Companies and Enterprises	2.80
Couriers and Messengers	2.78
Ambulatory Health Care Services	2.78
Amusement, Gambling, and Recreation Industries	2.67
Building Material and Garden Equipment and Supplies Dealers	2.59
Sporting Goods, Hobby, Book, and Music Stores	2.44
Computer and Electronic Product Manufacturing	2.30
Fabricated Metal Product Manufacturing	2.24
Real Estate	2.22
Furniture and Home Furnishings Stores	2.18
Food Manufacturing	2.16
Publishing Industries	2.05
High Decline Industries	
Petroleum and Coal Products Manufacturing	-7.21
Performing Arts, Spectator Sports, and Related Industries	-4.24
Textile Mills	-3.87
Scenic and Sightseeing Transportation	-3.35
Pipeline Transportation	-2.87
Rail Transportation	-2.60

Source: SC Employment Security Commission, Employment Projections by Industry

Other industries in which Pickens County specializes include: **mining, construction, education, arts, entertainment and recreation, accommodations and food, and other services**. If Pickens County would like to diversify its economy it should improve the above basic industries as well as to augment some non-basic industries-industries in which Pickens does not currently specialize. Pickens County has low employment, for example, in **professional services, management, and administrative services**. County officials should investigate opportunities to create **executive positions** and other positions similar to those listed in Table 3-8-“Anderson, Pickens, Oconee Job Outlook”.

Table 3-8: Anderson, Pickens, Oconee Job Outlook

Occupation	Annual Openings
Top executives	98
Registered Nurses	92
Marketing supervisors	77
Secondary school teachers	70
Restaurant cooks	56
Child care workers	55
Nursing aides	47
Office managers	44
Machinists	39
Mechanics	36
Guards	33
Social workers	29

Source: SC Employment Security Commission, Pendleton Workforce
Investment Area Job Outlook 20 03

Pickens County may choose from a variety of growing industries to create jobs that will replace lost textile and other manufacturing jobs, and strengthen its economy in general. New industry will spur capital investment and increase personal incomes, lessen the number of outcommuters, and add to the number of resident laborers. quality of life will improve with an upgraded economy.

Goals and Objectives

Vision Statement:

Pickens County seeks to compete in the global marketplace, providing diverse economic opportunities for its citizens consistent with quality of life objectives.

Economic Growth to Promote Job Opportunities

- Ensure that adequate land needed for commercial and desirable industrial growth is identified and available in appropriate locations
- Maintain sufficient water and sewer resources for future industrial development
- Encourage a diverse economy, which supports a desirable quality of life and enhances the productivity of residents
- Strive to make Pickens County competitive in the market
- Develop appropriate transportation networks within the county, especially to build an efficient link to Interstate 85
- Actively seek additional jobs in the county to decrease the daily outflow of residents and their dollars to neighboring counties
- Strive to raise county residents' per capita and household incomes

Protection and Preservation of Forests and Farmland

- N/A

Urban Development to Occur Primarily Contiguous to Existing Cities

- N/A

Rural Development throughout the County

- Do not allow economic growth and development to cause a loss of rural character

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- N/A

Protection of the Mountains and Lake, Including Parks, to Enhance Family Recreation and Tourism

- Do not allow economic growth and development to hinder environmental protection
- Expand tourism industry. Identify all agencies working on tourism within the region and implement regular communications to coordinate activities between the groups

Policies and Recommendations

Policy Recommendation: Create Priority Investment Districts in Pickens County as a means of attracting industry and maximizing existing and planned infrastructure

Discussion: We must identify areas in Pickens County where economic growth is desired and make them widely known to the citizens and businesses, advertising the areas of desired economic growth. Moreover, we must provide economic incentives for industry to locate in these areas. The long-term benefit of doing so will be a dramatic reduction in infrastructure costs in future years, as well as a synergistic effect in economic centers that will serve to draw even more industrial activity.

Action(s): Provide support for the Economic Development Alliance of Pickens County

Establish internally developed incentive packages

Use rollback taxes as a tool to encourage growth in priority economic development areas

Designate corridors, with appropriate infrastructure, for industrial growth, for example:

Hwy 93 from Hwy 8 to Issaqueena Trail

Hwy 123 from Hwy 8 to Issaqueena Trail

Hwy 178 from Pickens/Anderson County line to intersection of Hwy 183

Hwy 8 from Pickens/Anderson County line to intersection of Hwy 183

Hwy 135 from the intersection of Hwy 178 to the intersection of Hwy 183

Hwy 153 from Pickens/Anderson County line to Hwy 123

Hwy 123 from Greenville County line to Easley

Responsible Agency: Planning Commission, **Alliance Pickens**, County Council

Policy Recommendation: Convert incommuters into resident workers

Discussion: People should have job choices within their county of residence, and workers should have housing choices within the county of their jobsite. Job creation will prevent outcommuting, but improvements to housing and quality of life should prevent incommuting. The county will gain new tax revenue by persuading Pickens County workers to live in the county in which they work.

Action(s): Conduct a survey of incommuters at major business establishments. Focus on housing and quality of life issues.

If certain housing features would entice incommuters to live in the county, county officials should informally encourage builders to build the types of houses appealing to incommuters.

County officials could ensure the county has the type of amenities desirable to incommuters as well.

Responsible Agency: **Planning Commission**, Building Codes, Alliance Pickens, local realtors, Clemson University

Policy Recommendation: Attract more tourists

Discussion: The fact that accommodation and food services, and arts, entertainment and recreation are basic sectors in the county demonstrates that Pickens County is a popular leisure destination. Thus Pickens County should consider strengthening the tourist industry.

Action(s): Attract more resorts and hotels, particularly in the northern part of the county near Highway 11 and Table Rock State Park

Market eco-tourism-bike routes, kayak and canoe lake and river access points, hiking trails, the sliding rock, tent and RV camping sites, and Table Rock State Park on health, travel, and family websites and magazines and in brochures at places where tourists are known to gather

Market the Scenic Highway and the Heritage Corridor on television, billboards, and in family magazines and in brochures at places where tourists are known to gather

Responsible Agency: **County and Municipal Chambers of Commerce, Alliance Pickens**, Reedy River Consortium, Pickens County Parks and Recreation, Local State Park Officials

Policy Recommendation: Expand the wholesale industrial sector

Discussion: To increase wholesaling activities in Pickens County will increase transportation and warehousing activities as well, thereby greatly diversifying the county's economy. An increase in wholesale sales will help gross sales figures, which are currently the lowest in the upstate.

Action(s): Recruit wholesalers and distributors to Pickens County Commerce Park

Ensure efficient access to Interstate 85 from the commerce park

Offer tax incentives to wholesalers

Encourage county manufacturers to locate their own wholesale trading facilities within the county, or to persuade wholesalers with whom they conduct business to locate in Pickens County

Responsible Agency: **Alliance Pickens**, Greenville-Pickens Area Transportation Study, SC Department Of Transportation

Policy Recommendation: Expand professional services, management, and administrative services industries

Discussion: Pickens County does not have high employment in the professional, administrative, and management fields compared to other upstate counties. Creating new opportunities in these fields would lead to a diverse and healthy economy.

Action(s): Convince expanding and/or relocating professional and administrative offices-perhaps from nearby Greenville County-to move to Pickens County

Responsible Agency: **Alliance Pickens, Chamber of Commerce**

Policy Recommendation: Increase retail sales; improve retailer's income

Discussion: Fifteen percent of Pickens County's employees work in retail. This is a high percentage compared to other upstate counties, (only Anderson's is higher) yet Pickens County earns the least amount of money from retail sales. This means that individual retailers do not earn much money.

Action(s): Conduct retail market studies-perhaps enlisting Clemson University aids. The study will point toward specific policy recommendations which may include placing caps on retail licenses, marketing more expensive items, recruiting chain stores, teaching retailers to sell online, or targeting specific types of retail stores such as sporting goods, hobby, book, music, home improvement, or home furnishings stores.

Responsible Agency: Chamber of Commerce, **Alliance Pickens**, Clemson University

Policy Recommendation: Improve per capita income or quality of life in census tracts 110, 111, 112, and 104 (the white tracts shown in Map 3-1).

Discussion: Income in the abovementioned census tracts is less than \$14,567 per person. This amount most likely cannot cover life, health, or car insurance, or transportation, education, or other costs.

Action(s): Advertise existing governmental services for disadvantaged citizens in these census tracts using flyers posted in public places and placed in mailboxes

Ensure that the Clemson Area Transit Bus serves the needs of disadvantaged citizens in these areas

Locate new industry in these tracts if possible

Do not allow infrastructure or quality of education to decline in these areas

Responsible Agency: **Health Department**, Department of Social Services, CAT bus



Chapter 4

Cultural & Historical Resources

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

Spanish explorer Hernando DeSoto came through the Pickens area in the 1530s and stopped at Keowee, the capitol of the lower Cherokee Nation, which stood on the West Bank of the Keowee River. 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 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, which, he stated, named “Hopewell.” He lived there for a number of years, 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 the 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 Catechee 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.

Historic 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 sites in Pickens County are on the National Register of Historic Places:

Central High School – Added to the National Register in 1994.

Central High School, originally built in 1908, is located on Church Street in the town of Central. The Central High School is a good example of a small town, educational building rendered in the Classical Revival style.



Civilian Conservation Corps

Quarry No. 1 and Truck Trail and Quarry No. 2 --

Added to the National Register in 1989.

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. Quarry 2 is located about 0.2 miles north of Sliding Rock Road near the Oolenoy River 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 of four quarry sites used by the CCC for park construction and the second located off park property. The truck trail is significant for its construction by CCC workers to gain access to the quarry.

The Civilian Conservation Corps (CCC) Quarry #2 is also one of the four 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.

Clemson University Historic District I – Added to the National Register in 1990. 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. Properties in the district include Tillman Hall (1893), Godfrey Hall (1898), Bowman Field (1900), Sikes Hall (1905), Holtendorff Hall (1916), Trustees’ Park (c.1925), Long Hall (1937), and Mell Hall (1939).

Clemson University Historic District II – Added to the National Register in 1990. Clemson University Historic District II includes seven historic sites (three academic buildings, a residence and associated office, and an outdoor theater). Properties in the district include: Fort Hill (c.1830), John C. Calhoun Office (c. 1825), Hardin Hall (1890), Trustee House (1904), Riggs Hall (1927), Sistine Hall (1938), and Outdoor Theater (1940).

Clemson College Sheep Barn – Added to the National Register in 1990. The Clemson College Sheep Barn, built around 1915, is significant as the earliest relatively intact building associated with Clemson University’s early Agricultural Department. It is located on South Palmetto Boulevard on campus.

Easley High School Auditorium – The 1909 structure is one of the oldest buildings in downtown Easley. Since its closure in 1938, the building has been used as a warehouse. It has suffered from neglect and weather damage, and recently with fire damage. Several times this building has been threatened by demolition for downtown parking. It recently was placed on the Historic National Registry and will be restored and used as a marketplace. This project was spearheaded by Dave Watson, President of the Easley Chamber of Commerce. Grants have been received and restoration and renovations are underway.

Fort Hill – Designated a National Historic Landmark in 1960 and added to the National Register in 1966. The John C. Calhoun House was the home of South Carolina’s eminent statesman during the last 25 years of his life (1825-1850). The house has been designated a National Historic Landmark by the United States Department of the Interior and on the National Register of Historic Places. Honoring a fort built on the land in 1776, Calhoun named the 100-acre plantation “Fort Hill.” The United Daughters of the Confederacy has assisted Clemson University in the restoration. The University now occupies the plantation land, a vision fulfilled through the generosity of Calhoun’s son-in-law, Thomas G. Clemson.

Hanover House – Added to the National Register in 1970.

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.

Hagood-Mauldin House -- Added to National Register in 1997.

The Hagood-Mauldin House, located near Pickens, 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 around 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 the Pickens District was divided into Oconee County and Pickens County in 1868, the house was transported to the Town of Pickens.

Hagood Gristmill – Added to National Register in 1972.

A scenic old gristmill located north of Pickens contains a water wheel built in 1825 by Benjamin Hagood. The gristmill is one of the few such mills still in existence in South Carolina. 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 and was added to the National Register of Historic Places. The mill has since been restored and is operational every third Saturday of the month, making grits and cornmeal.

James Beamer Homestead – Eastatoee Valley – 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.

Old Pickens Jail – Added to the National Register on 1979.

Originally built in 1903, the Old Pickens Jail is significant as one of the few early jails still in existence in the Upstate. The jail was built to serve as both a detention facility for county criminals and as the home for the Sheriff of Pickens County and his family. Used as a detention facility until August 1975, the Old Pickens County Jail has since been used as a historical museum.

Old Stone Church and Cemetery – Clemson – Added to the National Register in 1971

This Presbyterian Church, which is no longer used for service, was built by Revolutionary War hero Andrew Pickens and others in 1797. Many prominent people are buried in the cemetery, including Pickens and his family.

Pickens County Historical Museum – Pickens – Added to the National Register in 1979

Constructed in 1903 as the Pickens County Jail and home of the sheriff, the castle-like building has been restored and is listed on the National Register of Historic Places. The

museum contains memorabilia displaying the history of Pickens County such as the county's first cotton gin and "the Pickens Doodle"; a wood filled engine that traveled between Pickens and Easley for many years.

Roper House Complex – Added to the National Register in 1986

The house, built in 1856, is located southeast of Highway 11 in Pickens. It is now within the South Carolina State Park system, part of the Camp Oolenoy complex.

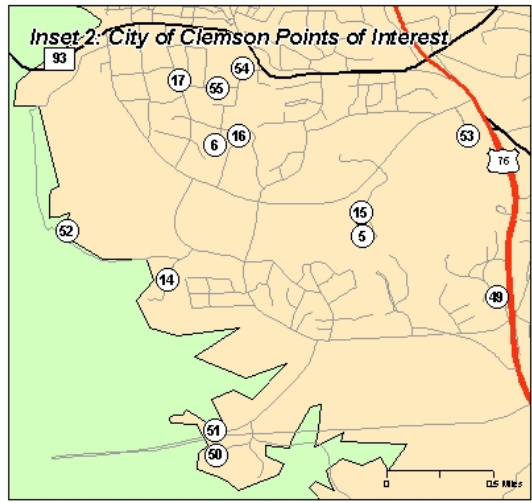
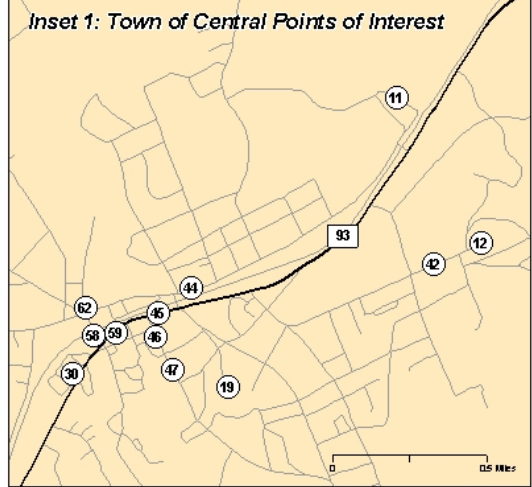
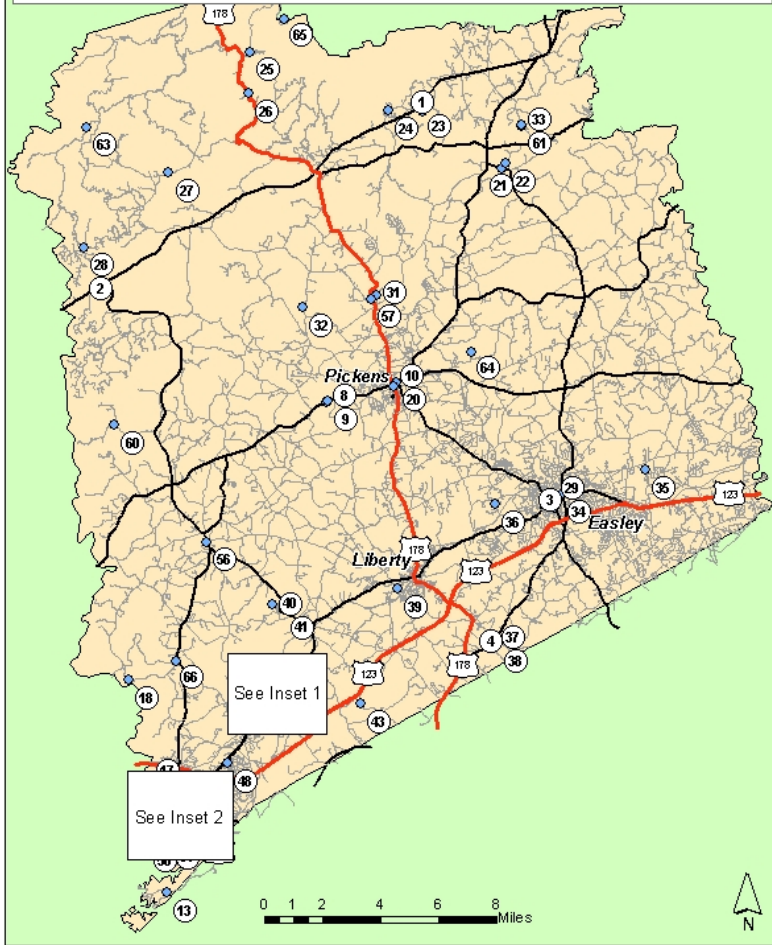
Sheriff Mill Complex – Added to the National Register in 1987

The Sheriff Mill Complex, located in Easley, includes a house, gristmill, miller's house, millpond, and dam. It is one of the most intact gristmill complexes identified in the state.

Table Rock Mountain Historic District and Civilian Conservation Corps Camp –

Indian legend identifies this huge mountain rock as the dinner table of a giant chieftain. Located in the Foothills Scenic Highway, it is now operated as a South Carolina State Park. Also located in the park, Table Rock Civilian Conservation Corps Camp which is also listed on the National Register of Historic Places.

Map 4-1: Cultural and Historical Points of Interest



1	CHEROKEE FOOTHILL VISITOR CENTER	24	WESLEYAN CAMP	47	CENTRAL HISTORY MUSEUM
2	CHEROKEE INDIAN INTERP CNTR	25	ROCKY BOTTOM CAMP FOR THE BLIND	48	ABEL BAPTIST CHURCH
3	FOOTHILL PLAYHOUSE WEST END HALL	26	MCCALL R A CAMP	49	OLD STONE CHURCH
4	FERNES MINIATURE DOLLHOUSE MUS	27	EASTATOE BAPTIST CHURCH	50	HOPEWELL
5	BOB CAMPBELL GEOLOGY MUSEUM	28	MCKINNEY CHAPEL	51	HOPEWELL TREATY SITE
6	RUDOLPH E LEE GALLERY	29	EASLEY COTTON MILL & VILLAGE	52	FORT RUTLEDGE SITE
7	GREENVILLE PICKENS UPSTATE FAIR	30	CENTRAL COLORED SCHOOL	53	HANOVER HOUSE
8	BARGAIN EXCHANGE FLEA MARKET	31	COLD SPRINGS BAPTIST CHURCH	54	TILLMAN HALL
9	PICKENS FLEA MARKET	32	MEECE GRIST MILL	55	FORT HILL CALHOUN HOUSE
10	P C WALL VALOR SOLDIERS MEMORIAL	33	LITTLE LIBERIA COMMUNITY	56	DR PEEKS HOSPITAL
11	COLLINS OLE TOWNE	34	MOUNTAIN VIEW HOTEL	57	HAGOOD MILL
12	CLAYTON FAMILY RESEARCH CENTER	35	OLD PRESBYTERIAN CHURCH	58	CENTRAL STATION CAFE
13	CLEMSON OUTDOOR LAB	36	GOLDEN CREEK MILL	59	VILLA LUGI ITALIAN RESTURANT
14	MADREN CENTER	37	ANTIQUERS HEAVEN MUSEUM	60	KEOWEE BAPTIST CHURCH CEMETERY
15	FRAN HANSON DISCOVERY CENTER	38	CARMEL PRESBYTERIAN CHURCH	61	SOAPSTONE BAPTIST CHURCH
16	STROM THURMOND INSTITUTE	39	BEN ROBERTSON GRAVE	62	CENTRAL ROLLER MILL
17	DEATH VALLEY FRANK HOWARD FIELD	40	CATEECHEE MILL AND VILLAGE	63	JUMPING OFF ROCK
18	ISSAQUEENA DAM	41	CATEECHEE SCHOOL	64	GLASSY MTN HERITAGE PRESERVE
19	CENTRAL TEXTILE MILL	42	FREEDOM HILL CHURCH AND CENTER	65	SASSAFRAS MOUNTAIN
20	HAGOOD MAULDIN HOUSE	43	SIMMS MILL	66	CLEMSON EXPERIMENTAL FOREST
21	OOLENOY COMMUNITY CENTER	44	OLD CENTRAL CITY HALL JAIL		
22	OOLENOY BAPTIST CEMETERY	45	RED CABOOSE		
23	ROPER HOUSE-CAMP OOLENOY	46	OLD CENTRAL HIGH SCHOOL		

Other Sites of Historical Significance

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

Site of Alexander-Hill House – Six Mile

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

Bowen House – Pickens

Built in 1880 by W.T. Bowen, co-author of the 1895 South Carolina State Constitution, this house is the setting for Red Hills and Cotton by Ben Robertson. The house is located southeast of Pickens on Highway 183.

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.

Old 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.

Calhoun Burial Ground – Clemson

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

John Easley Home – Easley

This beautiful home was the residence of John Allen Easley, Sr., a successful miller and businessman. Easley, who originally has 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.

Site of Fort Rutledge – Clemson University

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

Golden Creek Mill – Pickens

The replica/restoration of the 1825 mill, which was nestled on the banks of the Golden Creek, is fully operational and open for tours with reservations. The mill also houses a country store featuring Amish products, and an art, photo, and literature museum.

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.

Hester House – Pumpkintown

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

Horse Pasture – Pickens

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.

Hunt Log Cabin – Clemson University

The Hunts built their cabin in 1745 as squatters in Cherokee Territory. They wound up with a 2300 acre tract of land 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.

Hunter's Post – Pickens

The Hunter's Post is a weather-beaten building on Wold 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.

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.

McKinney Chapel – Pickens

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.

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.

Norris House - Norris

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

First Pastorium - Pickens

This was the first preacher's home in upper South Carolina, located west of Pickens. The Reverend William Murphee, the first pastor of the Second Baptist Church occupied it in 1786. He built it with the aid of settlers, squatters and Indians. There is a small family

cemetery, walled with fieldstone, on the grounds. It is currently being moved to become part of the Hagood Mill and its historical complex.

Pendleton Historic District-Pendleton

The first South Carolina town settled above Camden straddles Pickens and Anderson counties. This, for many years, was the center of business, culture, and government in the northwestern part of the state.

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.

Ruins of Pickensville - Easley

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

Ponder House - Dacusville

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

Pumpkintown

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.

Redmond Post Office - Pickens

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

Rocky Bottom 4-H Camp - Pickens

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

Site of Seneca Old Town - Clemson

An ostracized group of Seneca Indians from New York migrated south and settled a town at this site. Because of periodic hostilities with the Cherokees, most of this tribe had disappeared by 1780. There was a battle here on August 1, 1776, as part of the campaign to remove the Cherokee from the "Lower Towns".

Sitton Hill - Easley

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

Throstle Spinning Frame - Easley

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

Treaty Oak Marker - Clemson

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

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.

Source: Pickens County Museum Staff, Pickens County Historical Society, Pickens County Cultural Task Force '98, Department of the Interior's National Register of Historic Places.

Recreation

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.

Lake Jocassee

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

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.

Lake Hartwell

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

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.

The 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.

The Foothills Trail

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.

South Carolina State Parks:

Keowee-Toxaway State Park

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

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 Maintained Parks:

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

South Carolina State Botanical Gardens

Established in 1958 as a camellia collection on a small piece of land, the Garden has grown to 270 acres of lush natural vegetation and miles of trails. Special collections include a Pioneer Garden with authentic log cabins, a 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

This 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. Building has also started for a Geological Museum, located adjacent to the Wren House.

Area Golf Courses

Public:

Rolling Green Golf Club- 27-hole regulation golf course, with a driving range and bent grass greens. It is located in the Easley area on Hester Store Road.

Southern Oaks Golf Course- 27-hole course, with a pro shop, located near the intersection of SC 81 and SC 86 on Southern Oaks Drive.

The Rock- 27-hole course located at Table Rock near Hwy 11 and Hwy 178 on Sliding Rock Road in northern Pickens. This resort also offers swimming, tennis, lounge, grill, restaurants and mountain homesites.

Private:

Pickens County Club- A par 72-layout course located on Country Club Road near Griffin Mill Road in between Pickens and Easley.

Smithfields Country Club- A par 72 layout located on Pine Ridge Drive off of Sheffield Road and Crestview Drive in Easley.

Walker Course- This par 72, 18-hole championship golf course is located at the foot of the Blue Ridge Mountains in Clemson and is surrounded by Lake Hartwell.

Arts and Entertainment

Museums and Galleries

The Geology Museum located at Clemson University at Brackett Hall. The Museum displays the Southeast's largest collection of gems and minerals, including a star sapphire from Africa weighing over 50,000 carats.

Pickens County Museum-Constructed in 1903 as the Pickens County Jail and home of the sheriff, the castle-like building has been restored and is listed on the National Register of Historical Places. The museum contains memorabilia displaying the history of Pickens County such as the County's first cotton gin and "the Pickens Doodle". The museum also runs shows and displays artist's work over a scheduled showing.

Hagood Mauldin House/ Irma Morris Museum of Fine Arts-It was built in 1828 at old Pickens Courthouse and moved to its present location in 1868 on Griffin Street, Pickens. This classical Greek revival house features 17th and 18th century art and furnishings.

Central Heritage Museum-This late 18th century house was the home of a local merchant and now houses a collection of historic memorabilia.

Cherokee Indian Interpretive Center-This center shows the history and culture of the Cherokee Indians who once lived in the Keowee valley.

Ferne's Miniature Dollhouse Museum and Shop-A wonderful collection of more than 400 dolls, 25 antique and new dollhouses and unique handcrafted miniature accessories.

Fort Hill/ John C. Calhoun House Museum-This was the plantation home of John C. Calhoun and later the home of his son-in-law, Thomas Green Clemson. Now a National Historic Landmark, the house contains items that once belonged to Calhoun and Clemson.

School House Antiques and Museum- Featuring the largest privately owned antique collection in the Southeast. This museum is located in Liberty. On display are rare antique cars, household items, furniture, toys, an old general store, dentist office, barbershop and thousands of other items.

Rudolph Lee Gallery- At Clemson University located in Lee Hall, the Gallery presents exhibitions of outstanding regional, national and international artists and architects.

Race Tracks

Greenville-Pickens Speedway- The longest, continuous 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.

Markets

Pickens County Flea Market - On Wednesday mornings, otherwise known as the Jockey Lot, people flock to bargain, trade, and find deals on anything and everything from fresh produce to furniture. It is located on Hwy 183 headed west out of the town of Pickens.

Performance Facilities

Clemson University Sporting Events - 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 - Located near the heart of Clemson University, the Center brings an exciting array of dazzling performances to the community year-round.

Country Roads Music Park - Located on Hwy 183, headed east toward Greenville, this facility offers family fun and music.

Foothills Playhouse - Located at West End Hall in Easley, the playhouse began in 1981 as the Easley Community Theater. The 214-seat playhouse operates through donations and a grant from the South Carolina Arts Commission. Volunteers do most of the work. The theater offers year-round performances.

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 - **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 and arts and crafts. A self-guided tour of 40 historical sites is also included at the festival.

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

July - **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 - **Central Railroad Festival** - The two-day festival is a celebration of the railroad era. The festival features model railroad displays, railroad memorabilia and railroad safety exhibits. Other features are arts and crafts, children's rides, dancing, music and bingo.

September-**Dacusville Farm Days**- 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.

September - **Heritage Day** - This day is a festival day held at the Hagood Mill and brings artisans throughout the area to demonstrate various cultural activities. Such activities include washing clothes in a wash pot and demonstrating medical procedures in a Civil War era surgeon's tent. Other activities include old time fiddling convention, music, and contests.

September - **Upper South Carolina State Fair**

October - **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.

October - **Idelwilde Appalachian Folk Festival** - S.C. Botanical Garden at Clemson University.

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

Religious Culture

Within Pickens County there are 197 churches representing over 15 different religions. Although the majority of churches are located in the urbanized areas, residents throughout the county have many opportunities for worship. Easley and Pickens have the largest number of churches. Both Clemson and Easley have a great amount of religious diversity. Refer to Table 4-1 for an inventory.

Table 4-1: Religions Institutions Inventory

Church	Central	Clemson	Easley	Liberty	Norris	Pickens	Six Mile	Total
Assembly of God	1	0	1	0	0	2	0	4
Baptist	7	8	38	12	4	28	11	108
Catholic	0	1	0	0	0	1	0	2
Church of Christ	0	1	3	0	0	0	0	4
Church of God	1	1	3	1	0	3	2	11
Church of God and Prophecy	0	0	0	2	0	0	1	3
Episcopal	0	2	1	0	0	0	0	3
FBH Church	0	0	1	1	0	1	0	3
Jehovah's Witnesses	0	0	1	0	1	0	0	2
Lutheran	0	1	1	0	0	0	0	2
Methodist	2	2	8	2	0	3	0	17
Pentecostal Holiness	0	1	1	0	0	0	0	2
Presbyterian	0	2	2	1	0	1	0	6
Wesleyan	0	2	3	3	1	2	1	12
Other	2	3	7	3	0	3	0	18
Total	12	23	69	24	6	45	11	197

Goals and Objectives

Vision Statement:

Pickens County seeks to encourage cultural opportunities that enhance the quality of life for its diverse population, while preserving and protecting its heritage.

Economic Growth to Promote Job Opportunities

- N/A

Protection and Preservation of Forests and Farmland

- Encourage collaboration between landowners and private and public agencies to establish programs for the preservation of forests and farmlands

Urban Development to Occur Primarily Contiguous to Existing Cities

- N/A

Rural Development Throughout the County

- Protect and preserve the cultural and historic resources of the county

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- Encourage opportunities for retirees within the county, which will encourage their participation in community life
- Provide recreational and community service opportunities for the juvenile population, as well as others
- Continue development of community recreational opportunities to accommodate all ages
- Enhance facilities to encourage opportunities for personal growth through arts and culture

Protection of the Mountains and Lakes, Including Parks, to Enhance Family Recreation and Tourism

- Identify all agencies working on tourism within the region and implement regular communications to coordinate activities between the groups
- Encourage tourism development compatible with scenic and historic areas of the county

Policies and Recommendations

Policy Recommendation: Expansion of the county museum system to create a county Fine Arts Center with educational/instructional facilities

Discussion: With a population in excess of 100,000 and growing rapidly, Pickens County needs to increase the cultural opportunities of its citizens including arts education opportunities. It is important to create countywide programs which will benefit the county as a whole, rather than individual municipalities or areas.

Action(s): Cultural Commission should submit in its budget requests for appropriate funding to achieve these goals and actions.

Cooperation should be established with the school district and other agencies

This project would be an expansion of the existing county museum services. There are several existing facilities that could be used to house this facility such as the County Museum, Hagood Mill, Hagood-Mauldin House & Irma Morris Art Collection, Heritage Day Festival, or the Highway 11 or Heritage Corridors. New construction may be necessary to provide display areas and exhibition spaces. These spaces should include additions such as classrooms and an auditorium. The funding would need to come from the continued support of the taxpayers, museum membership, tuition, ticket sales, and grants and foundation funds. The high visibility in the media would bring positive attention to the facility and would in turn be supported by the county's business community, as well as by citizens and tourists.

Responsible Agency: **Cultural Commission**, County Council, School District

Policy Recommendation: Maintain an inventory of historic sites and erect historic markers in the county

Discussion: Pickens County has a rich heritage, which should be preserved and commemorated. Developing an inventory of

historic sites and erecting historic markers is a way to accomplish this goal. Many areas have increased the economic vitality of their area by maintaining the unique flavor and character of existing structures, thus creating an attractive “specialness.” Appropriate incentives to encourage the renovation of existing structures could be used in Pickens County in this same way.

Action(s): Search for historical preservation grant opportunities and apply for many grants

Develop a list of historical sites in the county and get more sites on the National Register

Erect historical markers where appropriate

Give incentives through tax exemptions or discount rates for those who participate in renovation of historical sites

Responsible Agency: **Cultural Commission**, County Council, Tourism Advisory Commission, Economic Development Alliance, Municipal Public Works and County Roads and Bridges (to erect and maintain markers)

Policy Recommendation: Attract more tourists through increased emphasis on eco-tourism as well as artistic and cultural endeavors

Discussion: Tourism is a natural economic opportunity for an area such as Pickens County, which has such beautiful natural amenities and is convenient to rapidly growing urban areas such as Atlanta and Charlotte. Furthermore, as many tourists enjoy educational vacations the county should market historic sites, and make those sites more entertaining for visitors

Action(s): Reappoint or activate the Pickens County Tourism Advisory Commission

Market eco-tourism (bike routes, kayak and canoe lake and river access points, hiking trails, the sliding rock, tent and RV camping sites, and Table Rock State Park) in health, travel, and family websites and magazines, and in brochures at places where tourists are known to gather

Market places of cultural and historical significance in health, travel, and family websites and magazines, and in brochures at places where tourists are known to gather. Include maps of cultural and historical sites in brochures.

Choose which historical or cultural sites have tourism potential and provide amenities at those places such as picnic tables, rope swings, live animals, herb gardens, or fish ponds. Each site should have enough amenities to provide at least two hours of entertainment.

Responsible Agency: County Council, **Tourism Advisory Commission**, Cultural Commission, County and Municipal Chambers of Commerce, Alliance Pickens, Reedy River Consortium, Pickens County Parks and Recreation, Local State Park Officials

Policy Recommendation: Further development of the historic Hagood Mill site as heritage tourism-based attraction

Discussion: Built in 1825, the mill today continues to make grits and cornmeal every third Saturday of the month. The county should encourage more people to behold this remarkable county holding added to the National Register of Historic Places.

Action(s): Provide funding to open the mill eight to ten hours a day during seasons when tourists are likely to visit

Enlist community service volunteers of all ages to help maintain the mill

Provide amenities such as picnic tables, rope swings, live animals, herb gardens, or fish ponds.

Responsible Agency: Cultural Commission, County Council, **Tourism Advisory Commission**

Policy Recommendation: Initiate a Sister City Program for at least one city in Pickens County

Discussion: Cultural exchange programs foster open-mindedness and diversity. They also foster economic development through tourism.

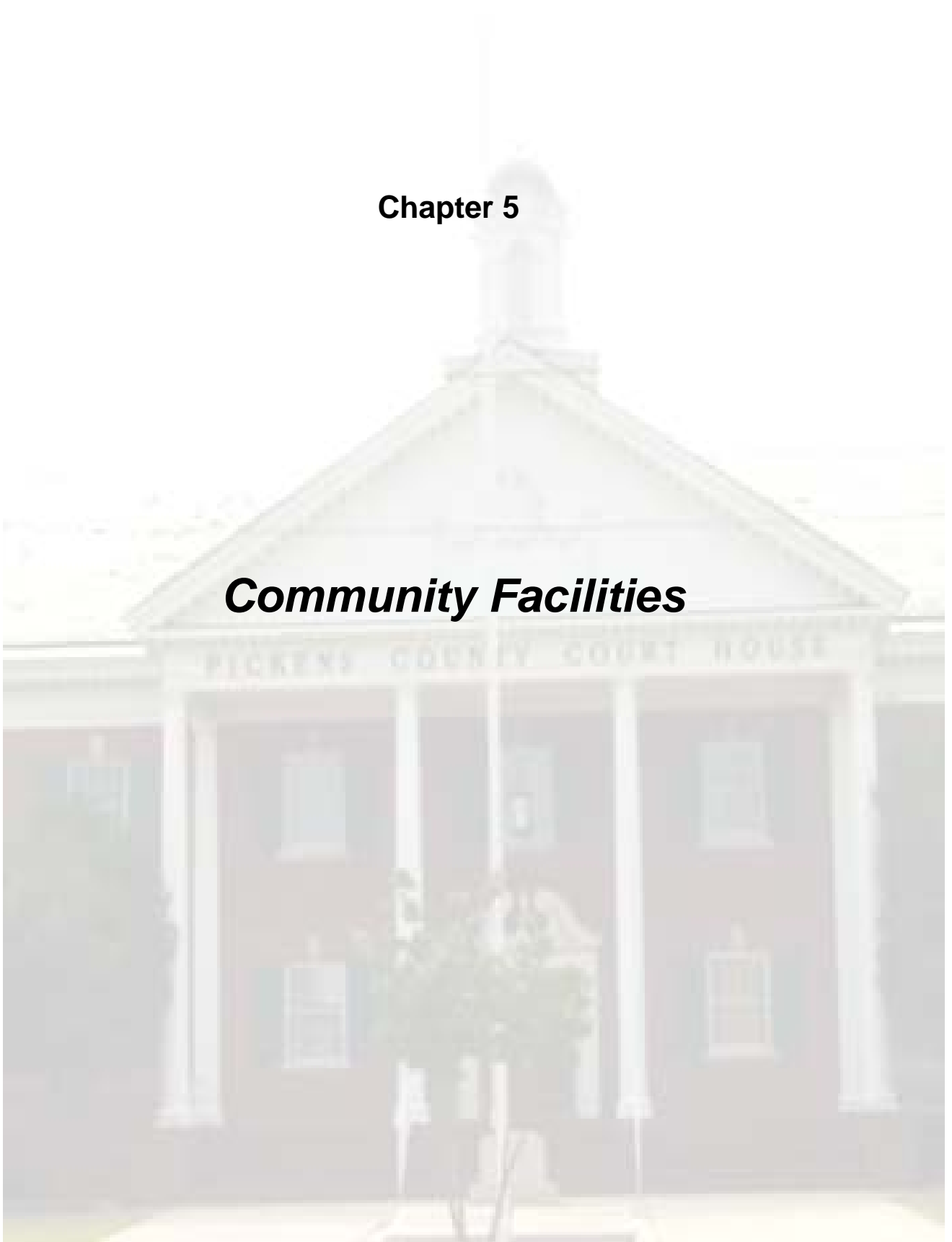
Action(s): Information on how to implement a sister city program should be gathered and distributed to all the cities in Pickens County. Where appropriate the city might become a Sister City with a city which has a plant or headquarters of a Pickens County industry in their city. This information should be distributed to the Municipalities and their Chambers.

Schools classes incorporate lessons about the sister city into lesson plans, take class trips to the sister city, send students to live in the sister city and host visiting students.

Responsible Agency: **Cultural Commission**, Municipalities, School District, Alliance Pickens, Tourism Advisory Committee

Chapter 5

Community Facilities



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 eight different sections, each featuring an essential public function. These sections are **transportation; public safety; health and emergency services; education and libraries; parks and recreation; solid waste management; wastewater management; and 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.

Transportation

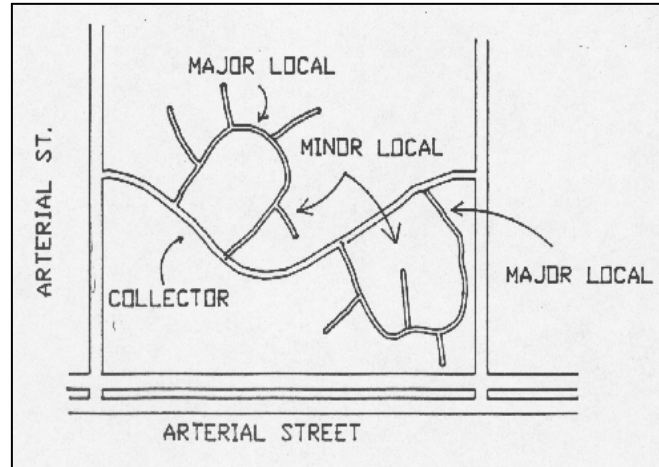
The ability to efficiently move people and goods within and through the county is essential for economic development, tourism, and a high quality of life. Pickens County has over 710 miles of state maintained highway, and 750 miles county maintained highway. Major east/west roadways are U.S. 123, S.C. 93, S.C. 183, and S.C. 11. Major north/south roadways are U.S. 178, S.C. 133, and S.C. 8. Pickens County does not have an interstate highway; however, it is conveniently linked to the interstate system—as well as Greenville and Anderson—by this network of U.S. and State Routes. These major roads are displayed on Map 5-1.

Road Classification

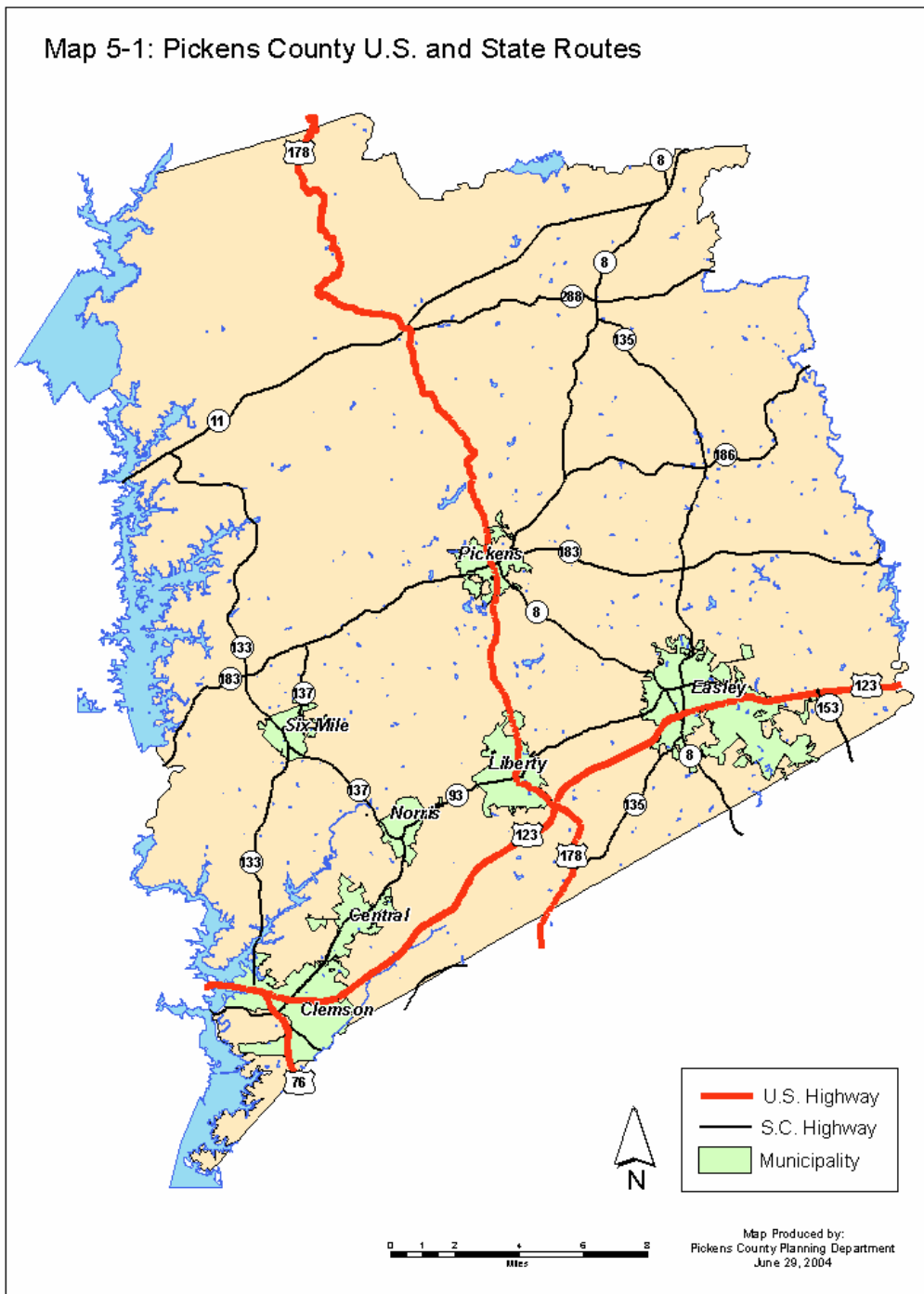
The Pickens County Development Standards Ordinance classifies roads and streets as 1) Interstate, 2) Arterial, 3) Collector, 4) Major Collector, and 5) Minor. This classification is a hierarchical ordering of street capacity and traffic flow, as well as traveling speed. Figure 5-1 represents the street classification system.

Interstate roads make up a network of controlled-access highways and freeways designed to accommodate high traffic volumes between and within states. In Pickens County, there are no interstate highways; however, there is convenient access from U.S. 76, U.S. 178, and S.C. 153. Map 5-2 illustrates the links that integrate Pickens County into the regional network.

An **arterial** road is designed to carry traffic through the county and to major trip destinations. Access to abutting land is a secondary concern. Arterial roads are characterized as having access control, channeled intersections, restricted parking, and signalization. Examples of arterial roads are U.S. 123, U.S. 178, and S.C. 11. These roads are displayed on Map 5-1.



Map 5-1: Pickens County U.S. and State Routes



Collector streets connect local access streets to major arterial roads. These streets provide land access and traffic service within residential subdivisions and commercial and industrial areas. These roads sometimes form barriers between subdivisions and are designed for higher speeds and traffic volumes than residential streets. Examples of collector streets are Madden Bridge Road, Saluda Dam Road, Perimeter Road, and Connelly Road.

Major local roads are designed primarily to access abutting properties. They are characterized as having two or more access points and receiving traffic from minor local streets. **Minor local** roads are similar to major local roads, but have a lower volume capacity and fewer access points.

Service Levels

The following design capacity standards shall govern the intensity of development along all streets and roads in Pickens County. Generally, more intensive land uses should occur on routes with a higher classification, such as collectors and arterials:

Table 5-1: Road Classification

Road Classification	ADT*
Minor Local Street (one access point)	500
Minor Local Street (two access points)	1000
Major Local Street	1600
Collector Street	No Maximum
Arterial Street	No Maximum

*ADT = Average Daily Trips

Transportation Modes

Railroad

The Norfolk Southern Railway and the Pickens Railway Company (a subsidiary of the National Railway Utilization Corporation) provide rail service in Pickens County. Existing rails are along S.C. 93 through the southern part of the county and along S.C. 8 between Pickens and Easley.

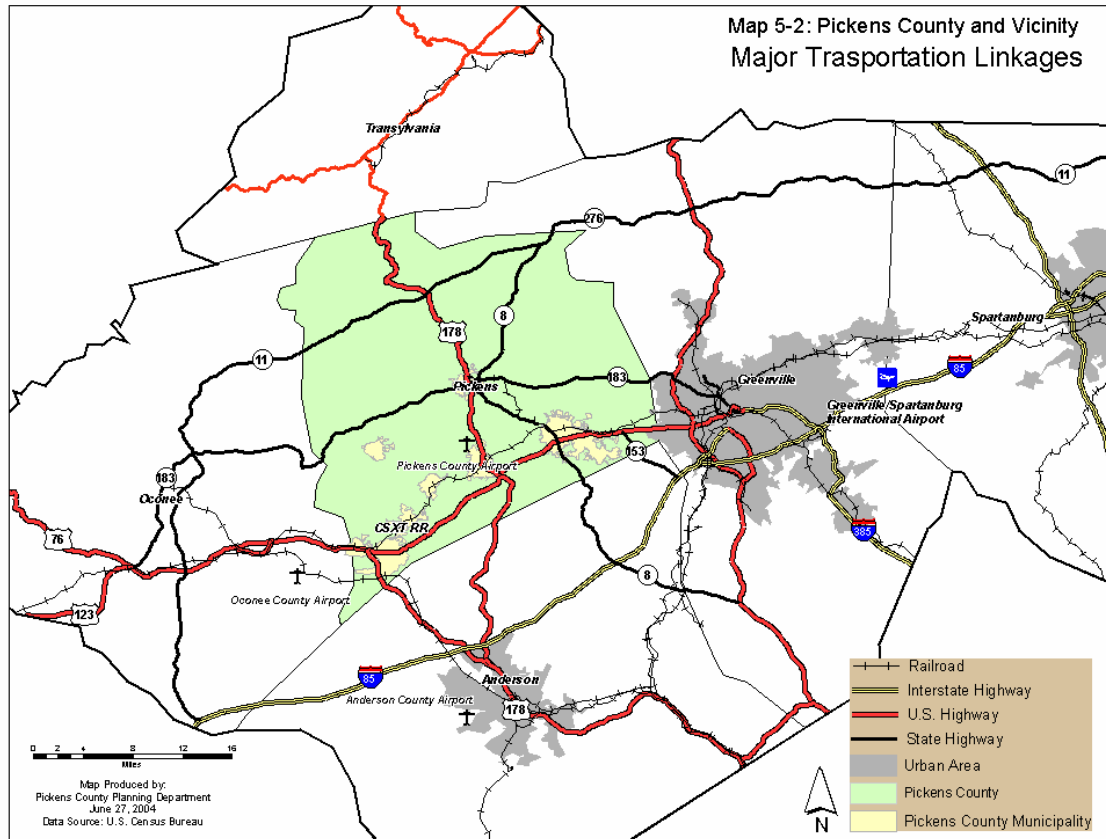
Airport

Pickens County is primarily served by two major aviation facilities—the Pickens County Airport and the Greenville-Spartanburg International Airport (GSP). The Anderson County Airport also serves parts of southern Pickens County. The GSP airport is located off of I-85 in Greer, Spartanburg County and is the closest major commercial airport. GSP offers both domestic and international flights and has an 11,000-foot runway. Map 5-2 identifies the location of both the rail line and the airports.

Transit

The City of Clemson provides the Clemson Area Transit (CAT), a fare-free system which serves the southwest part of the county and parts of Anderson County. The CAT has

stops in Clemson and Central in Pickens County, and Anderson and Pendleton in Anderson County.



GPATS

As a result of the 2000 Census, the Greenville Area Transportation Study (GRATS) was restructured to include a portion of Pickens County, including Easley, Liberty, and Pickens. Accordingly, the name of the study area was changed to the Greenville-Pickens Area Transportation Study (GPATS).

GPATS operates as a Metropolitan Planning Organization (MPO), making it responsible for a twenty-year long-range transportation plan, a three-year Transportation Improvement Program (TIP), and a series of studies to determine transportation needs, called a Unified Planning Work Program (UPWP).

Historically, GRATS has concerned itself primarily with highway and highway-related transportation matters. In recent years, however, the scope of the committee has been expanded to involve broader goals, such as public transportation and air quality.

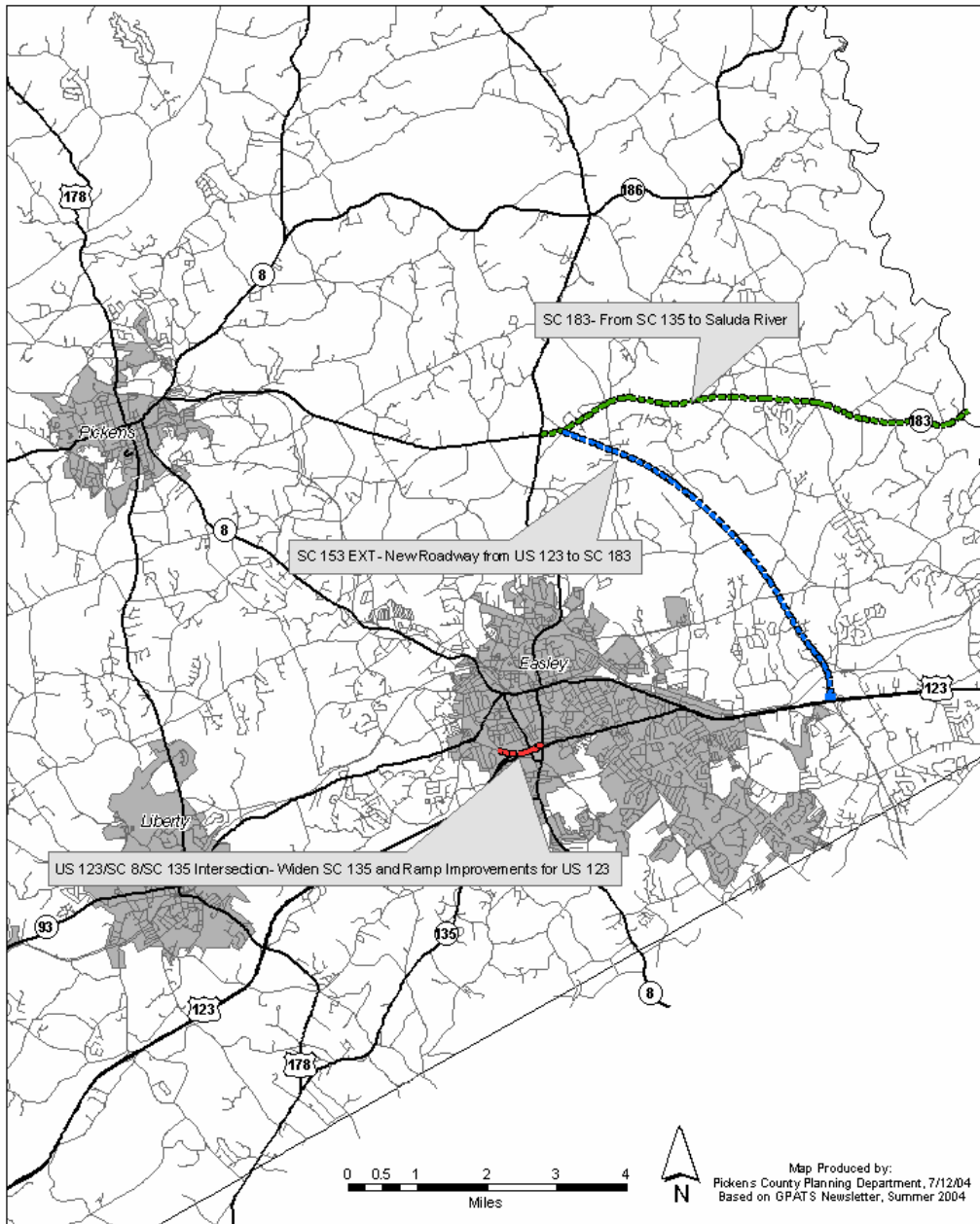
With the passage of the Intermodal Surface Transportation Efficiency Act (ISTEA) in 1991, MPOs acquired increased responsibilities along with increased funding. ISTEA

changed the focus of transportation, and linked it to national goals such as social equity, clean air, and economic progress. The Transportation Equity Act for the 21st Century (TEA-21), which was passed in 1998, upheld and confirmed this approach to transportation planning. Through ISTEA and TEA-21, the nation's transportation policy is being implemented through a state and local partnership that takes place on the MPO level. This partnership, together with the participation of the public, is leading to transportation decision-making that better serves the needs of people across metropolitan areas.

Future Projects

The newly formed GPATS, has tentatively identified three major future projects in Pickens County. These projects are displayed in Map 5-3.

Map 5-3: GPATS Future Projects in Pickens County through 2025



Public Safety

Police

The Pickens County Sheriff's Office serves the citizens of Pickens County from offices at the Pickens County Law Enforcement Center, located at 216 L.E.C. Road. The facility was built in 1975. In addition to the Sheriff's Office, this facility houses the Pickens County Detention Center, Pickens County Traffic Court, and the Office of Magistrate.

There are 82 sworn officers in the Pickens County Sheriff's Department. Although there is no set standard for number of police officers, county per capita figures are often compared to national per capita figures to determine need. The national average is 2.43 officers per 1000 persons. Pickens County's average is 1.17 per 1000 persons using the current employment number and 2000 census figures. Per capita averages are typically lower in rural areas, such as the unincorporated area of Pickens County.

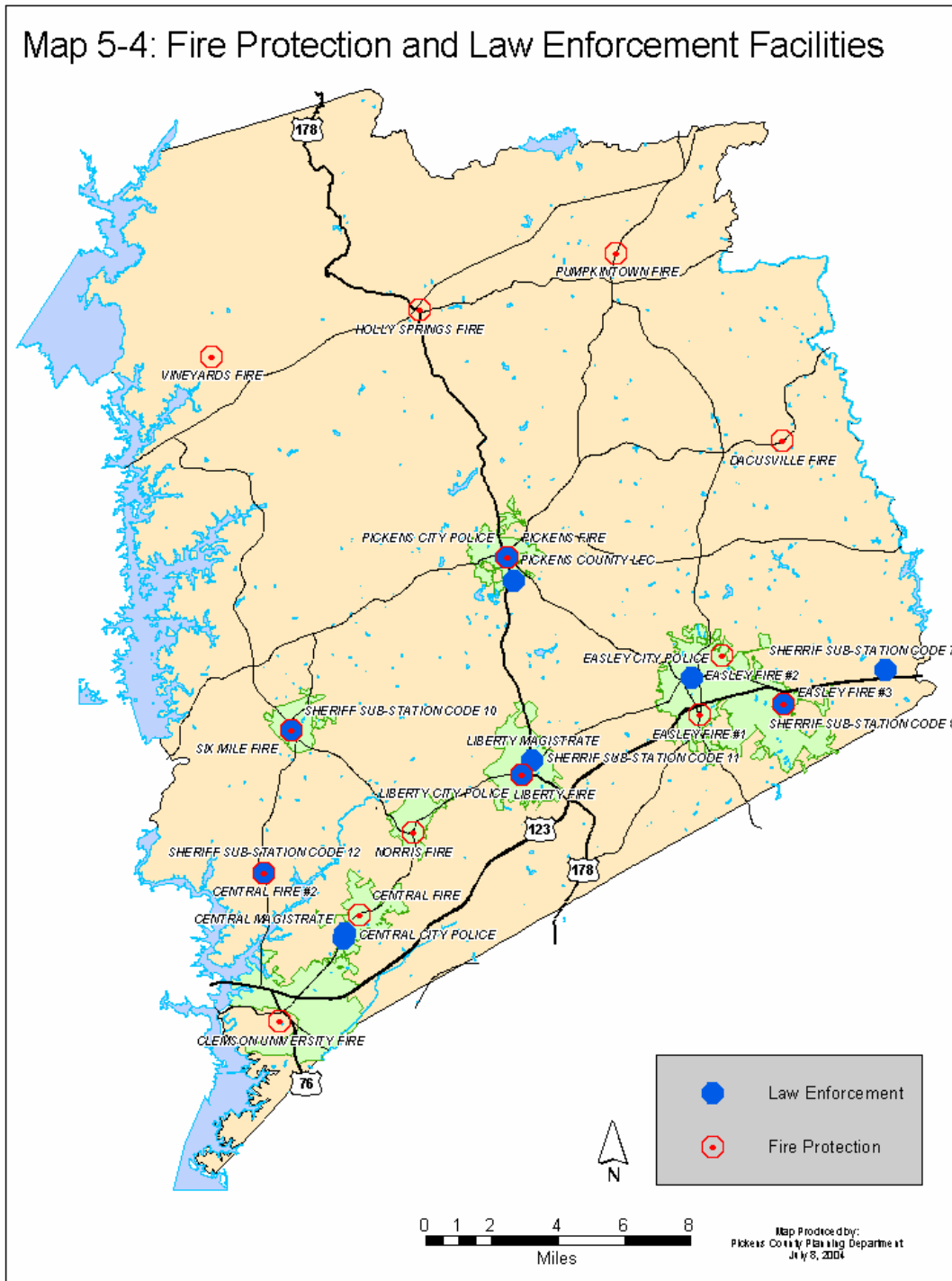
In addition to the County Sheriff's Department, there are seven other departments in the county:

- Central Police Department
- Clemson City Police Department
- Clemson University Police Department
- Easley Police Department
- Liberty Police Department
- Norris Police Department*
- Pickens Police Department

*The town of Norris hires off duty county deputies to work second shift for law enforcement in the town.

It should be noted that the Clemson City Police and Clemson University Police are two separate departments. While the two departments do assist each other, the University Police are concerned mainly with the activities on Clemson's campus.

Map 5-4: Fire Protection and Law Enforcement Facilities



Fire Protection

There are 11 fire departments that serve the 20 fire districts in Pickens County. These departments and districts are listed in figure 5-7. The locations of the departments are shown on Map 5-4. Pickens County has about 325 fire personnel, including both full-time and volunteer personnel. This equates to about 2.95 fire personnel per 1000 residents. This figure is higher than the planning standard, which is about 1.65 fire personnel per 1000 residents.

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.

Table 5-2: Fire Department Characteristics

Fire Department	Fire Districts Served	Chief	Full Time/ Volunteer
Central FD	Central City	John Head	Volunteer
	Central Rural		
Clemson FD web 1 Clemson FD web 2	Clemson City	Bill Daniels	Full
	Clemson University		
Dacusville FD	Dacusville Rural	Charles Hamilton	Volunteer
Easley FD	Easley City	Butch Womack	Full
	Easley Rural		
	Crosswell Rural		
Holly Springs FD	Holly Springs Rural	Randy Durham	Volunteer
	Rocky Bottom Rural		
Liberty FD	Liberty City	Chris Ramey	Full
	Liberty Rural		
Norris FD	Norris City	Tommy Davis	Volunteer
Pickens FD	Pickens City	David Porter	Full
	Pickens Rural		
	Shady Grove Rural		
Pumpkintown FD	Pumpkintown Rural	Matt Chappell	Volunteer
Six Mile FD	Six Mile City	Ronnie Duncan	Volunteer
	Six Mile Rural		
SC Forestry Comm.	Forested Areas Countywide	Hub Smith	Full-8 Vol.-30
Vineyards	Vineyards	Phil Black	Full

Future Plans

There are two new substations to be built in Pickens County: A Six Mile station at SC 133 and Della Lane, and a Pickens station at SC 133 and Pine Grove Church Road.

Health and Emergency Services

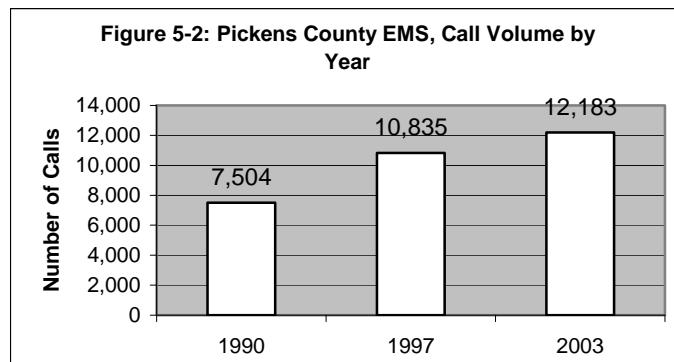
Emergency Medical Services

Existing Conditions

Pickens County EMS has a staff of 50 full-time employees and 24 part-time employees. The planning standard given by the International Association of Fire Chiefs is 4.1 full-time EMS staff members per

30,000 persons. Pickens County has 13.63 staff members per 30,000 persons. EMS received 12,183 calls in 2003, continuing a trend of increased call volume (Figure 5-3). These services currently utilize seven emergency units, two non-emergency units, and one wheelchair transport van.

There are six stations in Pickens County, which are located in Pickens, Easley, Central, Liberty, Dacusville, and Holly Springs (Map 5-5). Average response time is around nine minutes.



Future Plans

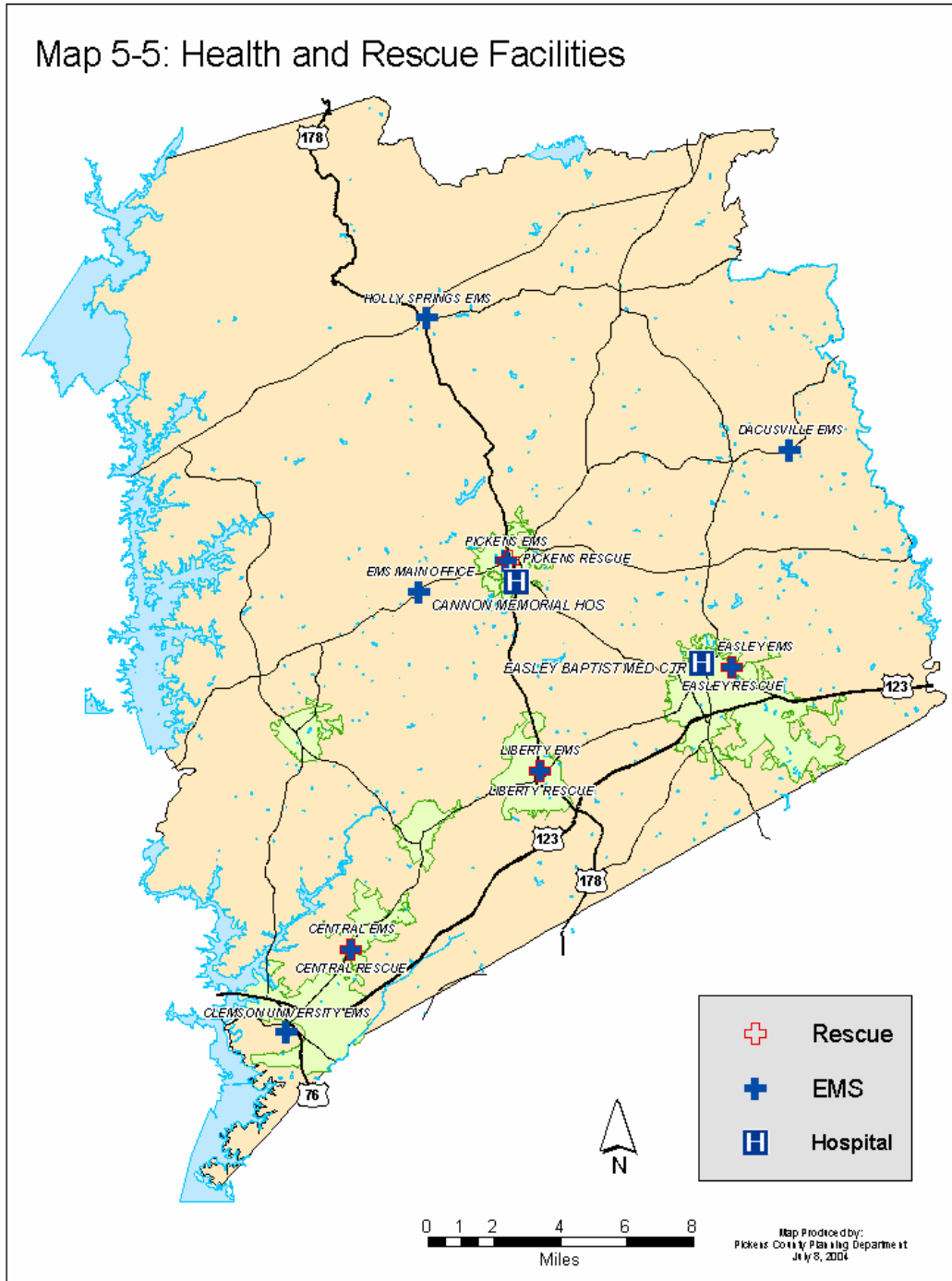
Approved for the 2004-2005 Budget is an additional station in the Six Mile area (at SC 133 and Della Lane), as well as six new part-time positions. A Vineyards substation is also planned. For the future, EMS hopes to have a substation in Easley south of US 123. An additional wheelchair transport van is another consideration.

Hospitals

There are two hospitals in Pickens County. These are Baptist Medical Center, located on Fleetwood Drive in Easley; and Cannon Memorial, located on W.G. Acker Street in Pickens. Cannon Memorial was established in 1947 and moved into its current facility in 1982. The hospital finished a \$1.5 million renovation of its emergency room in 2003. Overall, the hospital treats about 35,000 people per year. Baptist Medical was built in 1958, and has undergone several expansions. Both facilities are shown on Map 5-5.

Planning standards indicate a desire for approximately 1.5 physicians per 1000 persons. Accounting for physicians only at the two hospitals, the ratio in Pickens County is 1.15 per 1000 residents.

Map 5-5: Health and Rescue Facilities



Emergency Management

Emergency management provides emergency planning and response through a comprehensive and integrated effort that reduces risks for residents of Pickens County.

Pickens County has a Comprehensive Emergency Plan that is approved by the Federal Emergency Management Agency. This plan is updated annually, or as needed. Components of this plan include a Response to Terrorism Plan, Mass Causality 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.

The Emergency Operation Center (EOC) is equipped with various communications systems—radio and telephone, displays and maps, weather monitoring systems, and a Siren Encoder for Oconee Nuclear Sirens. The EOC has the capability of around-the-clock staffing should a disaster occur, and features a power generator and an uninterruptible power supply station for use during power outages. The EOC Staff is composed of representatives from county departments, state government, and industry.

There are several divisions within Emergency Management that provide specialized planning and protection. These divisions include volunteer rescue squads, a local emergency planning committee, a hazardous materials response unit, a COBRA response team for terrorism response, RACES communications (amateur radio operators), a scuba dive team, and a citizen emergency response teams.

Education and Libraries

Public Schools

The Pickens County School District is a countywide system. All schools are fully accredited by the South Carolina Department of Education and the Southern Association of Colleges and Schools. Full accreditation assures that the district has met the standards for class size, qualification of teachers, school facilities, instructional materials, and curriculum. The facilities of the district can be broken down as follows:

Table 5-3: Pickens County Schools by level

Elementary Schools	15
Middle Schools (6-8)	5
High Schools (9-12)	4
Career Center	1
Parent Education Program	1
Rebound Alternative Program	1
Extension School	1
Adult Education/Lifelong Learning	1

Students and Staff

The enrollment for the school district in 2003-2004 can be broken down as follows:

Table 5-4: Student Population by Level

	Students	Students/Grade
Kindergarten	1505	1505
Grades 1 - 5	6233	1247
Grades 6 - 8	3954	1318
Grades 9 - 12	4571	1143
Total	16,263	1251

The total number of students, 16,263, represents a 9.98 percent increase from the 1993-1994 enrollment of 14,800. According to district figures, there are 15.5 pupils per teacher. The national average is around 18.5 pupils per teacher.

The following table breaks down the staff employed by the district. The number of total staff, 1192, represents a 14.95 percent increase from 1996-1997.

Table 5-5: School District Staff

K-12 Teachers	1046
Media Specialists	27
Guidance Counselors	38
School Administrators	60
Directors/Coordinators	17
Assistant Superintendents	3
Superintendent	1
Total	1192

Table 5-6: Individual School Statistics

School	Grades*	Enrollment 1993-1994*	Enrollment 2003-2004	% Change 1993-2004	Teachers (Certified Personnel)
Ambler Elementary	K-5	262	284	8.40%	24
Central Elementary	K-5	456	426	-6.58%	34
Crosswell Elementary	K-5	473	485	2.54%	36
Dacusville Elementary	K-5	674	625	-7.27%	46
Dacusville Middle School	6-8	n/a	386	n/a	24
Daniel High School	9-12	581	978	68.33%	66
Easley High School	9-12	1013	1481	46.20%	89
East End Elementary	K-5	480	540	12.50%	34
Edwards Middle School	6-8	806	800	-0.74%	51
Forest Acres Elementary	K-5	737	603	-18.18%	39
Gettys Middle School	6-8	1302	1350	3.69%	90
Hagood Elementary	K-5	497	411	-17.30%	33
Holly Springs Elementary	K-5	232	220	-5.17%	18
A.R. Lewis Elementary	K-5	262	286	9.16%	26
Liberty Elementary	K-4	788	841	6.73%	66
Liberty High School	9-12	556	614	10.43%	48
Liberty Middle School	5-8	670	700	4.48%	45
McKissick Elementary	K-5	590	452	-23.39%	39
Pickens Elementary	K-5	508	600	18.11%	44
Pickens High School	9-12	890	1356	52.36%	77
Pickens Middle School	6-8	789	940	19.14%	64
Six Mile Elementary	K-5	563	501	-11.01%	35
B.J. Skelton Career Center	9-12	n/a	1150	n/a	21
West End Elementary	K-5	713	600	-15.85%	40

*Some schools served different grade levels in 1993-1994

In 2001, FJ Clark Incorporated conducted a study to determine a master plan for the Pickens County School District. In this plan, FJ Clark suggested over \$130,000,000 of improvements to prepare the district for the long-term. There were improvements suggested for each Pickens County school.

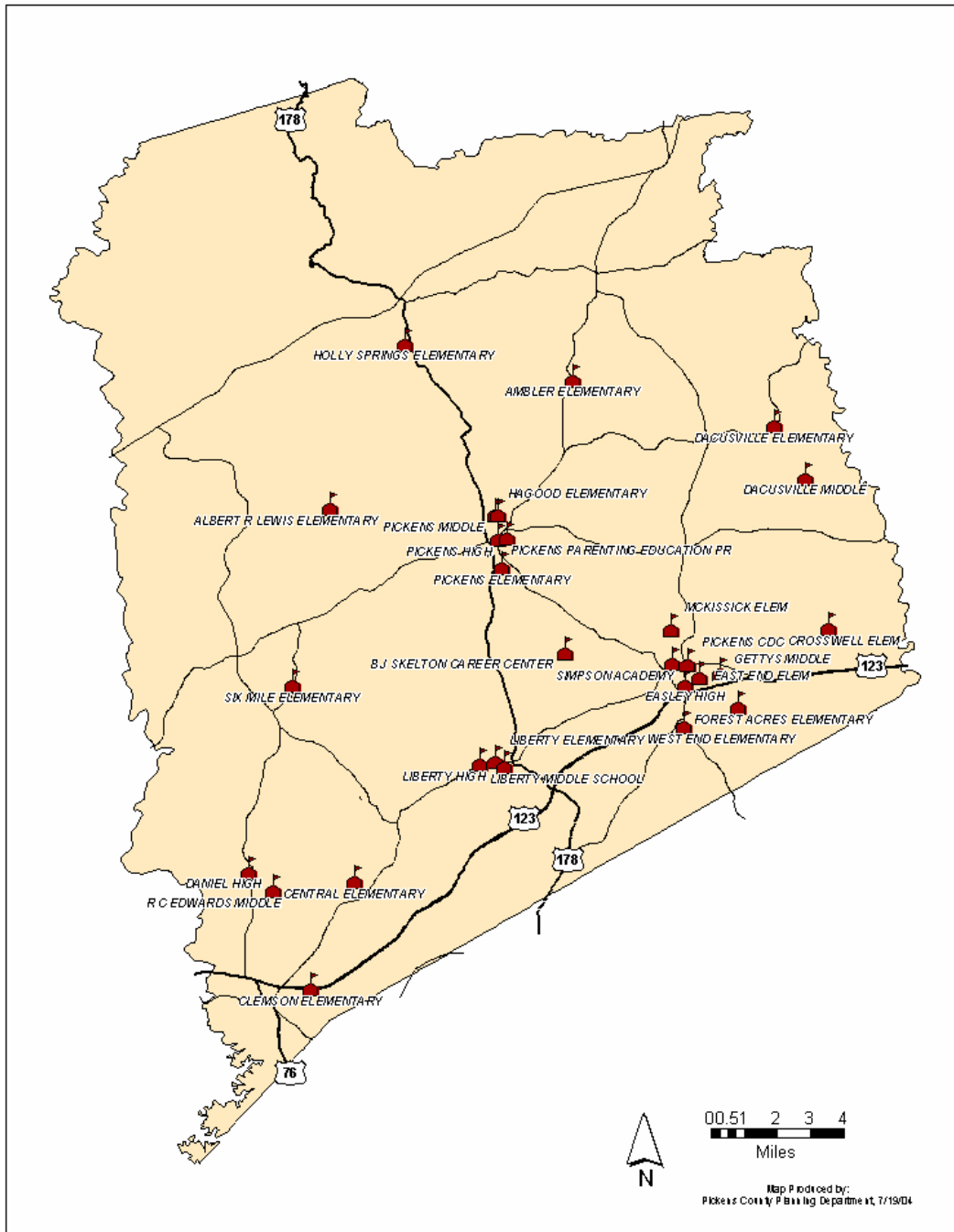
Table 5-7: Recommended School Improvements

School	Building Size (SF)	Recommended Addition (GSF)	Total Project Cost*
Ambler Elementary	28,280	23,727	\$3,679,000
Central Elementary	46,163	19,461	\$2,741,000
Crosswell Elementary	51,301	26,990	\$3,243,000
Dacusville Elementary	81,763	21,976	\$5,779,000
Dacusville Middle School	66,790	25,488	\$2,765,000
Daniel High School	140,248	36,957	\$8,372,500
Easley High School	201,332	38,148	\$11,710,200
East End Elementary	40,635	22,307	\$5,552,000
Edwards Middle School	88,974	44,383	\$6,724,000
Forest Acres Elementary	66,935	23,846	\$2,333,000
Gettys Middle School	136,160	39,402	\$15,488,000
Hagood Elementary	52,201	18,072	\$2,323,000
Holly Springs Elementary	25,449	21,030	\$2,514,000
A.R. Lewis Elementary	39,726	17,915	\$5,375,003
Liberty Elementary	76,321	22,201	\$2,695,000
Liberty High School	99,155	47,661	\$6,852,000
Liberty Middle School	74,420	43,701	\$9,868,000
McKissick Elementary	66,448	33,219	\$4,116,000
Pickens Elementary	64,739	25,290	\$4,224,602
Pickens High School	142,452	52,573	\$13,716,000
Pickens Middle School	93,250	40,983	\$8,191,877
Six Mile Elementary	59,136	25,443	\$3,355,000
West End Elementary	51,892	36,633	\$4,125,000

*Includes new construction, renovation, and site work.

Source: FJ Clark School District of Pickens County Facilities Feasibility and Master Plan

Map 5-6: Pickens County Public Schools

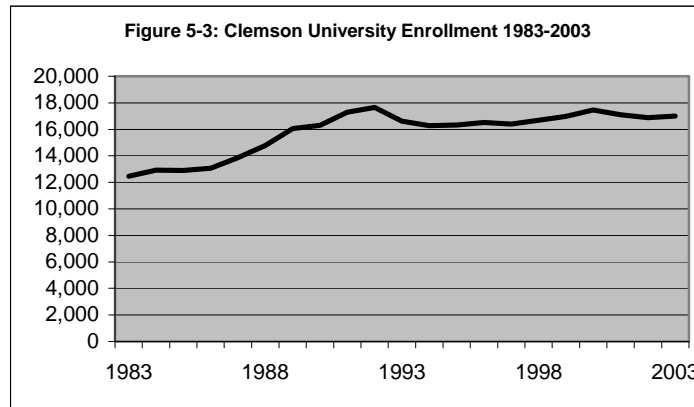


Colleges and Universities

Clemson University

Clemson University is South Carolina's land grant university. 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.

The student population in 2003 was 17,016, including 3,203 graduate students. In 2002, Clemson University employed 1,266 faculty members, 84% whom held a doctorate degree. There are five different colleges within Clemson University: Agriculture, Forestry and Life Sciences; Architecture, Arts, and Humanities; Business and Public Affairs; Engineering and



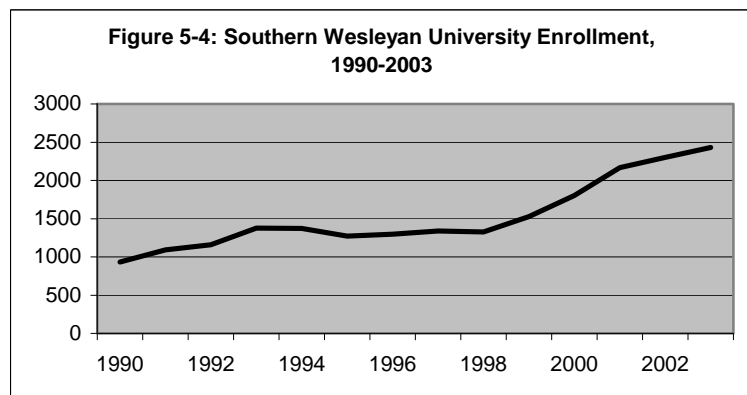
Science; and Health, Education and Human Development. There are 74 programs that lead to baccalaureate degrees, and 112 graduate programs in 71 areas of study. The college is accredited by the Commission on Colleges of the Southern Association of Colleges and Schools and is able to award bachelor's, master's, 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 2004 annual college guide edition, U.S. News and World Report ranked Clemson 35th among top national public universities, the top ranking for any South Carolina institution. Kiplinger's ranks Clemson 20th among top public universities, based on quality and accessibility.

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 University

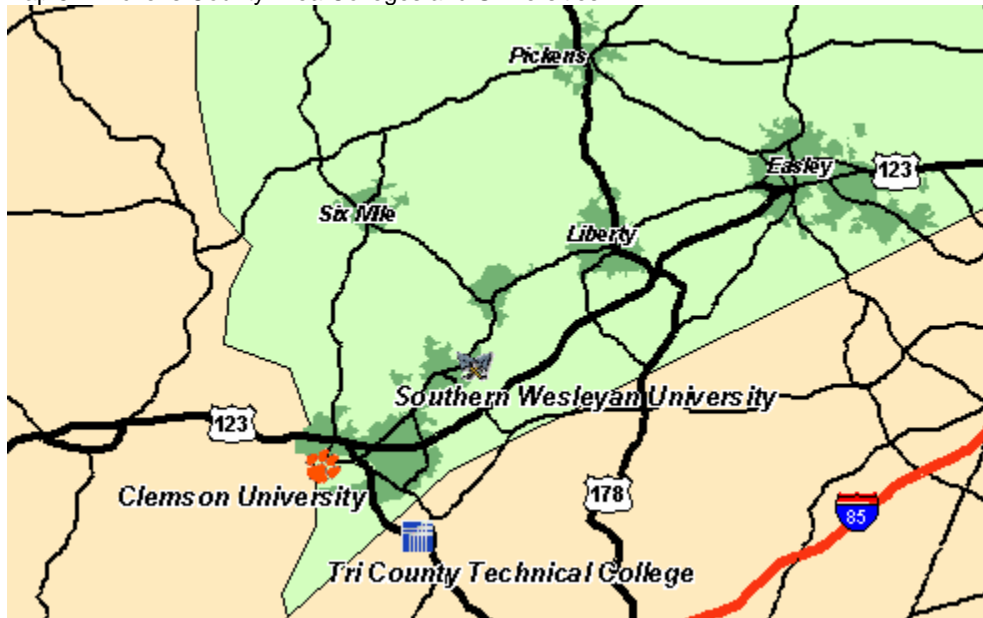
Southern Wesleyan University, formerly known as Central Wesleyan College, is a four-year liberal arts institution dedicated to the concept that God is the source of all truth and wisdom and is sponsored by the



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 200 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. As of July 2003, the college employed 49 full time faculty members, 74% of whom have earned doctoral degrees. The total enrollment for 2003 was 3,201, including many off-campus students. 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.

Map 5-7 Pickens County Area Colleges and Universities

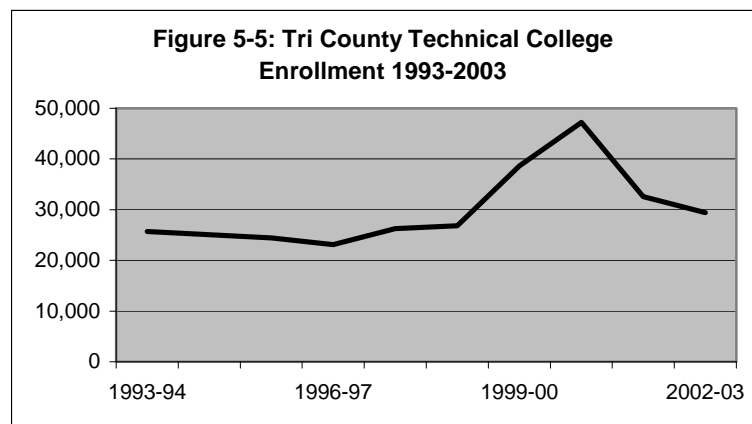


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Tri County Technical College

Tri County Technical College was established in 1962 and 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.

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.



The campus covers more than 300,000 square feet in classroom buildings and modern labs and equipment. 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 consists of a main library in Easley, as well as branches in Central, Pickens (Village Branch), and Liberty (Sarlin Community Branch).

Each branch offers a wide range of materials. The circulation numbers for 2004 are:

Table 5-8 Library Circulation Numbers

Easley Headquarters	225,958
Liberty	35,279
Pickens	74,191
Central/Clemson	127,080
System Total	462,508

The planning standard for an area the size of Pickens County is about eight books in circulation per capita.* Pickens County has about 4.2 items in circulation per capita.

The library system provides many additional services to the community, including genealogy resources, delivery for those who cannot travel to the library, reading rooms, internet access, and a reference department.

With its recently completed new headquarters in Easley, the library has the facilities that are necessary to serve Pickens County. To improve the low circulation numbers, plans should be made to reflect the demographics and the consequential needs of county residents.

* Joseph L. Wheeler and Herbert Goldhar, *Practical Administration of Public Libraries*. New York: Harper, 1962

Parks and Recreation

Pickens County features several recreation areas that serve the community. The most notable of these areas are Table Rock State Park, Keowee-Toxaway State Park, Jocassee Gorges Management Area, and Mile Creek County Park. These recreation facilities are shown on Map 5-7.

Table Rock State Park

Table Rock State Park includes 3,083 acres and features hiking trails, two park lakes, a campground, cabins, 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 and is also a South Carolina Heritage Trust Site.

Keowee-Toxaway State Park

Keowee-Toxaway includes 1,000 acres and features outstanding rock outcroppings and views of the foothills and Blue Ridge Mountains. Facilities located in the park include cabins, a campground, lake fishing, trails, and picnic areas with shelters.

Jocassee Gorges Management Area

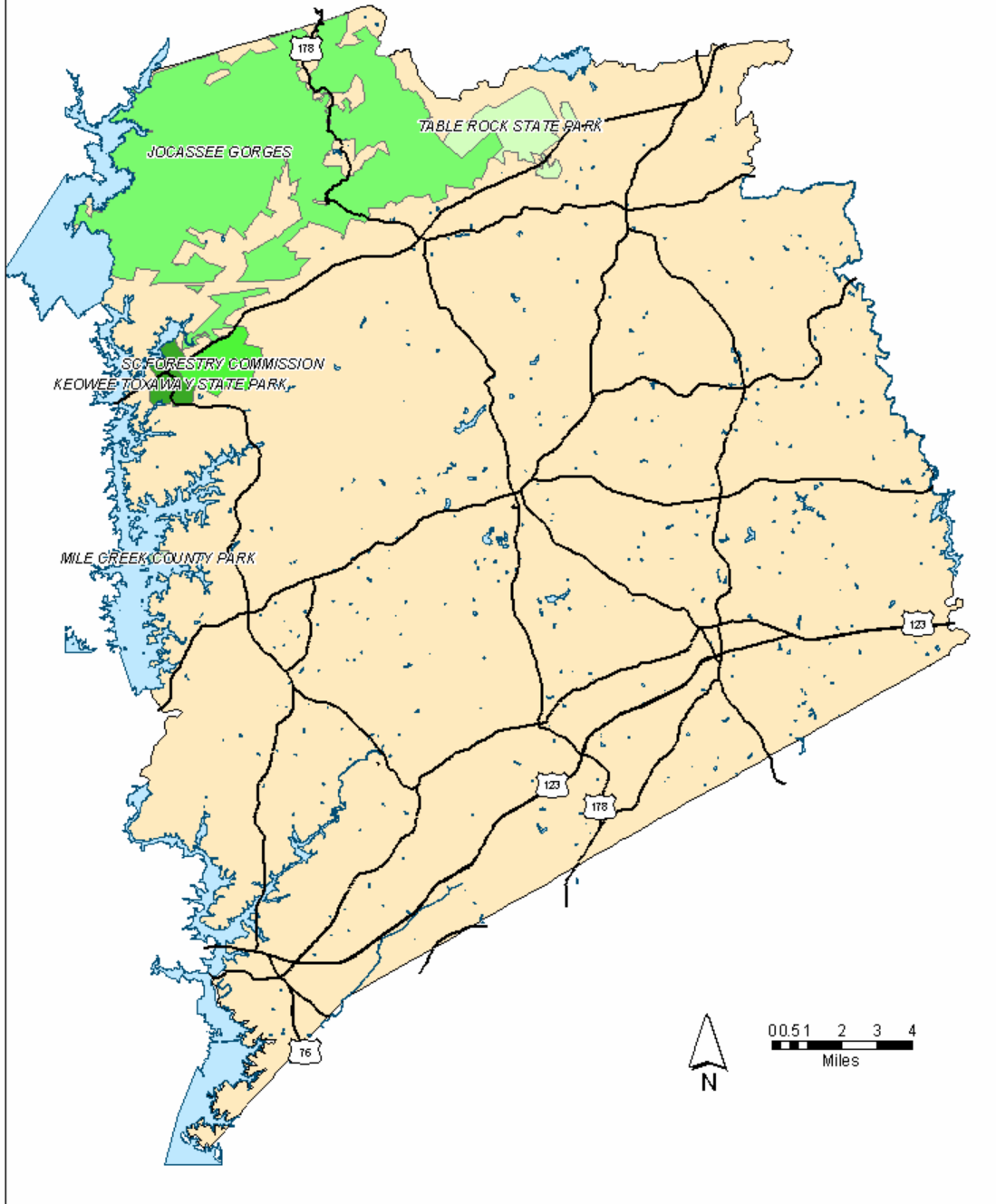
The Jocassee Gorges tract contains about 43,500 acres. While the primary purpose of the area is conservation, there are plans to provide opportunities for hunting, fishing, hiking, and horseback riding.

Mile Creek Park

Mile Creek Park, located on Lake Keowee, includes 155 acres and features 70 campsites. It also provides lake-related recreation opportunities.

These descriptions show that Pickens has an abundance of area devoted to large regional parks and conservation areas. However, the kinds of parks that are not described—small, neighborhood parks—are clearly lacking in Pickens County. The National Recreation and Park Association recommends that 6.25 to 10.5 acres per 1000 persons be devoted to “local or close-to-home space.” Pickens County does not meet or even approach these numbers.

Map 5-8: Major Recreation and Conservation Areas



Solid Waste Management

Pickens County operates eight recycling stations, and a construction/demolition landfill. Solid waste is currently transported to the R & B Landfill in Homer, Georgia.

The Pickens County Solid Waste Division maintains daily records of waste received. This waste is composed only of solid waste generated within Pickens County. Components of Solid Waste include: municipal solid waste, construction and demolition material, land clearing debris, and recyclables. For the FY 2002/2003, 70,482.37 tons of solid waste were received at the County Solid Waste Facility, located at 2043 Old Liberty Road in Liberty. The yearly tonnage translated to a daily per capita generation rate of 3.48 pounds per day.

Table 5-9: Components of Solid Waste

Category	Tonnage
Municipal Solid Waste	45,420.95
Construction and Demolition	12,904.64
Land Clearing Debris/Pallets	3,332.49
Recyclables	8,824.29
Total	70,482.37

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.

Construction and Demolition Landfill: This landfill is permitted to receive 71 tons of construction and demolition material per day. Its life expectancy is 12 years.

Air Curtain Incinerator: This incinerator is permitted to receive 80 tons per day. During times of emergency, this limit can be lifted by DHEC.

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

Future Plans

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.

The county also proposes three new recycling centers, which should increase participation. The county estimates that recycling levels would increase by 35% if these stations were installed.

The county is in need of another trailer for transporting solid waste.

Wastewater Management

There are seven major wastewater treatment plants in Pickens County:

Table 5-10: Wastewater Treatment Plants

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 Cramer WWTP*	157,000	75,000
Liberty Roper WWTP	500,000	120,000
Central North	150,000	100,000
Pickens County Stockade	60,000	20,000
Catechee Village WWTP	20,000	20,000

*The Liberty Cramer WWTP is scheduled for decommission in 2005. Wastewater will then be diverted from Cramer to the 18-Mile Creek Upper Regional WWTP by a 10-12 inch gravity line.

Service Areas & Providers

The Pickens County Public Service Commission currently provides wastewater treatment services in the unincorporated areas of Pickens County. South Carolina Department of Health and Environmental Controls (SCDHEC) recognizes the Pickens County Council

as the management agency for the unincorporated areas of the county and the Pickens County Public Service Commission as the service agency.

The Pickens County Public Service Commission functions as an advisory board to the County Council. It is composed of seven members, six appointed by council from each district and one at large member. Three members are appointed for terms of two years and four members for terms of four years. It is the function and purpose of the Commission as an agency of the county to provide wastewater treatment facilities for collection, transportation, treatment, and disposal of domestic and industrial wastewater. The commission is empowered by the County to plan, design, acquire, construct, operate, maintain, improve, and extend wastewater facilities throughout the county.

Sewer service is currently available to about 40% of county residents. The remainder of the county utilizes septic tank systems on their property to treat their domestic wastewater.

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. This method is initially the least expensive to the homeowner and developer but has potentially the most negative impact on the environment and water quality.

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 density, separation between leach fields and groundwater, distance from surface water, loading rate, soil types, and the operation and maintenance of the system.

The most common problems with typical septic tanks are that the lot size is often too small to accommodate the septic field over time and the lack of proper maintenance.

Future Plans

Pickens County, in coordination with ACOG and DHEC has embarked on a sewer infrastructure policy of regionalization. This includes the construction of regional facilities that are capable of treating wastewater from an entire drainage basin. Such plants allow the consolidation and closure of smaller lagoon systems that have historically served local areas of Pickens County. With the implementation of more stringent performance standards for treatment facilities, the use of lagoons is on the decline.

Planning for future sewer growth includes construction and utilization of regional treatment facilities, interceptor sewer lines located to serve sub-basins, and collection systems allowing service to individual homeowners and other system users. Future plans dictate that regional facilities are to be located at river convergences to replace other smaller facilities.

ACOG has provided these recommendations for wastewater treatment:

County-Wide (Regional) Solutions to Wastewater Treatment

- Develop an understanding of pending environmental monitoring and testing requirements that are faced by wastewater treatment facilities
- Develop a plan to provide long-term service to the non-services portions of the county to prioritize needs, especially for industrial treatment capacity. The plan must have at least a ten-year horizon.
- Encourage coordinated efforts between the sewer providers, county officials and land use planning entities.
- Encourage coordination of collection and treatment services.
- Encourage coordination with land use planning efforts, using projected growth patterns and corridors, to reserve capacity for industrial growth in the basin.

18-Mile Creek

- Additional improvements are necessary to link the three facilities and provide service to the entire US Highway 123 corridor, which is the most suitable for industrial development and expansion in Pickens County.
- Add trunk lines to extend service areas and explore possible linkages of systems and service areas.

12-Mile Creek

- Gather information on 12-Mile Creek (discharges, volumes, location, etc.).
- Project assimilative capacity of 12-Mile Creek to determine potential future location of a regional facility within the 12-Mile Creek Basin.
- Develop a new facility in the 12-Mile Creek Basin to accommodate development demands.

Water Supply, Treatment, and Distribution

Water Systems

There are thirteen water systems in Pickens County that serve over 100 persons:

Table 5-11: Pickens County Water Systems

Water System	Population Served	Primary Water Source
Bethlehem/Roanoke	5,468	Purchased surface water
Town of Central	6,437	Purchased surface water
Town of Clemson	15,287	Purchased surface water
Clemson University	6,171	Purchased surface water
Dacusville/Cedarrock	7,255	Purchased surface water
Easley/Central #1	3,115	Surface water
Easley/Central #2	2,953	Purchased surface water
Easley Combined Utilities	29,930	Surface water
City of Liberty	3,090	Purchased surface water
City of Pickens	12,285	Surface water
River Bluff	110	Ground water
Six Mile	9,554	Purchased surface water
Southside	8,257	Purchased surface water

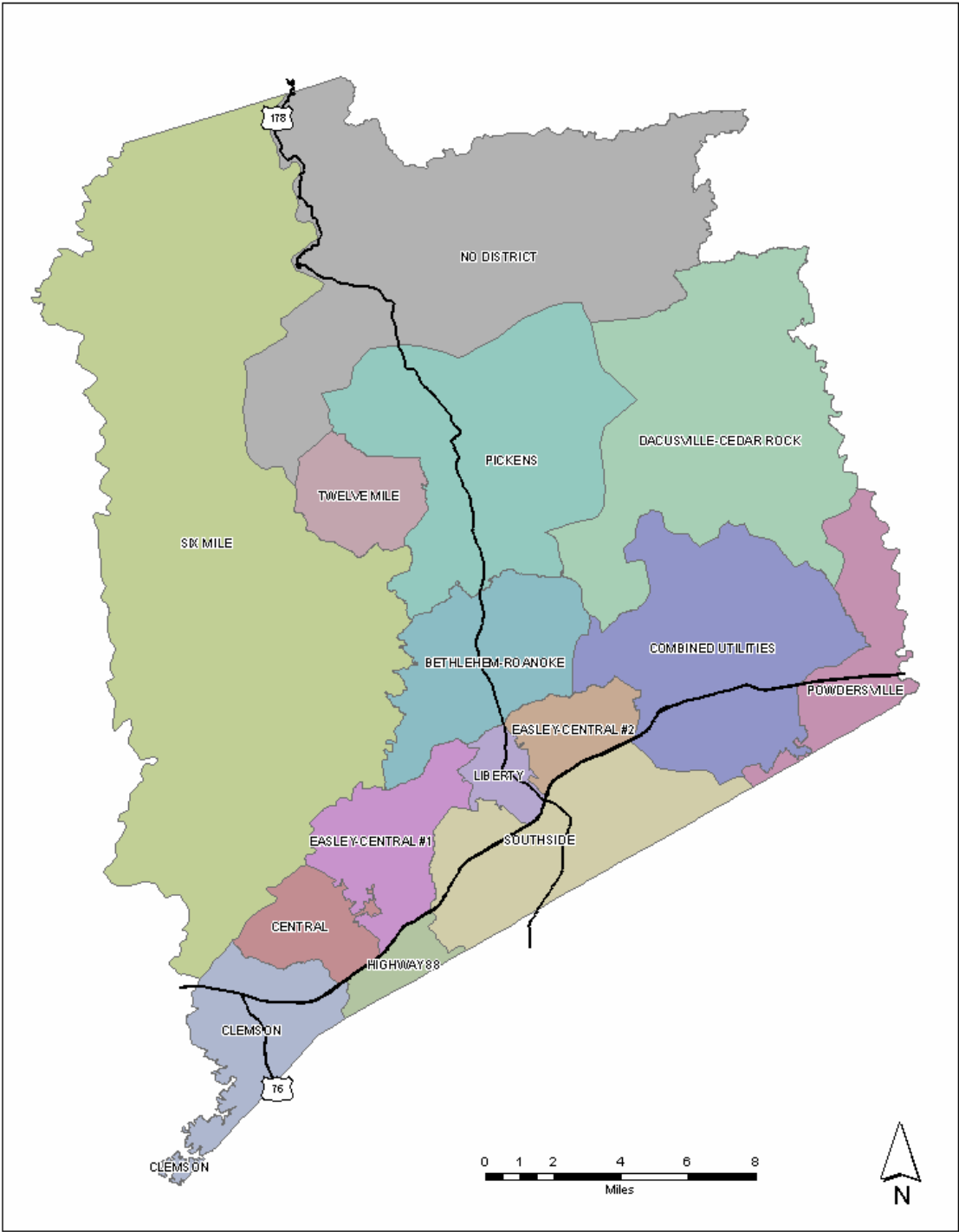
The Pickens County Water Authority

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 and recently completed work on a 24" diameter water line to the Liberty area that should provide enough water in the near future. The authority has the power to build, construct, maintain, and operate all water distribution systems, as well as all dams, flumes, aqueducts, and canals.

Water Sources and Quality

The county can draw water from five different sources: Lake Keowee, Twelve Mile Creek, Eighteen Mile Creek, the City Reservoir, and the Saluda Lake. Eighteen Mile Creek is a restrictive source due to the low dry weather flows.

Map 5-9: Pickens County Water Districts



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.

Current Consumption

The average annual water consumption growth rate has been approximately 4.12% since 1990. FIG 5-3 shows the consumption growth from 1990-1993. Consumption rates do exceed population projections for the same period; however, according to the study done by BP Barber and Associates, the consumption rate should level off to about a 1 percent increase per year over the next twenty years.

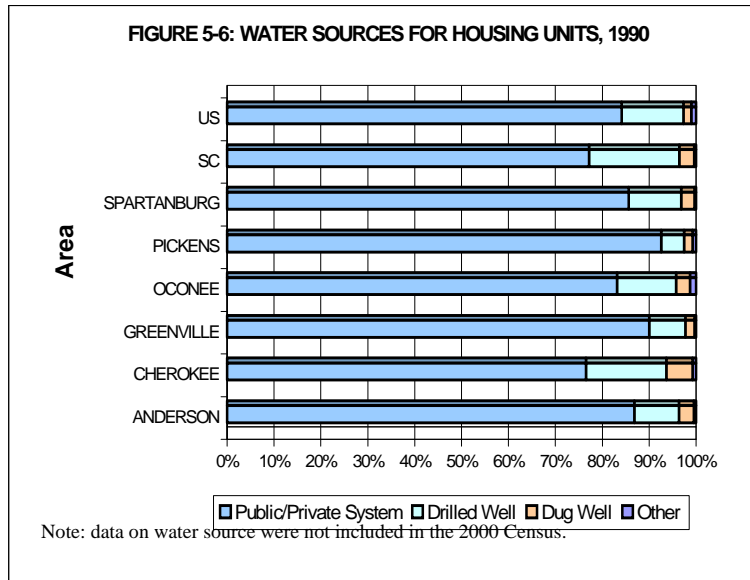
Lines & Service Areas

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 width from twelve to one inches 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.

FIGURE 5-6: WATER SOURCES FOR HOUSING UNITS, 1990



Future Plans

- Pickens County, along with water providers, should coordinate efforts to extend water services to the US 123 corridor to increase economic development potential for the corridor and county as a whole.
- Municipalities should inventory the current conditions of water infrastructure systems and identify future service areas to allow for the adequate provision of water services to accommodate both residential growth and areas of potential economic development.
- Pickens County, along with water providers, should coordinate the extension of services into non-municipal areas of the county.
- Construct an approximately one million gallons water storage facility on or near the “Tri-County Landfill” site by the City of Clemson.
- Easley Combined Utilities should expand its existing water plant and schedule upgrades to its water system, as follows:
 - Water Treatment Plant; Add 5 million gallon storage and finish water pump station
 - Expand existing water treatment facility from 12 to 24 MGD.
 - Construct a 5 million gallon ground storage tank and a 1 million gallon elevated storage tank.
- Continue distribution system improvements

Goals and Objectives

Vision Statement:

The administrative units of Pickens County seek to meet the needs of county residents by delivering quality community services and providing proper infrastructure.

Economic Growth Promoting Job Opportunity

- Ensure that adequate land is identified and available for commercial and industrial growth
- Strive to make Pickens County competitive for potential businesses and industries
- Maintain sufficient sewer resources for future industrial development
- Provide the infrastructure necessary to expand existing industries and attract additional high-tech/low environmental impact industry
- Develop appropriate transportation networks within the county
- Increase the total number of jobs, so that county residents stay here to work

Protection and Preservation of Forests and Farmland

- Encourage collaboration between landowners, private agencies, and government agencies in the development of ecologically and economically sound plans for the protection, preservation, and restoration of forests and farmlands
- Ensure adequate dissemination of information to protect natural resources

Urban Development to Occur Primarily Contiguous to Existing Cities

- Encourage a wide range of housing options to meet the needs of all residents

Rural Development throughout the County

- N/A

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- Provide public services that are consistent with a growing region
- Provide a broad-based educational program including vocational and technical training
- Plan for public utilities that can meet both present and projected demands
- Provide amenities that will better serve county residents
- Encourage opportunities for retirees in the county, which will encourage their participation in community life
- Provide recreational and community service opportunities for the juvenile population
- Continue development of community recreational opportunities to accommodate all ages
- Enhance facilities to encourage opportunities for personal growth through arts and culture

Protection of the Mountains and Lakes, Including Parks, to Enhance Family Recreation and Tourism

- Cooperate with other entities within the county to encourage preservation of historic sites
- Identify all groups and agencies working in tourism within the region and implement regular communications to coordinate activities between the groups
- Encourage compatible development in scenic and historic areas of the county

Policies and Recommendations

Policy Recommendation:	Create Infrastructure Task Force to report on infrastructure issues to Planning Commissions
Discussion:	Infrastructure often drives and directs development, making it worthy of special attention as Pickens County continues to grow. In some cases, there is a critical lack of infrastructure and in other cases there is a redundancy or lack of coordination of existing infrastructure.
Action(s):	<p>Establish broad mission statement for this task force</p> <p>Establish a steering committee with County Council participation to provide a definition, a purpose, and a time period for the task force</p> <p>Create task force with broad representation, including public works, transportation, and schools.</p> <p>Evaluate recommendations of task force</p> <p>Implement change where necessary</p>
Responsible Agencies:	Planning Commission, County Council

Parks and Recreation

Policy Recommendation:	Provide incentives for the creation of public parks and green spaces
Discussion:	In a growing region such as Pickens County, preservation of green space is often dependant on economic incentives provided to landowners. In order to preserve the beauty and openness of our county, we must be willing to invest in incentives that satisfy the needs of the property owners. Additionally, as the county continues to grow, it will be necessary to invest in additional public parks to maintain our quality of life.

Action(s): Research ways to encourage green spaces within each community and countywide to create environments that foster community development

Responsible Agencies: County Council, **Planning Commission**

Transportation

Policy Recommendations: Develop and publish a five-year road plan to identify county road construction and maintenance priorities. This plan should be reviewed and updated annually.

Discussion: Because of rapid growth, Pickens County is facing transportation infrastructure problems. To ameliorate these problems, roads should be planned in accordance with desired growth patterns—roads guide growth. In addition, as traffic increases, maintenance should increase to meet demand.

Action(s): Allocate funding for infrastructure projects, including road improvements, cloverleaves, and turn lanes at major intersections.

Formalize Pickens County Transportation Committee

Develop options for future public transportation systems

Responsible Agencies: Planning Commission, GPATS, **Roads and Bridges**

Water

Policy Recommendation: Revise the current Development Standards Ordinance to address water concerns and line size standards

Discussion: Pickens County has many departments and agencies that address water issues. Water is a precious commodity, and the county has adequate supply to meet near term and future needs. There should be further coordination to ensure that these water resources are available for future industrial growth. Additionally, a level of standardization should be established countywide with respect to both potable and fire protection water. The Development Standards Ordinance for Pickens County should be expanded to address water issues.

Action(s): Development Standard Ordinance should address issues on construction for water and line sizes.

Establish requirements and incentives for public (not well) water use in the planning of new subdivisions.

Responsible Agencies: Planning Commission, DHEC, Pickens County Water Authority, and the water districts.

Sewer

Policy Recommendation: Define process for review and approval of sewage collection and treatment systems

Discussion: Pickens County should explicitly state where sewer is mandatory or desired.

Action(s): Develop and enact appropriate ordinances for sewer
Establish requirements and incentives for sewer use in the planning of new subdivisions

Establish requirements for industrial use and set aside a percentage of capacity for industrial use

Establish requirements for sewer used by homeowners, where applicable

Responsible Agencies: Public Service Commission, County Council, Water Authorities, **Environmental Services**

Policy Recommendation: Establish relationship between Pickens County and municipalities in providing sewer services

Discussion: A viable working relationship between these entities will benefit the entire county

Action(s): Define service districts between municipalities and Pickens County

Responsible Agencies: Public Service Commission, County Council, Municipalities, **Environmental Services**

Solid Waste

Policy Recommendation:	Increase the number of Pickens County citizens participating in recycling
Discussion:	Recycling is a win-win situation. Much of the budget for the Solid Waste Department is provided by recycling, money is saved because less space is required for expensive landfills, less natural resources are needed, and there is less environmental degradation. These benefits need to be communicated more effectively to the community. As development continues in Pickens County, newcomers should be expected to provide compensation for their impact on the solid waste collection and recycling efforts of the county.
Action(s):	<p>To set a standard percentage of waste stream that should be recycled.</p> <p>Amend the Development Standards Ordinance to require developers to address waste collection and recycling in their development plans for large-scale projects</p> <p>Continue to educate the public on the benefits of recycling and the necessity of meeting statewide goals for waste stream reduction</p> <p>Develop a teaching unit to be utilized in the elementary schools</p>
Responsible Agencies:	County Council, School District, Solid Waste Department, Planning Commission
<hr/>	
Policy Recommendation:	Develop a ten-year Solid Waste Disposal and Recycling Plan
Discussion:	The rapid growth of the county and the increasing cost of solid waste disposal make the need for development of a ten-year plan evident, which would lower costs in the long-run.
Action(s):	Investigate solid waste disposal alternatives; consider collection services in more urban areas
Responsible Agencies:	County Council, Solid Waste Department

Emergency Services

Policy Recommendation:	Continue the development of emergency services to the unincorporated areas of Pickens County
Discussion:	As the county continues to grow and more people live in the unincorporated areas of the county, the demand for emergency services will increase. Continued planning and development of these emergency service resources in necessary.
Action(s):	Work with the rural fire districts to ensure adequate staffing Assist rural fire districts with assessment and planning for their needs and improving fire protection Explore the possibility of establishing an emergency services training facility with existing municipalities in the county as well as neighboring counties Review the Development Standards Ordinance to ensure adequate water and fire fighting. Continue the development of dry hydrants in the county
Responsible Agencies:	County Council, Planning Commission, Emergency Services Department , Pickens County Water Authority, Rural Fire Districts, Municipal Governments, Fire Chiefs Association, and the Forestry Service

Policy Recommendation:	Continue to co-locate EMS and future fire district facilities. Review the potential of cross-training EMS and fire district personnel.
Discussion:	The recent decision by County Council to co-locate EMS and fire facilities has worked out well by centralizing these facilities and using tax dollars more efficiently. The next logical step would be cross-training of firefighters and EMS personnel to maximize the potential benefit to the county.
Action(s):	Cross-train emergency personnel

Responsible Agency: **Emergency Services Department**

Policy Recommendation: Ensure that the county detention center and correctional facilities exceed standards and meet demand

Discussion: The rapid growth of Pickens County has outpaced the investment in infrastructure. This inadequacy is particularly apparent in our detention center and correctional facilities. The inadequacy must be addressed in the near future to maintain the safety of county residents.

Action(s): Develop and implement a plan to ensure that the county detention center and correctional facilities meet the needs of the county

Responsible Agencies: County Council, **Sheriff's Department**, and Public Works

Schools and Libraries

Policy Recommendation: Require school construction and land use issues to conform to county ordinances concerning approval and inspections.

Discussion: In order to safeguard our children, school facilities should meet county standards. At the present time, this is not required. This potentially dangerous situation should be remedied as soon as possible.

Action(s): Develop effective coordination between the Pickens School Board and the Pickens County Planning Commission.

The Development Standards Ordinance should require the Planning Commission's approval of new school sites.

Schools should be required to pass a Pickens County building inspection

Responsible Agencies: County Council, Planning Commission, **School District**

Policy Recommendation: Library services should meet the educational needs of the county

Discussion:	As the world becomes increasingly multi-media the collections in audio and video should be increased along with the book holdings, which are currently below recommended standards. The library system technology base should also be expanded with more computers, Internet, software programs, and video. There are grants available for these materials.
Action(s):	Identify sources of funding and write grant proposals for needed library holdings and buildings. County Council should increase funding as necessary to allow improving library programs.
Responsible Agencies	County Council, Library Board



Chapter 6

Housing

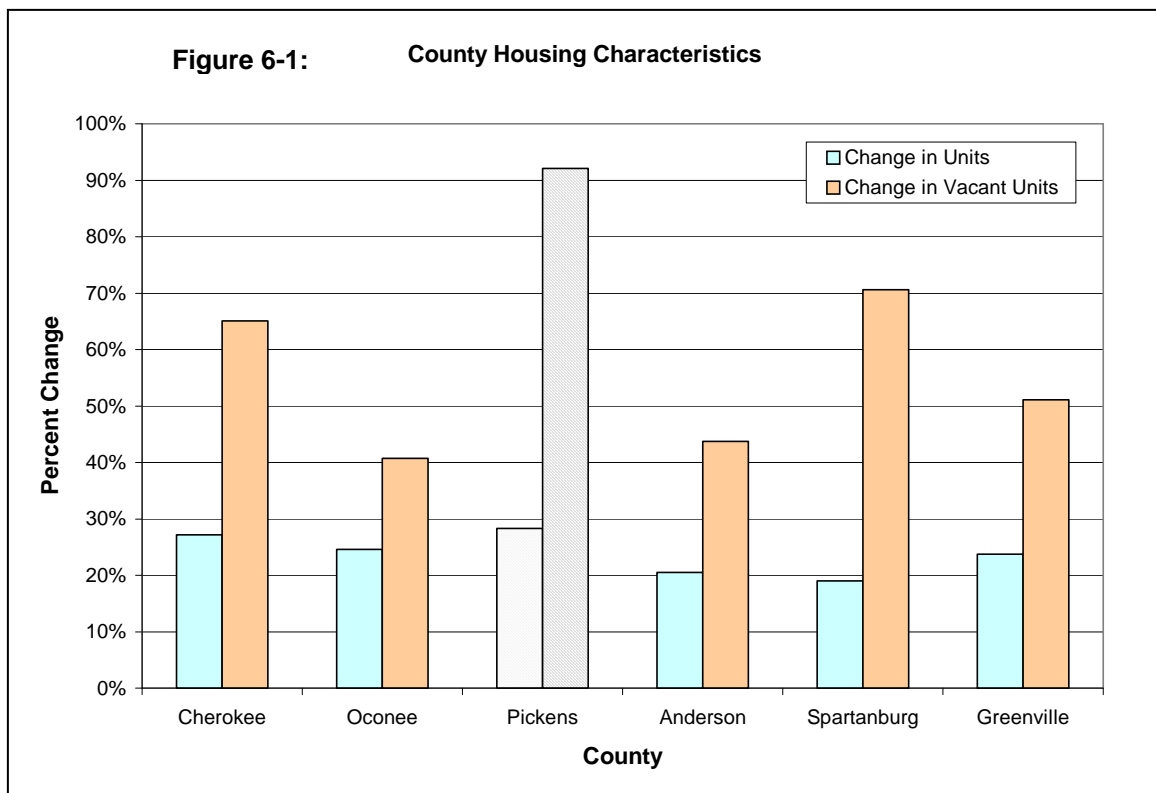
Introduction

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

Housing Characteristics

During the ten-year study period, Pickens County built new units and vacated old units with some of the fastest rates in the region and the state (Figure 6-1). In fact, of the 46 counties in South Carolina, Pickens is ranked 12th in housing growth (Table 6-1). The statewide average for change in number of housing units between 1990 and 2000 is 23.1 percent, and Pickens County grew at 28.3 percent during that time. Given these high growth rates, Pickens County should look closely at the county's ability to provide utilities and other public services.

A 91 percent increase in vacancies might normally be cause for alarm, except that Pickens does not have an unhealthy ratio of vacant housing units to total housing units compared to other upstate counties (Table 6-2). Furthermore, increases in vacancies most likely occur naturally with improvements to housing stock, as people leave outdated homes for newer ones.



Source: US Census Bureau 2000, 1990 Summary Tape File

Table 6-1: Top Fifteen Fastest Growing South Carolina Counties Measured in Percentage Change in Housing Units, 1990-2000

Rank	County	Units 1990	Units 2000	Percent change in housing units 1990-2000
1	Horry County	89,960	122,085	35.7%
2	Lexington County	67,556	90,978	34.7%
3	Georgetown County	21,134	28,282	33.8%
4	McCormick County	3,347	4,459	33.2%
5	Beaufort County	45,981	60,509	31.6%
6	Calhoun County	5,225	6,864	31.4%
7	York County	50,438	66,061	31.0%
8	Jasper County	6,070	7,928	30.6%
9	Laurens County	23,201	30,239	30.3%
10	Kershaw County	17,479	22,683	29.8%
11	Barnwell County	7,854	10,191	29.8%
12	Pickens County	35,865	46,000	28.3%
13	Cherokee County	17,610	22,400	27.2%
14	Edgefield County	7,290	9,223	26.5%
15	Clarendon County	12,101	15,303	26.5%

Source: US Census Bureau 2000, 1990 Summary Tape File

Table 6-2: Percentage Vacant Housing Units to Total Housing Units, 2000

County	Percentage Vacancies
Cherokee	8.5%
Oconee	15.7%
Pickens	10.2%
Anderson	10.3%
Spartanburg	8.6%
Greenville	8.1%

Source: US Census Bureau 2000

Population growth causes increases in most housing statistics - number of housing units, households, families, and even number of vacant units. The only two housing statistics that declined from 1990 to 2000 are average persons per household and average persons per family, (Table 6-4) because people today are having fewer children and building more housing units per person than past generations. During the study period, Pickens County built one new unit for every 1.66 new people (Table 6-3). Greenville County built one new unit for every 1.91 new people. Oconee County had the lowest ratio of the six counties, with only one new unit for every 1.38 new people.

Average household size in Pickens County is 2.5 persons per household (Table 6-4). Provided the county did not have a shortage of units before 1990, the county has created an adequate supply of housing because they have allotted one house for every 1.66 people instead of one house for every 2.5 people.

Table 6-3: Ratio Population Growth to Housing Unit Growth, 1990-2000

County	Ratio Population Growth to Housing Unit Growth
Cherokee	one new unit built for every 1.68 new people
Oconee	one new unit built for every 1.36 new people
Pickens	one new unit built for every 1.66 new people
Anderson	one new unit built for every 1.65 new people
Spartanburg	one new unit built for every 1.58 new people
Greenville	one new unit built for every 1.91 new people

Source: US Census Bureau 2000

Table 6-4: County Housing Characteristics, 1990-2000

County	Housing Characteristic	1990	2000	Percent Change 1990-2000
Cherokee	Total Persons	44,506	52,537	18.0%
	Housing Units	17,610	22,400	27.2%
	Vacant Units	1,154	1,905	65.1%
	Households	16,456	20,495	24.5%
	Persons Per Household	2.70	2.53	-6.3%
	Families	12,353	14,614	18.3%
	Persons Per Family	3.20	3.01	-5.9%
Oconee	Total Persons	57,494	66,215	15.2%
	Housing Units	25,983	32,383	24.6%
	Vacant Units	3,625	5,100	40.7%
	Households	22,358	27,283	22.0%
	Persons Per Household	2.60	2.40	-7.7%
	Families	16,875	19,589	16.1%
	Persons Per Family	3.00	2.85	-5.0%
Pickens	Total Persons	93,896	110,757	18.0%
	Housing Units	35,865	46,000	28.3%
	Vacant Units	2,443	4,694	92.1%
	Households	33,422	41,306	23.6%
	Persons Per Household	2.60	2.50	-3.8%
	Families	24,159	28,453	17.8%
	Persons Per Family	-	2.95	-
Anderson	Total Persons	145,196	165,740	14.1%
	Housing Units	60,745	73,213	20.5%
	Vacant Units	5,264	7,564	43.7%
	Households	55,481	65,649	18.3%
	Persons Per Household	2.60	2.48	-4.6%
	Families	41,495	47,276	13.9%
	Persons Per Family	3.00	2.94	-2.0%
Spartanburg	Total Persons	226,800	253,791	11.9%
	Housing Units	89,927	106,986	19.0%
	Vacant Units	5,424	9,251	70.6%
	Households	84,503	97,735	15.7%
	Persons Per Household	2.60	2.52	-3.1%
	Families	62,663	69,299	10.6%
	Persons Per Family	3.10	3.01	-2.9%
Greenville	Total Persons	320,167	379,616	18.6%
	Housing Units	131,645	162,803	23.7%
	Vacant Units	8,767	13,247	51.1%
	Households	122,878	149,556	21.7%
	Persons Per Household	2.50	2.47	-1.2%
	Families	87,897	102,012	16.1%
	Persons Per Family	3.10	3.00	-3.2%

Source: US Census Bureau 2000, 1990 Summary Tape File

Affordability/Accessibility

Out of all the upstate counties, Pickens County is ranked in the middle for home value and median monthly payments for both owners and renters. Citizens in Cherokee, Oconee, and Anderson counties have lower monthly housing costs than citizens of Pickens, who have lower costs than those from Spartanburg and Greenville counties. Citizens of all counties in the upstate (except Greenville, which exceeds state averages) have housing costs below state and national averages (Table 6-5).

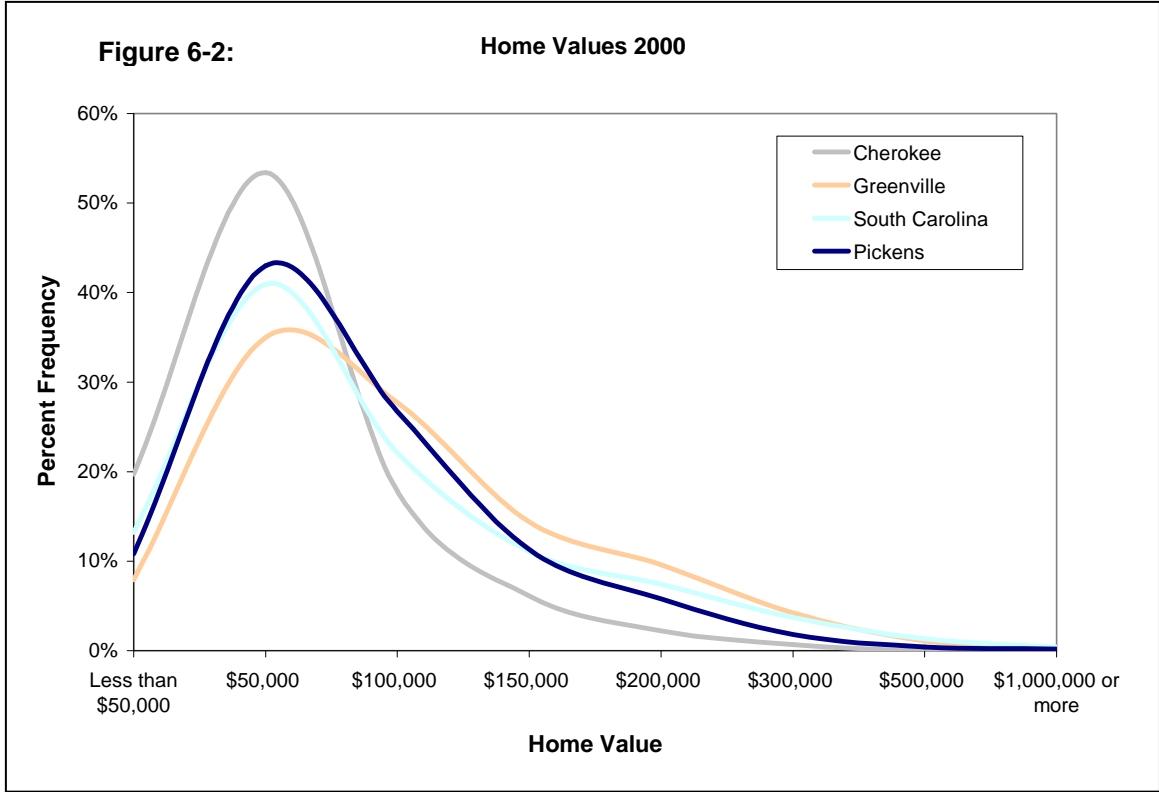
Table 6-5: House Value and Monthly Housing Costs 2000

County	Median Value, Owners	Median Mortgage Payment, Owners	Median Rent, Renters
Cherokee	74,100	760	401
Oconee	97,500	829	424
Pickens	96,100	857	479
Anderson	88,200	834	454
Spartanburg	91,100	874	485
Greenville	111,800	983	544
South Carolina	94,900	894	510
United States	119,600	1,088	602

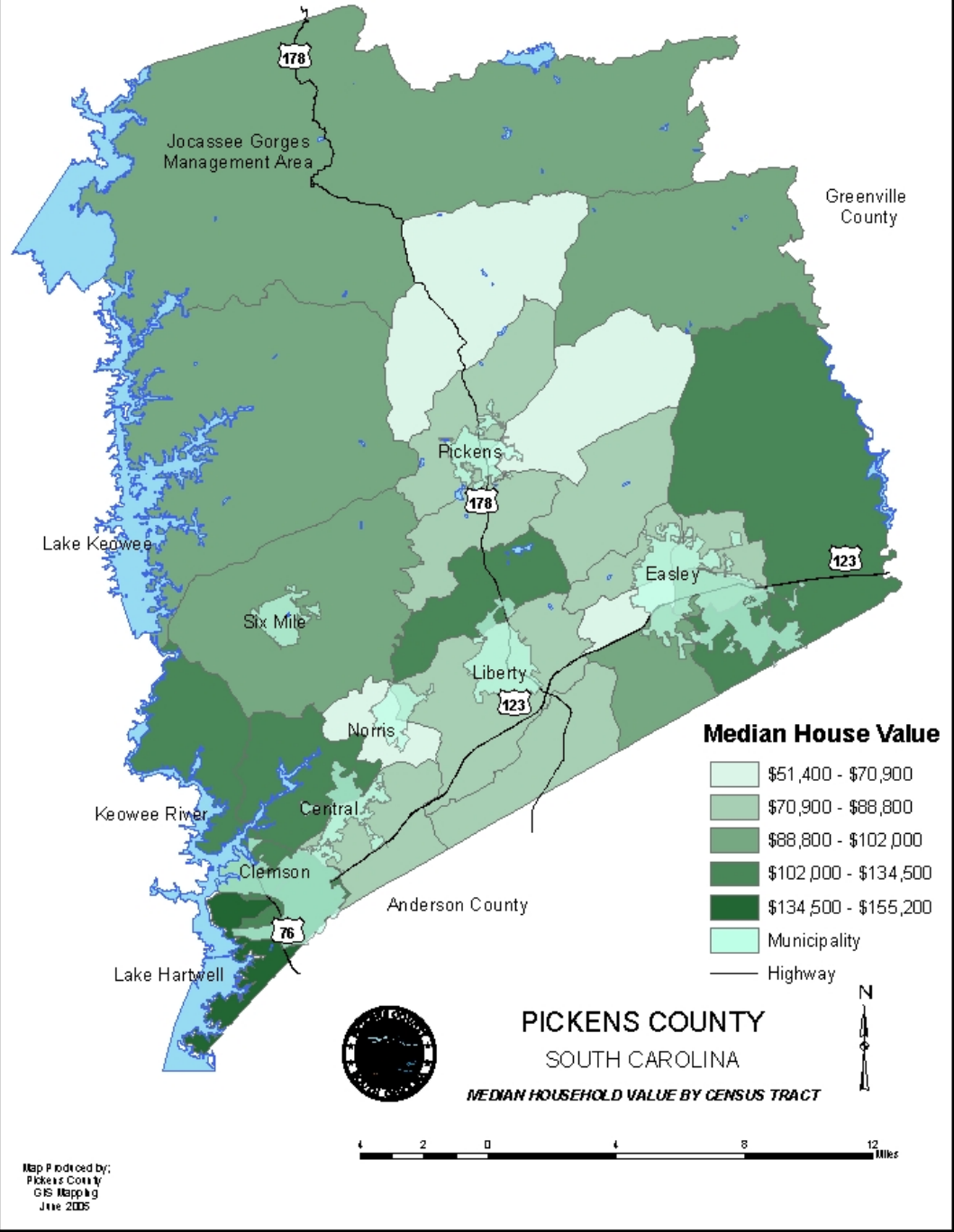
Source: US Census Bureau 2000

Figure 6-2 shows the distributions of home values in Pickens County, the state, and Cherokee County—the place of the least expensive housing in the upstate—and Greenville County—the place of the most expensive housing in the upstate. On the chart a steep curve like that of Cherokee County’s is good for residents (in terms of affordability), but a flattened curve like Greenville County’s is good for county tax revenue. The county can collect more tax revenue from more expensive homes. Homebuyers will be attracted to Pickens County’s cultural and natural amenities, so Pickens County can encourage development of upscale subdivisions, like those near Lake Keowee, to earn more revenue (provided they do not cost too much in public services).

Map 6-1 shows that the areas near Clemson and the Keowee River, Liberty, and the Greenville County border are also attractive to wealthy homeowners.



Map 6-1: Median Household Value by Census Tract 2000



Source: US Census Bureau 2000

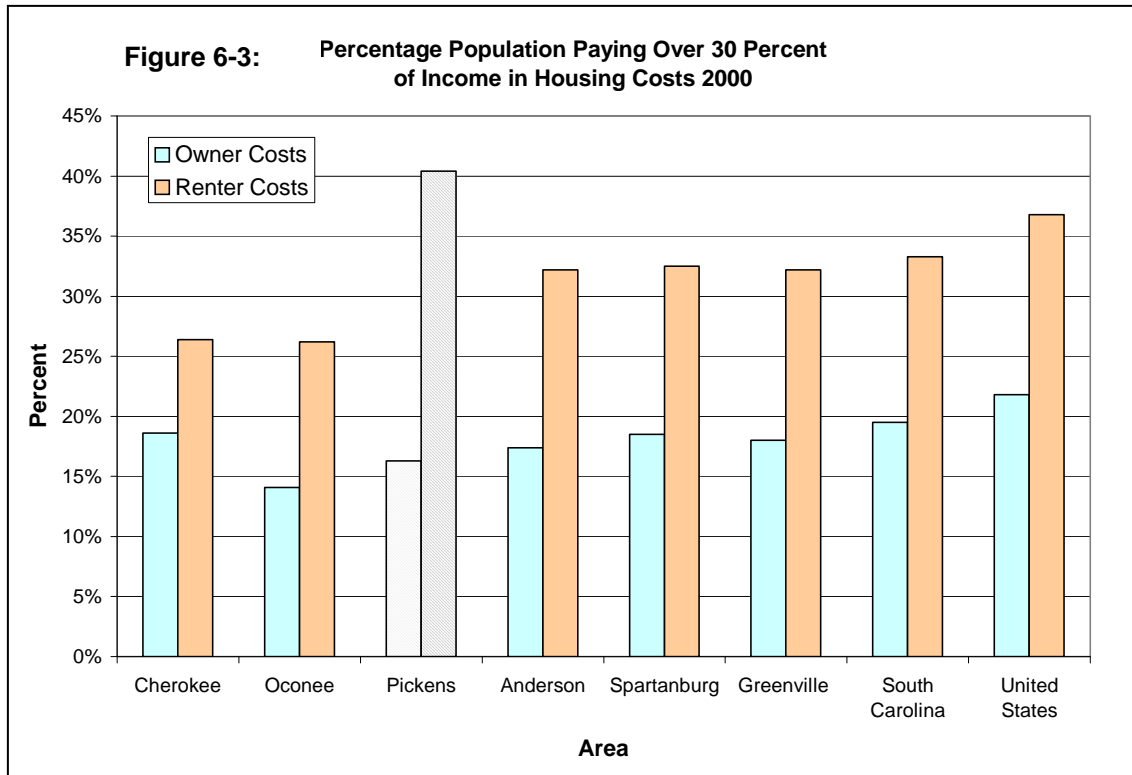
Housing experts draw the unaffordable housing line at 30 percent—that is, the more citizens that pay over 30 percent his/her income on housing, the more unaffordable the area is considered to be. By those standards, Pickens County is one of the most affordable counties in the upstate for homeowners, but one of the least affordable for renters (Table 6-6 and Figure 6-3). Table 6-5 demonstrates that rents in Pickens County are not high compared to the rest of the upstate. Therefore, Pickens County residents pay disproportionate amounts of earnings for rent due to lower incomes. It is possible that Clemson University students drive up the statistics indicating unaffordable housing; students typically earn little to no income but rent units nonetheless. County officials should ensure that students without monetary gifts or loans from parents, governmental, or educational programs can afford housing, and that non-student renters can afford housing, as well.

Table 6-6: Housing Affordability 2000

Percentage population paying over 30 percent income in...		
County	Owner Costs	Renter Costs
Cherokee	18.6%	26.4%
Oconee	14.1%	26.2%
Pickens	16.3%	40.4%
Anderson	17.4%	32.2%
Spartanburg	18.5%	32.5%
Greenville	18.0%	32.2%
South Carolina	19.5%	33.3%
United States	21.8%	36.8%

Source: US Census Bureau 2000

Source: US Census Bureau 2000



Overview of Housing Stock

Existing Housing Stock

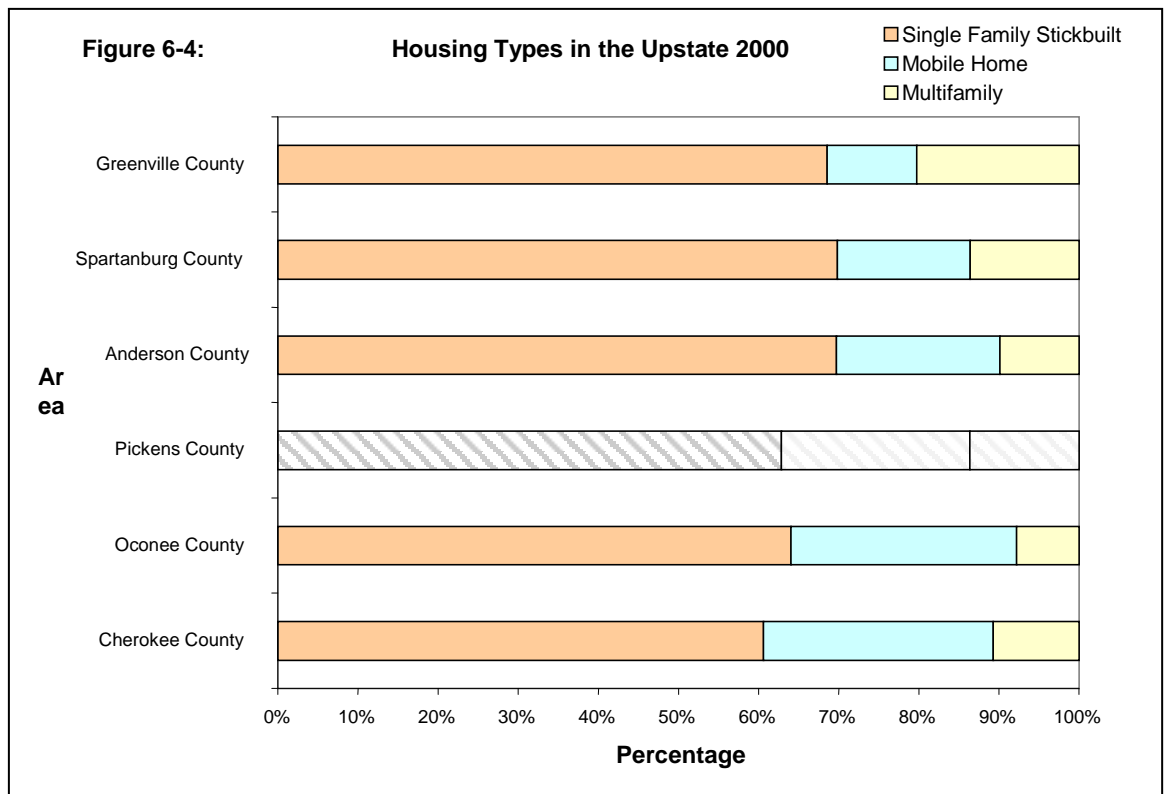
Housing options in Pickens County include stand alone single family houses with yards, townhouses, duplexes, apartment buildings (with anywhere from three to over fifty apartments per building), manufactured homes, recreational vehicles (RVs), as well as boats, trailers, and vans. The greatest percentage of residents (62 percent) of Pickens County live in single family detached homes. The second greatest percentage of residents (23 percent) choose to live in manufactured homes. Nearly 14 percent of residents live in one of the various types of multifamily units (see Table 6-7).

Table 6-7: Pickens County Housing Stock 2000

Units in Structure	Total Units	Percentage
1 (Single Family Detached)	28,321	61.6%
1 (Single Family Townhouse)	583	1.3%
2 (Duplex)	912	2.0%
3 or 4	1,338	2.9%
5 to 9	1,763	3.8%
10 to 19	1,434	3.1%
20 to 49	437	1.0%
50 or more	394	0.9%
Mobile home	10,775	23.4%
Boat, RV, van, etc.	43	0.1%
Total	46,000	100.0%

Source: US Census Bureau 2000

Compared to other upstate counties, Pickens County has a greater variety of housing because it offers a fair amount of manufactured home and multifamily options, in addition to the single-family stickbuilt options. For example, Oconee and Cherokee counties have more manufactured homes than Pickens County, (in general the more rural the county, the more manufactured homes it has), but Pickens County has more multifamily units than these two counties. Greenville County has a greater percentage of multifamily housing, but a lesser percentage of manufactured homes (Figure 6-4). No county has greater percentages of both manufactured home and multifamily units; therefore no county has greater housing variety than Pickens. The Clemson University and Southern Wesleyan students, who require many multifamily units, play a part in housing variety.



Single Family Stickbuilt includes townhouses. Single Family Mobile Home includes RVs, boats, vans, etc.
 Source: US Census Bureau 2000

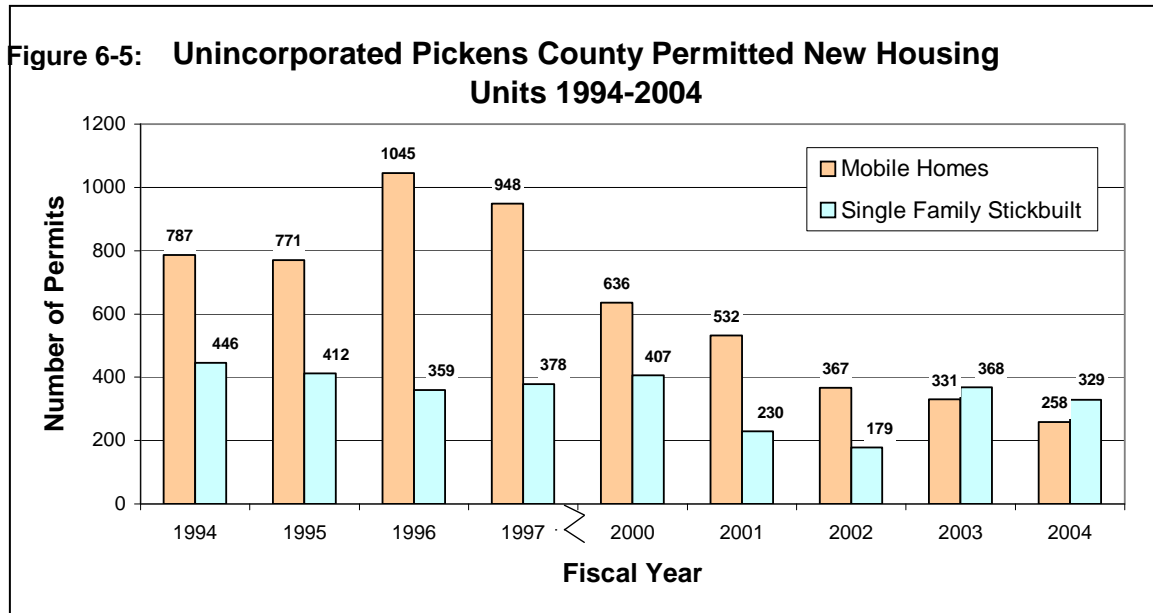
Changes in Housing Stock

Multifamily Housing

Unincorporated Pickens County for the most part is comprised of sparsely populated areas where demand for high density housing like apartments is low. The entire county had 6,278 multifamily units in 2000, but the unincorporated county most likely held at 10 percent of that - an estimated 600 units. Between 2000 and 2004 177 new multifamily units were built in unincorporated Pickens County (Pickens County Building Codes). Heritage Apartments off of Highway 123 is one of the biggest multifamily developments in unincorporated Pickens County’s jurisdiction and is responsible for many of the new units built between 2000 and 2004. In the future, one may expect more apartment building and condo developments, like Heritage, to be drawn outside of Clemson’s and Central’s city limits to the Wal-Mart area near Highway 123 and Eighteen Mile Road, and also towards the Easley area.

Manufactured Homes

From 1994 to 2002 the number of new manufactured homes permitted in unincorporated Pickens County exceeded the number of new stickbuilt homes. Only in the past two years has manufactured home growth slowed and been surpassed by stickbuilt homes (Figure 6-5).



* 2000-2004 stick built homes are reported in calendar year--not fiscal year. The 2001 figure for mobile homes might be unduly high (by an estimated 20), because one of the monthly reports gave total registered mobile homes instead of just new registered mobile homes. The 2004 mobile homes figure might be unduly low (by an estimated 60) because monthly reports for January and June were not included.

Source: Pickens County Mobile Homes Department, Pickens County Building Codes Department

In Pickens County as a whole, stickbuilt homes outnumber manufactured homes (Table 6-7), but the number of new manufactured homes grew at a faster rate between 1990 and 2000 than the number of stickbuilt homes. Only Cherokee County had faster manufactured home growth rates than Pickens County, with close to 96 percent, but in all six of the upstate counties manufactured homes grew at a faster rate than any other housing type.

Manufactured homes are more common in rural than urban areas (Figure 6-4 above). Thus unincorporated Pickens County most likely absorbed much of the manufactured home growth depicted in Table 6-8.

Table 6-8: Upstate Changes in Housing Types 1990-2000

Housing Type	Cherokee County	Oconee County	Pickens County	Anderson County	Spartanburg County	Greenville County
Single Family Stickbuilt	9.7%	19.5%	21.5%	16.4%	18.2%	25.7%
Manufactured Home	95.6%	37.6%	45.1%	43.2%	40.8%	35.6%
Multifamily	34.5%	26.3%	41.3%	19.0%	7.5%	15.7%

Source: US Census Bureau 2000, Summary Tape File 1990

Pickens County Housing Quality

In the year 2000, 235 dwellings lacked complete plumbing and 138 lacked complete kitchen facilities. At least 43 county citizens reside in boats, RV's, or vans (US Census Bureau 2000). Housing that does not meet minimum health and safety standards should be repaired or demolished if it is not occupied.

Goals and Objectives

Vision Statement:

Pickens County seeks the development of a variety of quality, safe and affordable housing to meet the needs of all its residents.

Economic Growth to Promote Job Opportunities

- N/A

Protection and Preservation of Forests and Farmland

- N/A

Urban Development to Occur Primarily Contiguous to Existing Water and Sewer Service Areas

- Limit the extension of water and sewer service for subdivisions and other residential areas to areas adjacent to present service districts

Rural Development throughout the County

- Do not discourage the presence of safe manufactured homes, as manufactured homes are an important component of affordable single-family housing.

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- Encourage the development of housing of different and varying prices to meet the needs of all residents
- Do not allow residents to live in housing units posing health or safety risks

Protection of the Mountains and Lake, Including Parks, to Enhance Family Recreation and Tourism

- Continue discussing and monitoring the impacts of development around the lakes in Pickens County.

Policies and Recommendations

Policy Recommendation:	Create growth management plan
Discussion:	Pickens County is the twelfth fastest growing South Carolina county in terms of housing units built between 1990 and 2000. A growth management plan would ensure that houses are not built more rapidly than population grows, and conversely, that population does not grow faster than houses can be built. A growth management plan would also direct new growth away from undeveloped land, towards previously developed areas where infrastructure can be provided at low cost for the county.
Action(s):	Analyze maps showing water and sewer availability, traffic projections and road carrying capacities, and new housing, to isolate areas most suitable for future development. Study other municipalities' growth management plans. Survey other South Carolina counties growing more rapidly than Pickens County-for example, York or Georgetown-to see if they have growth management plans from which Pickens County may draw ideas.
Responsible Agency:	Planning Commission , GIS department, Department of Transportation, GPATS, Environmental Services

Policy Recommendation:	Conduct a rental housing affordability study.
Discussion:	More than 40 percent of Pickens County's population pays over 30 percent of income on rent. The county should ensure that renters in need of low cost housing have access to it.
Action(s):	Create a stratified sample of Clemson University students in need of and not in need of financial aid and survey them about housing affordability. Survey non-student renters about housing affordability.

Partner with area property managers, Clemson University, and the City of Clemson to conduct the surveys.

Responsible Agency: **Planning Commission**

Policy Recommendation: Increase property tax revenue by encouraging more stickbuilt housing developments in Pickens County.

Discussion: Owner occupied housing costs in Pickens County are among the most affordable in the upstate. Thus, the availability of owner occupied affordable housing is not a concern. Instead Pickens County should focus efforts to provide upscale housing in order to increase property tax revenue.

Action(s): Market Pickens County as a retirement destination or a good place for Greenville executives to live. Invite upscale subdivisions like those occurring near Lake Keowee, but do not allow them county services if those services are too expensive for the county to provide. Consider implementing impact fees.

Responsible Agency: **Planning Commission**

Policy Recommendation: Draft a strategic plan regarding housing for the Highway 123 and Eighteen Mile Road area near Wal-Mart.

Discussion: If student rental housing continues to spread away from the cities of Clemson and Central like it has recently, it will most likely be drawn towards the area in between Highway 123 and Eighteen Mile Road. County officials should be prepared for this.

Action(s): Gather input from the property owners in the area to ascertain which ones would be likely to sell to developers of multifamily housing.

Consider implications of locating multifamily units in various potential sites.

Responsible Agency: **Planning Commission**



Chapter 7

Natural Resources

Introduction

Pickens County is located in the northwestern corner of South Carolina. The county is bounded to the north by the crest of the Blue Ridge Mountains and Transylvania County, North Carolina. Lakes Jocassee, Keowee, and Hartwell, all of which separate Pickens and Oconee Counties, establish the western boundary. To the south, the border consists of Lake Hartwell and Anderson County; and to the east, the Saluda River forms the boundary with Greenville County.

Climate

The average annual temperature of Pickens County based on the average of the daily highs and lows is 60.7 degrees. The average annual high temperature of the county is 71.8 degrees and the average annual low temperature is 49.6 degrees. The month of July produces the average monthly high temperature of 88.6 degrees. The month of January produces the annual low of 32.1 degrees. Temperature readings provide a good measure of the proper growing seasons in the county. With the first freeze beginning annually about November 1, and the last one coming in about April 1, the average annual growing season lasts 207 days but greatly varies between the Piedmont and Blue Ridge regions because of the elevation shift. Pickens County averages 56.63 inches of rainfall per year with September being the driest month, with an average of 3.87 inches. The wettest month is March with 6.68 inches, 1.43 inches higher than the second wettest month, January. Rainfall readings vary throughout the county with the highest amounts of rainfall in the mountainous region of the county.

Table 7-1: Pickens County
Average Monthly Rainfall

Month	Inches
Jan	5.25
Feb	5.03
Mar	6.68
Apr	4.91
May	4.49
Jun	5.01
Jul	4.50
Aug	4.16
Sep	3.87
Oct	3.92
Nov	3.94
Dec	4.87
Annual	56.63

Source: General Characteristics
of South Carolina's climate,
SC State Climatology Office

Topography

The county is situated within the Piedmont Plateau and Blue Ridge Division topographic regions. The Blue Ridge Topographic Division comprises about 14 percent of the county's land area. The remainder of the county, amounting to 86 percent of the land, is situated in the Piedmont Plateau Topographic Region. In the entire county elevations range from 600 to 3,548 feet above sea level, with an average elevation of 800 feet above sea level.

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. Still greater attention should be given to land suitability analyses incorporating slope, soil, and drainage characteristics of planning on 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.

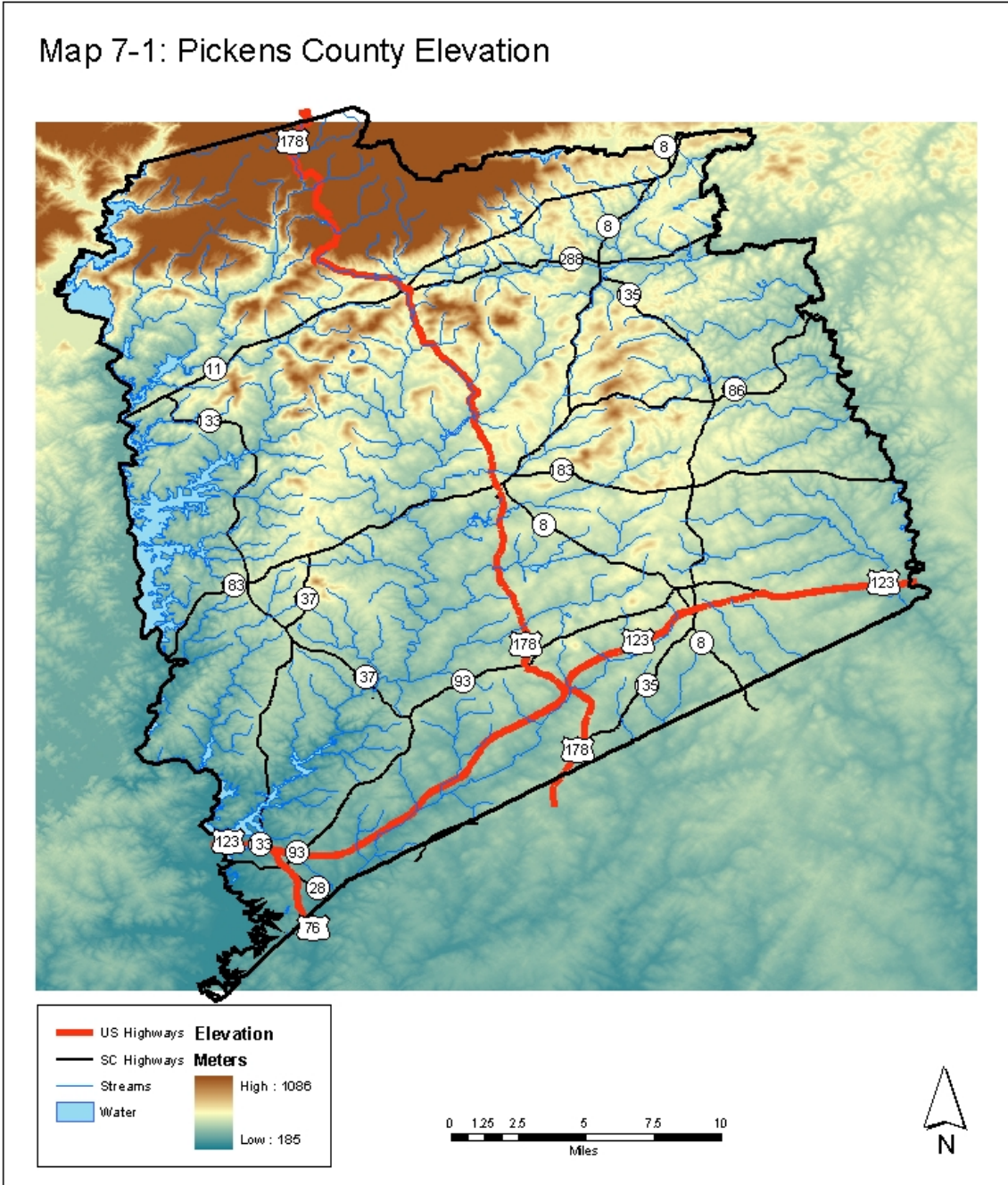
Slopes at 25 percent and higher are generally considered too steep to facilitate any type of development. Sites with slopes below 25 percent are generally considered to be suitable for residential and limited commercial development. Lesser slopes should correlate with increased development densities. 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. Septic drainfields can feasibly be constructed on slopes less than 12 or 15 percent by following special design standards.

Table 7-2: Slope and Land Use Potential

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, 1972.

Map 7-1: Pickens County Elevation



Mountaintops

The following table lists some elevations and mountaintops located within Pickens County.

The table lists the common names and the elevations associated with the points.

Table 7-3: Pickens County Peaks

No.	Name	Elevation*	No.	Name	Elevation
1	Bootleg	540	36	Pink	540
2	Bully	580	37	Mosely	460
3	Bryant	620	38	Walnut Cove	460
4	Laurel Fork	760	39	Grassy Knob	460
5	McKinney	640	40	Gowens	360
6	High Knob	620	41	Jones Hill	360
7	Diana	660	42	Alexander	560
8	Cane	740	43	Rocky Bald	560
9	Flatrock	880	44	Cedar Rock	500
10	Twisting Pine	560	45	Big Rock	520
11	Chimney Top	820	46	Odle	540
12	Sassafras	1,060	47	Carlton	460
13	Caesars Head	940	48	Peach Orchard	460
14	Roundtop	920	49	Turkey Cock	480
15	Rock	1,000	50	Turner Hill	420
16	Hickorynut	1,040	51	McGullion	400
17	Horse	820	52	Kirksey	440
18	Pinnacle	1,020	53	Reece	440
19	Table Rock	920	54	Chapman	520
20	The Stool	740	55	Brown	580
21	Piney	520	56	Potato Hill	420
22	Rich	760	57	Long	460
23	Sharp Top	540	58	Langley	480
24	Piney	480	59	Bullard	500
25	McKinney	340	60	Hickory Nut	440
26	Dug	360	61	Glassy	500
27	Wadakoe	540	62	Cedar Rock	400
28	Howell	500	63	Cannon	380
29	Horse Gap	540	64	Woodall	380
30	Little Rock	440	65	Six Mile	480
31	Pine	380	66	Bogg	360
32	Gilstrap	380	67	Mauldin	380
33	Buzzard Roost	460	68	Ariail	380
34	Cedar Creek	520			
35	Little Pink	400			

*Elevation = +/- 40M

Soils

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 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 (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

The county is bordered to the east and west by major waterways as indicated on the map. Lakes Jocassee, Keowee, and Hartwell establish the western boundary. The three lakes are man-made impoundments built for hydroelectric and cooling purposes. The eastern border is made up 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 and 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. It contains 1,185,000-acre feet of water. Although built and operate principally for power generation, the lake offers recreational opportunity as well as water supply. Accessible to the public from Devils Fork State Park, Lake Jocassee provides visitors with various outdoor recreation activities such as swimming, water skiing, sailing, scuba diving and fishing. Laurel Fork and Thompson River waterfalls are also accessible via Lake Jocassee.

Lake Keowee

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. It covers 18,372 acres in Pickens and Oconee Counties, and holds 1 million-acre feet of water. Included in the complex is the Oconee Nuclear Station and the Keowee and Jocassee hydroelectric station. The lake has a 300-mile shoreline and houses white, smallmouth and largemouth bass, black crappie, bluegill and threadfin shad.

Lake Hartwell

Lake Hartwell borders Georgia and South Carolina on the Savannah, Tugaloo and Seneca Rivers. Created by the U.S. Army Corps of Engineers between 1955 and 1963, the lake comprises nearly 56,000 acres in South Carolina and Georgia , and a water volume of 2,549,000 acre feet of water. The Corp 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.

Floodplains

Since 1982 Pickens County planning 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 called 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. The gray-blue area on Map 7-2 delineates the hundred-year floodplain in a portion of Pickens County. (The aqua color represents lakebeds and riverbeds; the black lines are parcel boundaries and roads.)

Map 7-2: Floodplain in Portion of Pickens County

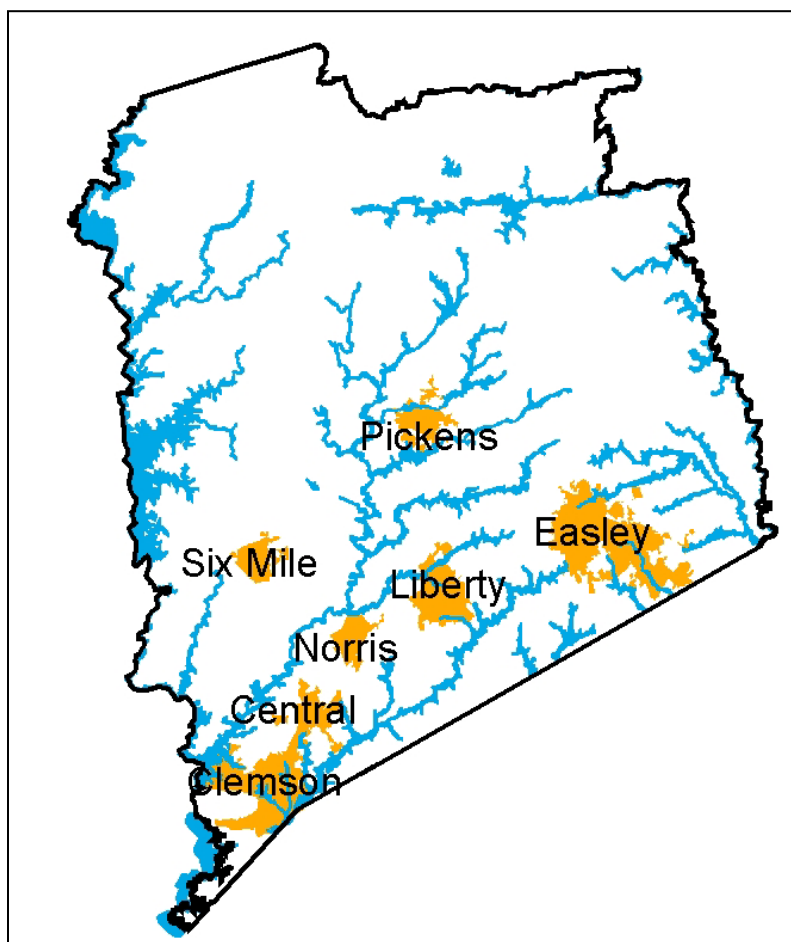


Source: Pickens County Tax Assessor

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.

Map 7-3 shows all the floodplain areas in Pickens County. These areas are found along all of Pickens County's major streambeds and the shorelines of major lakes: Lakes Jocassee, Keowee, and Hartwell, and the Saluda River, Carpenter Creek, Doddies Creek, Machine Creek, Burdine Creek, Eastatoee Creek and tributaries, Twelve Mile Creek and tributaries, and Eighteen Mile Creek.

Map 7-3: Floodplains in Pickens County



Source: Pickens County GIS

Water Quality

Groundwater

Pickens County is situated primarily above the Piedmont Aquifer except for the northwest portion of the county, which is situated above the Blue Ridge Aquifer. While there is general concern for water quality because of the intrusion of human development, the United States Geological Survey states that most water quality changes occur because of natural geochemical processes. Human activities account for only a limited amount of change and are generally limited in scope. Even with the presence of the Oconee Nuclear Station along the banks of Lake Keowee, Pickens County has not experienced a major groundwater pollution mishap.

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). However, manganese-a secondary drinking water standard-was exceeded in most of the Blue Ridge and Piedmont Aquifer areas. Although Pickens County’s water in underground aquifers is suitable to drink, Pickens County draws drinking water from four above ground sources: Lake Keowee, Twelve-Mile Creek, City Lake, and Eighteen-Mile Creek.

Surface Water

Surface water quality is not greatly affected by point source pollution. Industries and municipal waste water treatment plants intending to discharge effluent into Pickens County rivers and streams must obtain a permit from DHEC, who with oversight from the EPA periodically measures the chemical compositions of the effluent to make sure the effluent is safe to enter our surface waters.

Although in Pickens County no surface waters are troubled by point source pollution, eight water bodies are impaired by non-point source pollution (including two that are drinking water sources-Eighteen Mile Creek and Twelve Mile Creek). Table 7-4 lists these water bodies who in 2003 did not pass DHEC and the EPA’s standards.

Table 7-4: Impaired Waterbodies in Pickens County 2003

Waterbody	Waterbody Cannot Support...	Cause of Pollution
BR OF GEORGE’S CK, 2.6 MI NE EASLEY	Recreation	Fecal Coliform
GEORGE’S CK	Recreation	Fecal Coliform
TWELVE MI CK	Recreation	Fecal Coliform
EIGHTEEN MI CK AT UNNUMBERED CO RD, 2.25 MI SW EASLEY	Recreation	Fecal Coliform
EIGHTEEN MI CK 3.3 MI S LIBERTY	Recreation	Fecal Coliform
WOODSIDE BR AT US 123 1.5 MI E LIBERTY	Recreation	Fecal Coliform
ADAMS CK AT UNPVD RD FROM SC 8	Aquatic Life	Turbidity
LAKE ISSAQUEENA FOREBAY EQUIDISTANT FROM DAM AND SHORELINES	Aquatic Life	PH (ion concentration)
LAKE HARTWELL TWELVE MI CK ARM AT SC 133	Fishing	PCB’S

Source: SC Department of Health and Environmental Control, Listing of Impaired Waterbodies 2004

Of the list of polluted waterbodies Twelve Mile Creek is likely the most problematic. A company named Sangamo that built electric capacitors released PCB’s into Twelve Mile Creek from the mid 1950’s until 1976 when PCB’s were outlawed. Today the site on which Sangamo stood has been cleaned up to a great extent, but fish caught from Lake Hartwell-a distributary of Twelve Mile-are still inedible as a result of Sangamo’s actions. County Council is currently deciding whether the benefits would outweigh the costs (environmental and financial) if they were to remove the dams on Twelve Mile Creek to flush away the PCB’s that reside in the creek bottom.

A section of Twelve Mile Creek has elevated levels of fecal coliform-a nutrient found in human and animal waste that often appears if rainwater flows over a cow pasture, for

example, into nearby creeks or streams. Fecal coliform can be harmful if ingested by swimmers. For this reason recreation is not recommended on that section of the creek. Fortunately, five sections of Twelve Mile Creek that were listed previously on the impaired water bodies list have been removed because fecal coliform levels have normalized in the creek.

Though neither Twelve Mile nor Eighteen Mile Creek are suitable for recreation, both are suitable sources of drinking water. The water is treated and tested before it is distributed to households for drinking, and water treatment plants must adhere to strict regulations enforced by DHEC.

Accedence's of pollutants in surface water bodies within Pickens County not only affect drinking water supplies for local citizens, populations down stream are also adversely affected. It is important to recognize the need for clean streams not only for Pickens County but for the Savannah and Saluda watersheds of which Pickens County belongs as a whole.

Natural Resource Economics

Agriculture

Farmland in Pickens County occupies 46,509 acres, which accounts for almost 15 percent of the county's total land area, or the size of 46 Clemson University campuses. There are 622 farms and 712 farmers in the county. Pickens County is ranked 27th in the state in agricultural income. Cherokee County, the least populated in the Upstate, is ranked third-to-last in the entire state in agricultural earnings. In the Upstate, Spartanburg County has the best ranking at 5th (Table 7-5).

Table 7-5: State Ranking in Cash Receipts from Crops and Livestock 2003

County	Rank
Cherokee	43
Oconee	9
Pickens	27
Anderson	21
Spartanburg	5
Greenville	20

Source: SC Agricultural Statistics Service

Pickens County farmers earned over \$24 million in 2002 (Table 7-6). Hay is the most common crop in Pickens County. 8,300 acres in the county are dedicated to growing hay. As of 2003 there were 9,500 cattle in Pickens County. The county also produces milk, eggs, corn, oats, soybeans, wheat, apples, and peaches.

Table 7-6: Pickens County Cash Receipts in Crops and Livestock 2003

Pickens County	Dollars	State Ranking
Crops	\$ 20,477,000	13
Livestock	\$ 3,739,000	34
Total	\$ 24,216,000	27

Source: SC Agricultural Statistics Service

Although fresh produce is delivered to local grocers from far parts of the nation and world, our local economy works more efficiently if locally-produced food is also sold locally. Neither buyers nor sellers absorb transportation costs, the food requires less refrigeration and freezing (thereby saving energy costs as well), the food stays fresher and does not require preservative additives, and environmental agents can more closely monitor growing conditions.

Less than 1 percent of Pickens County's population farms. Local governments across the nation have enacted policies to preserve farmland, because although agricultural yields are increasing and employment in farming is decreasing, acreage requirements will stay the same. If the market is not controlled rural lands will be converted to low-density housing and made infertile. In Pickens County, for example, 45,466 nonfarmers live in rural areas. That is close to 42 percent of the population. (64,579 people live in urban areas; the remaining 712 citizens are farmers.) Communities must preserve farmland if the United States is to continue growing its own food.

Mining, Logging, Fishing, Hunting

Combined there are twelve taxidermy, tree removal, wildlife trapping, and mining industries in Pickens County. Of these four industries, mining is the largest, because the county has 3 stone-quarrying companies. The largest natural resource industry in Pickens County is forestry. The county is home to 13 logging establishments employing an estimated 60 persons*. Over 2/3 of the county is forested-219,625 of the county's 318,000 acres. Landowners often sell to timber companies the rights to cut a specified number of trees. The state Department of Natural Resources allows Crescent Resources, a timber subsidiary of Duke Power Company, to log the 43,500 acres of the Jocassee Gorges Management Area because it utilizes environmentally-friendly practices. In addition to the privately held land tracts whose timber is cut periodically, there are four known Christmas tree farms in Pickens County, and 5 lumber wholesalers. Overall, natural resource industries play a minor role in the local economy, representing less than 1 percent of county residents' collective annual income.

Source: Employment Security Commission Employer Listing for Year 2005, US Census Bureau Economic Census 2002, US Census Bureau County Business Patterns 2002, Jocassee Gorges. Employment Security Commission's information conflicts with Census information. Both sources were used.

* The estimate of the number of logging employees was derived from the midpoint of the range of the number of people employed in logging, found in Census' 2002 County Business Patterns

Goals and Objectives

Vision Statement:

Pickens County seeks to preserve its natural resources and improve its environmental quality while meeting the needs of a growing economy and population.

Economic Growth to Promote Job Opportunities

- Ensure that adequate land needed for commercial and desirable industrial growth is identified and available in appropriate locations

Protection and Preservation of Forests and Farmland

- Encourage collaboration between landowners and private and government agencies in the development of ecologically and economically sound plans for the protection, preservation, and restoration of forests and farmlands
- Enact farmland preservation programs
- Limit development on floodplains or steep slopes. Discourage placement of septic tanks on unsuitable pieces of land
- Encourage the use of conservation easements to retain scenic vistas, natural areas, and larger agricultural tracts in and around the urban areas
- Provide environmental education to the public

Urban Development to Occur Primarily Contiguous to Existing Cities

- Limit the extension of water and sewer service to areas adjacent to present service districts
- Discourage rural residential growth by containing housing within urbanized areas

Rural Development throughout the County

- Protect and preserve the natural beauty of the county

A Spectrum of Development Compatible with the Lifestyles of Pickens County

- N/A

Protection of the Mountains and Lake, Including Parks, to Enhance Family Recreation and Tourism

- Identify all agencies working on tourism within the region and implement regular communications to coordinate activities between the groups
- Encourage development compatible with scenic and historic areas of the county

Policies and Recommendations

Policy Recommendation:	Develop a farmland preservation program
Discussion:	Local governments nationwide must preserve farmland if the United States is to continue growing its own food. The amount of land required to produce crops will not decrease as employment in farming has decreased. For citizens to eat local food is more environmentally sustainable than for citizens to eat food that has been shipped from far away.
Action(s):	<p>Coordinate with Upstate Forever who has organized a land trust program giving different sorts of tax and other benefits to participants. Participants may farm the land, but they may not develop it.</p> <p>Give citizens access to information about state and federal tax benefits for farmland preservation, in brochures distributed at the Farm Bureau and Agricultural Extension Offices, and Planning Commission Office.</p> <p>Research possibilities for new land trust programs. Look to other municipalities for a model of new land trust or farmland preservation programs.</p> <p>County could seed land trusts</p>
Responsible Agency:	Planning Commission , Upstate Forever, Farm Bureau, Department of Agriculture

Policy Recommendation:	Develop printed materials and other media resources for landowners providing information on ways that they can help in preservation and conservation
Discussion:	Information and communication is the key in informing and getting out proper and correct information. When people can receive and understand information, they are more apt to practice preservation and conservation.
Action(s):	Planning department should create and provide information in a visible and a convenient place.

Responsible Agency: **Planning Commission, Water & Soil Conservation, Upstate Forever**

Policy Recommendation: Establish Scenic Conservation Districts in Pickens County for the purpose of managing growth and preserving the natural beauty of the County.

Discussion: The greatest threat to the scenic beauty of Pickens County is unmanaged growth, especially in the most scenic and rugged areas of the county. Because these scenic areas constitute one of the most important aspects of our natural heritage and collective cultural wealth, there is a compelling need to protect this resource while still respecting property owner rights.

An approach to this problem is to identify areas of the county that constitute “special resources” and set them aside in Special Districts. By establishing Special Districts, County Council can then enact ordinances and resolutions, which are directed only at those special resources.

In the case of managing growth in the scenic areas of the county, these Special Districts would be established to provide for more stringent control of subdivisions and housing developments, while allowing for traditional single family residences and small farms to continue to be the norm.

Action(s): Study the concept of Conservation Districts in Pickens County

Responsible Agency: **Planning Commission, County Council**

Policy Recommendation: Contribute to the Jocassee Gorges Management Trust Fund or become more involved in decision-making involving Jocassee Gorges

Discussion: Jocassee Gorges Management Area is a 43,500 acre protected forest and part of a larger 150,000 acre preservation created by North Carolina, South Carolina, and Georgia governments and environmental interest groups. The area is bounded by Highway 11 to the south

County officials should limit rural residential growth both to prevent farmland conversion and to save costs in providing infrastructure.

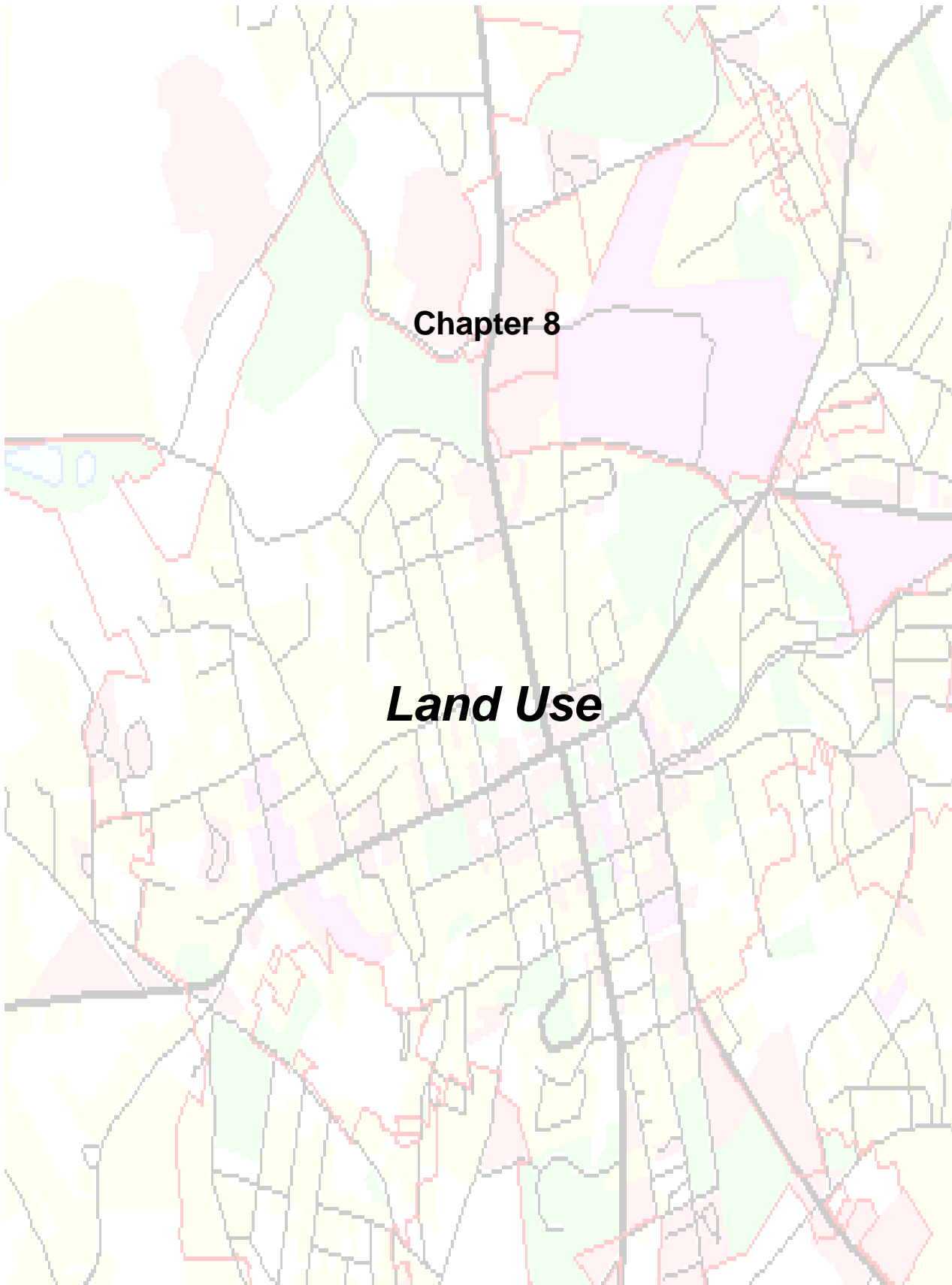
Action(s):

Create a growth management plan. Analyze maps showing water and sewer availability, traffic projections and road carrying capacities, and new housing, to isolate areas most suitable for future development. Study other municipalities' growth management plans.

Set large tracts in rural areas aside in Special Districts. By establishing Special Districts, County Council can then enact ordinances and resolutions, which are directed only at those special resources. Special Districts would be established to provide for more stringent control of subdivisions and housing developments, while allowing farms to flourish

Responsible Agency:

Planning Commission, GIS department, Department of Transportation, GPATS, Environmental Services



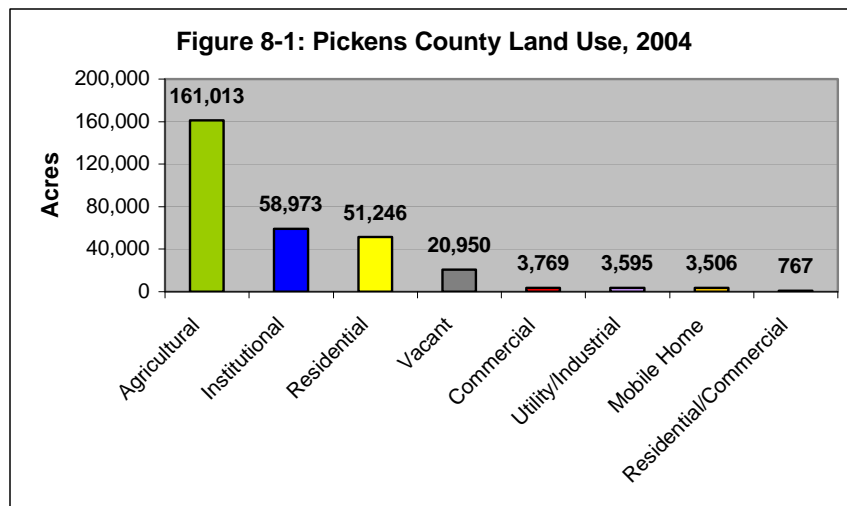
Introduction

“This element deals with the development characteristics of the land. It considers existing and future land use by categories including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space and vacant and undeveloped land. All previous categories influence the land use element. The findings, projections, and conclusions from each of the previous six elements will influence the amount of land needed for various uses” (South Carolina Comprehensive Planning Guide).

Background

Pickens County covers approximately 497 square miles of land, which is equivalent to 318,080 acres. Table 8-1 displays the breakdown of this land by use. The table shows that the most common land use is residential (47.37 percent of county), followed by vacant or undeveloped land (26.87 percent of county). Institutional/recreational follows at 19.42 percent of the county. No other land use makes up more than three percent of the total land area.

Most of the developed land is in the southern half of the county, while the northern half remains mostly undeveloped. This is due to the location of infrastructure and to terrain problems that exist in the northern half of the county.



Land Use Classifications:

Residential: The residential designation is used to describe parcels that are exclusive for dwelling units, but does not include mobile homes.

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

Industrial: This designation includes manufacturing, shipping, and wholesale trade.

Institutional: This category includes uses intended for the public. Examples of institutional uses are schools, churches, hospitals, landfills, government offices, and fraternal organizations.

Agriculture: This category applies to lands that are being taxed as agriculture; usually, these are commercial ventures.

Purged Mobile Home: This designation applies to parcels that were formerly host to mobile homes.

Goals and Objectives

Vision Statement:

Pickens County seeks to optimize the various land uses throughout the county such that economics, natural resources, cultural resources, housing, community facilities, and population are all enhanced to their fullest potential.

Encourage Economic Growth to Promote Job Opportunity

- Ensure that the land needed for commercial and desirable industrial growth is identified and available in appropriate locations
- Encourage a diverse economy, to support a desirable quality of life and enhance the productivity of residents
- Strive to make Pickens County competitive
- Maintain sufficient sewer resources for future industrial development
- Provide the infrastructure necessary to expand existing industries and attract additional high-tech/low-environmental impact industry
- Develop appropriate transportation networks within the county
- Actively seek additional jobs in the county to decrease the daily outflow of residents and their dollars to neighboring counties

Protect and Preserve of Our Forests and Farmland

- Encourage collaboration between landowners and private and government agencies in the development of ecologically and economically sound plans for the protection, preservation and restoration of forests and farmlands
- Encourage the use of conservation easements to retain scenic vistas, natural areas, and larger agricultural tracts in and around the urban areas
- Provide brochures and other sources of information to the public to aid in the preservation and protection of the environment

Focus Development Near Existing Cities

- Limit the extension of water and sewer service to areas adjacent to present service districts
- Encourage the development of housing of different and varying price ranges to meet the needs of all residents

Maintain Rural Quality throughout the County

- Encourage the implementation of conservation easements where appropriate
- Protect and preserve the natural beauty of the County

Support A Spectrum of Development Compatible with the Lifestyles of Pickens County

- Provide efficient services (health, fire, EMS, police, etc.) capable of serving a growing community

- Provide a broad-based educational program including vocational and technical training.
- Plan for public utilities which can meet both present and projected demands
- Provide amenities that will better serve the residents of the county.
- Encourage opportunities for retirees within the county, which will encourage their participation in community life.
- Provide recreational and community service opportunities for the juvenile population.
- Continue development of community recreational opportunities to accommodate all ages.
- Enhance facilities to encourage opportunities for personal growth through arts and culture.

Protect of the Mountains and Lakes, Including Parks, and Enhance Family Recreation and Tourism

- Cooperate with other entities within the county to encourage preservation of historic sites
- Identify all groups and/or agencies working on tourism within the region and implement regular communications to coordinate activities between the groups.
- Encourage compatible development in scenic and historic areas of the county.

Policies and Recommendations

Policy Recommendation:	Establish Planning Districts throughout the county
Discussion:	Because concerns and needs are different from area to area in the county, planning districts would be a way for different areas to address problems they wish to change and decide on their districts future. This is important for people to be involved in planning their own destiny. Planning districts could be decided on by other districts already determined, like fire districts. These districts could be adopted as townships. The townships could then form an advisory planning board for themselves, and send recommendations to the Pickens County Planning Commission. The Planning Commission member for each of their districts would appoint their advisory planning board. The board could then make recommendations to the Planning Commission on plans for their district.
Action(s):	The Planning Commission should evaluate the concept of Urban Growth Boundaries as an alternate to zoning. In August 2004, the Planning commission adopted Planning District boundaries as the first step in implementing a planning program at the Planning District level.
Responsible Agency:	Planning Commission

Policy Recommendation:	Develop printed materials and other media resources for landowners providing information on ways that they can help in preservation and conservation
Discussion:	Information and communication is the key in informing and getting out proper and correct information. When people can receive and understand information, they are more apt to practice preservation and conservation.
Action(s):	Planning department should create and provide information in a visible and a convenient place.
Responsible Agency:	Planning Commission, Water & Soil Conservation

Policy Recommendation: Foster development of qualified land trusts in Pickens County

Discussion: County could seed land trusts.

Action(s): Planning department could research and work with citizens or County to establish a qualified land trusts in Pickens County.

Responsible Agency: **Planning Commission**, County Council, Upstate Forever

Chapter 9

April 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat

Implementation

Introduction

The next step in this planning process is the implementation of the policies and recommendations given in the plan. The goal is to be underway with all of the actions within the next five years. To get to that point there will need to be a tremendous amount of cooperation, time, and energy spent by the associated agencies and staff, as well as the citizens of Pickens County.

The schedules that follow suggest actions that the lead agencies should take and the years in which work on these objectives should begin. These agencies will be asked to periodically make status reports to the Planning Commission to report advancements and setbacks. The public will need to stay involved throughout the process by attending the monthly Planning Commission meetings and assisting the agencies.

State law mandates that the plan be edited and updated within five years. At that point the status of the plan's accuracy, relevance, and progress in implementation will be reanalyzed.

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Planning Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Develop policies and infrastructure to encourage the greatest population densities in proximity to existing population centers (Population Element)		Consider requiring environmental and economic impact assessments for large-scale development in designated areas of the county.	Establish strict guidelines for expansion of water and sewer in unincorporated areas.	Investigate urban growth boundaries as a means of growth management.	Develop a growth management policy.
Convert incommuters into resident workers (Economic Development Element)	Conduct a survey of incommuters at major business establishments. Focus on housing and quality of life issues.	Ensure the county has the type of amenities desirable to incommuters.	If certain housing features would entice incommuters to live in the county, county officials should informally encourage builders to build the types of houses appealing to incommuters.		
Create infrastructure task force to report on infrastructure issues to Planning Commission (Community Facilities Element)	Establish broad mission statement for this task force. Establish a steering committee with County Council participation to provide a definition, a purpose, and a time period for the task force.	Create task force with broad representation, including public works, transportation, and schools.	Evaluate recommendations of task force, implement change where necessary.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Planning Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Provide incentives for the creation of public parks and green spaces (Community Facilities Element)			Research ways to encourage green spaces within each community and countywide to create environments that foster community development.		
Increase to number of Pickens County citizens participating in recycling (Community Facilities Element)	Amend the Development Standards Ordinance to require developers to address waste collection and recycling in their development plans for large-scale projects.	Develop a teaching unit to be utilized in the elementary schools.	Continue to educate the public on the benefits of recycling and the necessity of meeting statewide goals for waste steam reduction.	Set a standard percentage of waste stream that should be recycled.	
Create growth management plan (Housing Element)	Study other municipalities' growth management plans.	Survey other South Carolina counties growing more rapidly than Pickens County to see if they have growth management plans from which Pickens County may draw ideas.	Analyze maps showing water and sewer availability, traffic projections and road carrying capacities, and new housing, to isolate areas most suitable for future development.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Planning Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Conduct a rental housing affordability study (Housing Element)			Create a stratified sample of university students and survey them about housing affordability. Survey non-student renters about housing affordability.	Partner with area property managers, Clemson University, and the City of Clemson to conduct the surveys.	
Increase property tax revenue by encouraging more expensive houses in Pickens County (Housing Element)					Market Pickens County as a retirement destination or a good place for Greenville executives to live. Invite upscale subdivisions.
Draft a strategic plan regarding housing for the Highway 123 and Eighteen Mile Road area (Housing Element)		Gather input from the property owners in the area to ascertain which ones would be likely to sell to developers of multifamily housing.	Consider implications of locating multifamily units in various potential sites.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Planning Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Develop a farmland preservation program (Natural Resources Element)	Give citizens access to information about state and federal tax benefits for farmland preservation, in brochures distributed at the Farm Bureau and Agricultural Extension Offices, and other places.	Coordinate with Upstate Forever who has organized a land trust program giving different sorts of tax and other benefits to participants. Participants may farm the land, but they may not develop it.	Research possibilities for new land trust programs. Look to other municipalities for a model of new land trust or farmland preservation programs.		County could seed land trusts (County Council).
Develop printed resources for landowners providing information preservation and conservation (Natural Resources Element)	Create and provide information in visible convenient places.				
Establish Scenic Conservation Districts for the purpose of managing growth and preserving natural beauty (Natural Resources Element)				Study the concept of conservation districts in Pickens County.	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Planning Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Limit rural residential growth (Natural Resources Element)			Set large tracts in rural area aside in Special Districts. County Council can then enact ordinances and resolutions, which are directed only at those special resources.		Create a growth management plan. Analyze maps showing water and sewer availability, traffic projections and road carrying capacities, and new housing, to isolate areas most suitable for future development.
Establish planning districts throughout the county (Land Use Element)				Evaluate the concept of urban growth boundaries as an alternative to zoning.	
Foster development of qualified land trusts in Pickens County (Land Use Element)			Research and work with citizens or county to establish a qualified land trust in Pickens County.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>County Council</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Provide financial support and encourage the volunteer “Healthy Community Initiative,” county wide, in an effort to improve our quality of life and standards of living (Population Element)	Explore funding possibilities and grants for targeting specific programs, such as achieving higher percentage of literacy.				
Contribute to the Jocassee Gorges Management Trust Fund or become more involved in decision-making involving Jocassee Gorges (Natural Resources Element)	Place residents, council members, county employees, or other agency representatives on the Jocassee Gorges Board of Directors.	Encourage the local media to keep abreast of activity concerning Jocassee Gorges.	Donate money to the conservation fund.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>School District</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Sponsor a public campaign to educate county residents on the interconnection between education, growth, industrial development, and community responsibility (Population Element)	Identify possible funding sources, write a grant for a marketing study.				
Require school construction and land use projects to conform to county ordinances concerning approval and inspections (Community Facilities Element)		The Development Standards Ordinance should require the Planning Commission's approval of new school sites.	Schools should be required to pass a Pickens County building inspection.	Develop effective coordination between the Pickens School Board and the Pickens County Planning Commission.	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Alliance Pickens</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Create priority investment districts in Pickens County as a means of attracting industry and maximizing existing and planned infrastructure (Economic Development Element)	Provide support for the Economic Development Alliance of Pickens County (County Council).	Establish internally developed incentive packages.	Use rollback taxes as a tool to encourage growth in priority economic development areas.	Designate corridors, with appropriate infrastructure for industrial growth, for example Hwy 93 from Hwy 8 to Issaqueena Trail.	
Attract more tourists (Economic Development Element)	Market the Scenic Highway and the Heritage Corridor on television, billboards, magazines, and brochures.	Market Pickens county eco-tourism in health, travel, and family websites and magazines and in brochures at places where tourists are known to gather.	Attract more resorts and hotels, particularly in the northern part of the county near Highway 11 and Table Rock State Park.		
Expand the wholesale industrial sector (Economic Development Element)	Ensure efficient access to Interstate 85 from the commerce park.	Recruit wholesalers and distributors to Pickens County Commerce Park.	Offer tax incentives to wholesalers.	Encourage county manufacturers to locate their own wholesale trading facilities within the county, or to persuade other wholesalers to locate in Pickens County.	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Alliance Pickens</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Expand professional services, management, and administrative services industries (Economic Development Element)		Convince expanding and relocating professional and administrative offices-perhaps from Greenville County-to move to Pickens County.			
Increase retail sales; improve retailers' incomes (Economic Development Element)					Conduct retail market studies- perhaps enlisting Clemson University aids.
<i>Roads and Bridges</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Develop and publish a five-year road plan to identify county road construction and maintenance priorities. This plan should be reviewed and updated annually (Community Facilities Element)	Formalize Pickens County Transportation Committee.	Allocate funding for infrastructure projects, including road improvements, cloverleaves, and turn lanes at major intersections.	Develop options for future public transportation systems.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Chamber of Commerce</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Attract more tourists (Economic Development Element)	Market the Scenic Highway and the Heritage Corridor on television, billboards, magazines, and brochures.	Market Pickens County eco-tourism in health, travel, and family websites and magazines and in brochures at places where tourists are known to gather.	Attract more resorts and hotels, particularly in the northern part of the county near Highway 11 and Table Rock State Park.		
Expand professional services, management, and administrative services industries (Economic Development Element)		Convince expanding and relocating professional and administrative offices-perhaps from Greenville County-to move to Pickens County.			
<i>Health Department</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Improve per capita income or quality of life in census tracts 110, 111, 112, and 104 (Economic Development Element)	Advertise existing governmental services for disadvantaged citizens in these census tracts using flyers posted in public places and placed in mailboxes.	Ensure that the Clemson Area Transit Bus serves the needs of disadvantaged citizens in these areas .	Do not allow infrastructure or quality of education to decline in these areas (Roads and Bridges, School District).	Locate new industry in these tracts if possible (Alliance Pickens).	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Cultural Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Expansion of the county museum system to create a county fine arts center with instructional facilities (Cultural Resources Element)	Submit budget requests for appropriate funding to achieve these goals.	Cooperation should be established with the school district and other agencies.	House the fine arts center in the County Museum, the Hagood Mill, the Hagood-Mauldin House, or another existing facility.		
Maintain an inventory of historic site and erect historic markers (Cultural Resources Element)	Develop a list of historical sites in the county and get more sites on the National Register. Erect historical markers where appropriate.	Search for historical preservation grant opportunities and apply for many grants.	Give incentives through tax exemptions or discount rates for those who participate in renovation of historical sites..		
Initiate a Sister City program for at least one city in Pickens County (Cultural Resources Element)		Information should be gathered and distributed to all the cities in Pickens County.	School classes should incorporate lessons about the sister city into lesson plans, take class trips to the sister city, send students to live in the sister city and host visiting students.		

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Tourism Advisory Commission</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Attract more tourists through increase emphasis on eco-tourism as well as artistic and cultural endeavors (Cultural Resources Element)	Reappoint or activate the Pickens County Tourism Advisory Commission (County Council).	Market places of cultural and historical significance in health, travel, and family websites and magazines, and in brochures at places where tourists are known to gather. Include maps of cultural and historical sites in brochures.	Market eco-tourism in health, travel, and family websites and magazines, and in brochures at places where tourists are known to gather.	Choose which historical or cultural sites have tourism potential and provide amenities at those places such as picnic tables, rope swings, live animals, herb gardens, or fish ponds. Each site should have enough amenities to provide at least two hours of entertainment.	
Further development of the historic Hagood Mill site as heritage tourism-based attraction (Cultural Resources Element)		Provide funding to open the mill eight to ten hours a day during seasons when tourists are likely to visit.	Provide amenities such as picnic tables, rope swings, live animals, herb gardens, or fishponds.	Enlist community service volunteers of all ages to help maintain the mill.	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Pickens County Water Authority</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Revise the current Development Standards Ordinance to address water concerns and line size standards (Community Facilities Element)	Development Standard Ordinance should address issues on construction for water and line sizes.	Establish requirements and incentives for public (not well) water use in the planning of new subdivisions.			
<i>Sheriff</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Ensure that the county detention center and correctional facilities exceed standards and meet demand (Community Facilities Element)			Develop and implement a plan to ensure that the county detention center and correctional facilities meet the needs of the county.		
<i>Library Board</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Library services should meet the educational needs of the county (Community Facilities Element)		Increase funding as necessary to allow improving library programs (County Council).			

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Emergency Services</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Continue to development of emergency services to the unincorporated areas of Pickens County (Community Facilities Element)	Review the Development Standards Ordinance to ensure adequate water and fire fighting.	Work with the rural fire districts to ensure adequate staffing. Assist rural fire districts with assessment and planning for their needs and improving fire protection.	Continue the development of dry hydrants in the county.	Explore the possibility of establishing an emergency services training facility with existing municipalities in the county as well as neighboring counties.	
Continue to co-locate future EMS and fire district facilities. Review the potential of cross-training EMS and fire district personnel (Community Facilities Element)		Cross-train emergency personnel.			
<i>Solid Waste</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Develop a ten-year solid waste disposal and recycling plan (Community Facilities Element)				Investigate solid waste disposal alternatives; consider collection services in more urban areas.	

<i>Lead Agency</i>	<i>Implementation Schedule</i>				
<i>Environmental Services</i>	<i>2006</i>	<i>2007</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>
Define process for review and approval of sewage collection and treatment system (Community Facilities Element)	Establish requirements for industrial use and set aside a percentage of capacity for industrial use.	Establish requirements for sewer used by homeowners, where applicable.	Develop and enact appropriate ordinances for sewer.	Establish requirements and incentives for sewer use in the planning of new subdivisions.	
Establish relationship between Pickens County and municipalities in providing sewer services (Community Facilities Element)		Define service districts between municipalities and Pickens County.			

Appendix

Definitions

ACOG: Appalachian Council of Governments

Census Tract: A small, relatively permanent statistical subdivision of a county in a metropolitan area or a selected non-metropolitan county, delineated by a local committee of census data users for the purpose of presenting decennial census data.

Conservation Districts: Conserve land, water, forests, and other natural resources with the mission to coordinate assistance from all available sources in an effort to develop locally driven solutions to natural resource concerns.

Conservation Easement: Legal agreement between a landowner and a land trust or government agency that permanently protects land by limiting the uses of the land while the landowner continues to own it.

Dry Hydrants: A hydrant that does not have water flow; water is pumped from either a pond or lake to fight fires; used when the water main is not adequately sized.

Growth Management: Long range planning strategy that ensures quality of life and promotes the efficient use of land, planning for the future growth of the community.

“Healthy Community” Initiative: An initiative to improve the health and physical and mental conditions of the members of the community.

Household: Households consist of all persons who occupy a housing unit, which is anything that is intended for occupancy as separate living quarters. It includes the related family members and all the unrelated persons who share the housing unit. The count of households excludes group quarters.

Incorporated Place: A type of governmental unit, incorporated under State law as a city, town, borough, or village, having legally prescribed limits, powers, and functions.
Antonym: unincorporated place.

ISO (Insurance Services Organization): A rating service with the purpose of an evaluation to determine the overall capabilities of the fire department and its probable impact on fire insurance claims; a Class 1 ISO is the best, and a Class 9 is the worst.

Land Trusts: Non-profit, voluntary organizations that work with landowners, using tools such as conservation easements to permanently restrict uses of the land, along with land donations and purchases, to protect open space for the future.

PCWA: Pickens County Water Authority

Per Capita Income: Per capita income is the mean income computed for every man, woman, and child in a particular group. It is derived by dividing the total income of a particular group by the total population in that group, excluding patients or inmates in institutional quarters.

Planning Districts: A designated area that has the jurisdiction to plan and make policies specific for their areas within the boundary.

Rural: The population and territory outside any urban area, and the urban part of any place with a decennial census population of 2,500 or less.

SCDHEC: South Carolina Department of Health and Environmental Control

Tiger Files: A computer file that contains geographic information representing the position of roads, rivers, railroads, and other census required map features; the attributes associated with which feature, such as feature name, address ranges, and class codes; the position of the bound areas for those geographic areas that the Census Bureau uses in its data collection, processing, and tabulation operations, and the attributes associated with those areas, such as their names and codes.

Upstate: The upstate refers to Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties. Throughout the plan, the same counties are also referred to as “the region.”

Urban Growth Boundary: Separates urban and urbanized farmland from rural land, intended to encompass adequate supply of buildable land that can provide services, protects land from further sprawl.

Urban Service Boundary: Separates areas where public services will not be provided; encourages site locations within the designated area by providing the initiative of public services, such as sewer, water, and roads.

Urban: All population and territory within the boundaries of urban areas, and the urban portion of places outside of the urban areas that have a decennial census population of 2,500 or more.

Sources

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* Photographs are courtesy of former Planning Commissioner, Ernest “Wes” Cooler, III and Planning staff.