



AREA PERFORMANCE PLANNING

Agenda



- ▶ Welcome
- ▶ Project Update
- ▶ Summary of Stakeholder Interviews II
- ▶ Key Themes and Proposed Recommendations to Technical Advisory Committee
- ▶ Next Steps

SECTION ONE

Welcome



SECTION TWO

Project Update

Area Performance Planning



Advisory Committee's August 25, 2015 Meeting What You Said at the Last Meeting

- Ordinance with more flexibility
 - mixed use
 - clustered development
- Accommodate new growth
- Balance with residents
- Balanced growth
- Blending of housing/industry/retail
- Sense of arrival
 - gateways
- Maintain mobility
- Infrastructure to support growth in right places
- No Woodruff Road
- Balance residential/commercial
- Allow successful growth to continue (“Don’t mess it up!”)
- Orderly growth
- Roads to support growth
 - partnerships are critical
 - farm roads (16 ft) can’t handle existing traffic
- Vision to get out in front
- Long-term vision
- Executive-level housing

Stakeholder Groups Identified to be Interviewed

August 25 Meeting

Residential Realtors

Environmental

Transportation

Lifestyle Center Developers

SECTION THREE

Summary of Stakeholder Interviews II

September 14, 2015



September 14, 2015

Stakeholder Meetings Summary

Lifestyle Centers

- Spartanburg County has so much to offer, but it is very spread out, with limited connections between destinations.
- Spartanburg County has a distinct advantage over Greenville County because of so much available land for development.
- The cities and county must work together for the betterment of the area as a whole
- Preservation of historic properties, especially old mills, is wildly popular right now, and South Carolina offers better tax incentives than North Carolina. Redevelopment vs. new development needs to be examined in County development regulations.
- Clarity about what utility providers service an area would be helpful.
- More traditional retail, as well as service-oriented retail, is expected in the southwestern portion of Spartanburg County. Bass Pro Shops will be a shopping destination and will drive traffic growth with this area.
- Apartments can drive retail space, and architectural design is crucial when developing mixed-use projects.
- Regulations, such as grease trap specifications and sign ordinances, can kill development deals - as can drawn-out government processes like wetland delineation and encroachment permitting.

The above represents stakeholder comments from meetings held on July 15 and 16, 2015.

September 14, 2015

Stakeholder Meetings Summary

Residential Realtors/ Lenders

- Many properties along Interstate 85 and Business 85 are not visually appealing or well maintained, making the county appear less attractive than Greenville County.
- Land-use guidelines are needed to protect residential areas and eliminate the “hodgepodge” of current development. Major roads need to be commercial/multi-family residential.
- Regulations need to be flexible, differentiating between rural, residential, commercial and industrial property - while allowing for mixed-used developments.
- Large scale agricultural operations (with the exception of cattle) are no longer occurring in this portion of the county. *(Note that the farming community says that large-scale agriculture is still occurring here.)*
- The southwestern portion of Spartanburg County has much vacant land.
- Properties protected by land-use guidelines maintain their value better than those without. Older subdivisions in Spartanburg County do not retain value like those in Greenville County.
- The area is lacking the local homebuilders it once had. The market is now dominated by national and regional tract builders.
- The school districts and school district funding play an important role in attracting growth to certain areas.
- Spartanburg County is perceived as being blue collar. More white-collar jobs are needed.
- Spartanburg County needs to sell itself better. Executives at Spartanburg County companies want to live in Greenville. And those who want to live in Spartanburg County find it difficult to locate available housing.
- Spartanburg County does not have a “draw.” The county needs more brand recognition to attract people to live here.
- As a community, we are growing. And when you live so close together, more rules become necessary.

The above represents stakeholder comments from meetings held on July 15 and 16, 2015.

September 14, 2015

Stakeholder Meetings Summary

Transportation

- Plans for State road funding to be distributed based on corridor classifications - freight, regionally strategic, strategic, primary and secondary.
- Access management on roads is badly needed.
- Haphazard municipal annexation creates challenges.
- A transit line linking Clemson, Greenville and Spartanburg should be examined.
- Spartanburg County needs to be more connected by trails, blueways and sidewalks.
- Attention must be paid to the mixing of truck and residential traffic in the southwestern area.
- Adequate setbacks from roads are needed to preserve the ability for future widening.
- We need better minimum standards for roadways, as well as consideration of accepting roads into the county system after a project is largely completed.

The above represents stakeholder comments from meetings held on July 15 and 16, 2015.

September 14, 2015

Stakeholder Meetings Summary

Natural Resources

- The Special Places Inventory must be taken into account. Preserving Spartanburg County's history and protecting special places, as well as trails and blueways, are all important to tourism.
- Being able to enforce new regulations is important. Some existing ordinances have no teeth or manpower to enforce them.
- A paradigm shift has occurred from offering business incentives to attracting development through quality of life. The county should move away from incentives and use the money to support infrastructure.
- Traffic on the interstates is creating air quality issues for the area. The area also has severe automobile dependency, as well as connectivity problems. Bicycling is extremely difficult.
- Areas that are already experiencing significant development should be made denser, and natural areas should be kept natural.
- Municipalities should be encouraged to thrive and grow as they are hubs for economic activity and concentrations of residential uses.
- Mixed-use development isn't feasible here under current rules. Developers want rules to be clear.
- Sometimes people are surprised that there are few protections for existing landowners, even inside subdivisions.
- If you want people to live in Spartanburg County, then they need to know that their property values will be protected.
- Efforts must be made to protect our drinking water. Stream buffers are inadequate to protect our water.
- Flood plains naturally make for a great trail system.

The above represents stakeholder comments from meetings held on July 15 and 16, 2015.

SECTION FOUR
Key Themes and Proposed
Recommendations for the
Technical Advisory Committee
from the Advisory Committee



KEY THEMES

1) Roads and Transportation System

a) Traffic and Congestion

- i) Access Management (“No more Woodruff Roads”)
- ii) Connectivity of Streets
- iii) Blueways, trails, and sidewalk connections
- iv) Traffic Calming

b) Maintenance and Road Standards

- i) Right of Way Dedication
- ii) Standards for Construction (pavement, etc)
- iii) Ensure Road Classification System is accurate

KEY THEMES

2) Development/Ordinance Flexibility

- a) Respect property rights
- b) Difficult to develop mixed use communities (Planned Developments, lifestyle centers, etc.)
- c) No more one size fits all (ex: commercial vs. residential subdivisions, urban vs. rural, etc.)
- d) Redevelopment needs to be different from new development
- e) Examine subdivision regulations for relevance, flexibility, etc. in today's development environment
- f) Ensure development ordinances have flexibility, clarity, and more certainty for end users
- g) Ensure regulatory process provides continued strong economic growth vs. large subdivision requirements and standards

KEY THEMES

3) Land Use Compatibility

- a) Important to achieve this between contrasting land uses/Reduce land use conflict
- b) Appropriate infill development will be important where infrastructure currently exists
- c) Promote economic growth in highly suitable areas
- d) Protection of agricultural lands and agricultural land uses

KEY THEMES

4) **Subdivision of Property**

- a) Parcel access issues (urban vs. rural and size context)
- b) Access Management (residential and commercial)
- c) Consider road dedication issues (percentage of build out prior to acceptance)
- d) Review of Right of Way Dedication policy
- e) Road design (traffic calming, cul-de-sac, etc.) and construction standards
- f) Turn Lanes for developments of a certain size
- g) Small subdivision vs. large subdivision requirements and standards

KEY THEMES

5) **Appearance**

- a) Gateway improvements
- b) No more hodgepodge development
- c) Development along some corridors is not appealing

KEY THEMES

6) Community Asset Protection Issues

- a) Keep existing older housing stock viable
- b) Protect watersheds and drinking water
- c) Protect historic resources
- d) Natural resource conservation to include air quality, water quality, and general protection issues
- e) Farm/agriculture preservation issues (farm/urban development conflicts)

SECTION FIVE

Next Steps

Area Performance Planning





AREA PERFORMANCE PLANNING