



Town of Pacolet, South Carolina  
Draft Comprehensive Plan  
May 16, 2024

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# Town of Pacolet, South Carolina

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JENNIFER CALABRIA, PACOLET MILLIKEN  
PAUL LILES, CLOTHROOM  
PATRICK KAY, TOWN ADMINISTRATOR

## PRODUCED BY:

S.C. APPALACHIAN COUNCIL OF GOVERNMENTS

## ACOG PROJECT TEAM

CHIP BENTLEY, DEPUTY DIRECTOR  
JEFFREY GUILBAULT, AICP, PLANNING DIRECTOR



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# INTRODUCTION

## Purpose

The Pacolet Comprehensive Plan is an officially adopted policy document that establishes the Town’s goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, partnerships with other organizations, economic growth, the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.



This document is a new 20-Year Comprehensive Plan. The document will need to be reviewed in 5 years and rewritten in 10 years in accordance with Section 6-29-510(E) of the South Carolina Code<sup>1</sup>. Future reviews will focus on providing new demographic information to determine whether the trends identified in this Plan are still relevant, or if they have changed.

The Comprehensive Plan is not the same as the land use code. It does not change existing regulation, nor does it create new regulations. It is an advisory document that recommends and provides guidance changes to the land use code. The Comprehensive Plan is written to provide general policy direction while also providing enough detail to set priorities and guide decision-making.

Five factors make the Comprehensive Plan “comprehensive”:

- The plan covers the entire area of the town and the town periphery.

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<sup>1</sup> All planning elements must be an expression of the planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. The planning elements whether done as a package or in separate increments together comprise the comprehensive plan for the jurisdiction at any one point in time. The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.

- The plan integrates authentic and diverse community participation spanning the full-range of perspectives and interests.
- The time horizon considered in the plan is long-range, extending two decades into the future, well beyond the pressing concerns of today.
- The plan provides general guidance on where growth and various land uses should occur and articulates community expectations about the physical form of development.
- The plan provides a framework for achieving a sustainable future at the local level with strategies that aim to align community, environment, and economy.

## Framework

The framework for reevaluating and reestablishing the Comprehensive Plan to meet the needs of the future is outlined in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994. The Comprehensive Plan includes ten elements, which comprise the body of this Plan:

- |                        |                        |
|------------------------|------------------------|
| 1.Population           | 6.Community Facilities |
| 2.Housing              | 7.Land Use             |
| 3.Economic Development | 8.Transportation       |
| 4.Natural Resources    | 9.Priority Investment  |
| 5.Cultural Resources   | 10.Resiliency          |

Since this document is intended to serve as a new Comprehensive Plan, the aforementioned elements will be discussed in detail, to determine what changes have occurred since the last



Photo Credit: Benchmark Planning

Comprehensive Plan was adopted in 2000. New socioeconomic data from the 2020 US Census and other sources will be incorporated into this review regarding the Population, Housing, and Economic Development elements. Parks, facilities, and projects will be reviewed in the Cultural Resources, Community Facilities, Transportation, Natural Resources and Land Use Elements. Two new elements, Priority Investment and Resiliency, have been added since the last Comprehensive Plan was adopted.

The Resiliency Element was recently adopted by the South Carolina General Assembly on September 29, 2020. This document will introduce the Resiliency Element and lay a groundwork to be built upon during the 5 Year Comprehensive Plan Update.

## COVID-19

The 2020-2022 public health emergency and resulting economic crisis arising from the COVID-19 pandemic have altered and will continue to change many aspects of life in the Upstate Region and specifically in Pacolet.

This experience also highlights the importance of a relevant and updated Comprehensive Plan. A long-term, high-level plan is always important, but especially during uncertain times and emergencies.



*Picture courtesy the Centers for Disease Control. 2021*

The Comprehensive Plan serves as a critical anchor to help Pacolet move toward its goals based on its underlying values, which remain unchanged during unexpected and traumatic events. The policies set forth in the Comprehensive Plan can unify and align communities as well as address unprecedented circumstances and their ongoing effects.

It is important to acknowledge that there is much still unknown about the societal effects of the pandemic. Will commuting patterns permanently change? If so, to what degree? How will the commercial real estate market be impacted in the future? Will e-commerce hasten its grip on consumer spending? This document cannot answer these questions, but this document does attempt to lay out the most current data available to move Pacolet forward in the most strategic way possible.

## Brief History of Pacolet

Pacolet is located in Spartanburg County, South Carolina. Pacolet sits in the wedge between Union and Cherokee County. Pacolet is located 10 miles from Spartanburg, 40 miles from Greenville, and 90 miles from Columbia, SC.

Pacolet is full of rich history. Pacolet is proud to be one of the twenty Preserve America Communities in South Carolina. Pacolet was the home of Pacolet Manufacturing Company, one of the leading textile manufacturing companies in the early 1900s.

Originally known as Trough Shoals, the area was purchased by the Montgomery and Walker, Fleming, and Company in 1881 to develop a textile mill along the Pacolet River. In 1884 the mill, built by John H. Montgomery, became operational as the Pacolet Manufacturing Company. As the mill became successful, the town grew, eventually receiving investment from Seth Milliken, a New York merchant with the Deering Milliken Company. The mill owners built an entire town around their mill, including all the housing, stores, quality of life, and infrastructure necessary to attract and retain the employment needed to run such a large-scale mill operation. Eventually, Milliken & Co became the owner of this mill. The mill operated until 1983 when it closed permanently. Pacolet has all the necessary components to see investment in the community, including a vibrant river, a beautiful mill town (original design by the famous landscape architect Earl Draper), and the footprints of an extensive former mill development. The Pacolet Mills area of the town is still powered by the hydroelectric dams installed in the past, providing sustainable green energy to its residents through Lockhart Power.

Credit: Town of Pacolet website

# POPULATION

## Population Trends

Population changes affect the physical growth of communities. An increase in population creates the need for new housing units, roads, water and sewer lines, schools, parks, police and fire service, along with retail and service businesses.

Pacolet experienced steady growth from 1960 through the 2000 Census count. The Town grew from 1,252 residents to 2,690 residents, a growth rate of 115% over this time period. The town then experienced a sharp decline between 2000 and 2010 Census counts, going from 2,690 residents in 2000 down to 2,235 residents in 2010. This represents a decline of 17% over this time period. This coincided with the decline of the textile industry in the upstate of South Carolina and a downturn in the regional economy as a result of loss of jobs.

Recently, Pacolet has enjoyed some new growth. The population has increased from 2,235 residents in 2010 to 2,274 residents in 2020, the second highest decennial census recorded population level ever for the Town. This represents a growth rate of 2% over this time period. Recent construction trends and development patterns indicate that this growth is likely to continue in the future.

| Pacolet Population |       |        |
|--------------------|-------|--------|
| 2020               | 2,274 | 2.0%   |
| 2010               | 2,235 | -17.0% |
| 2000               | 2,690 | 55.0%  |
| 1990               | 1,736 | 12.0%  |
| 1980               | 1,556 | 10.0%  |
| 1970               | 1,418 | 13.0%  |
| 1960               | 1,252 | 175.0% |
| 1950               | 455   | 29.0%  |
| 1940               | 352   | 14.0%  |
| 1930               | 309   | -22.0% |
| 1920               | 398   | -3.0%  |
| 1910               | 410   | 12.0%  |
| 1900               | 365   |        |

Source: US Census

The Upstate Region of South Carolina continues to see significant population growth, with the region’s population growing by more than 172,000, or 12.6% between 2010 and 2020. Spartanburg County also experienced growth during the 10 year period, with an estimated 2020 population of 327,997, a 15.4% increase from 2010.

While not growing at the rate of the region as a whole, Pacolet’s population is growing again; which could be a mark of stabilization in the community. A major factor contributing to the 2000-2010 population decline was attrition and out-migration to Spartanburg County, likely the nearby urban fringe areas. It now appears that the development taking place in Greenville and Spartanburg Counties has reached the Pacolet market.

| <b>Location</b>       | <b>2000</b>  | <b>2010</b>  | <b>% Change<br/>2000-2010</b> | <b>2020</b>  | <b>% Change<br/>2010-2020</b> |
|-----------------------|--------------|--------------|-------------------------------|--------------|-------------------------------|
| Cowpens               | 2,279        | 2,162        | -5.1%                         | 2,023        | -6.4%                         |
| Duncan                | 2,870        | 3,181        | 10.8%                         | 4,041        | 27.0%                         |
| Gaffney               | 12,958       | 12,539       | -3.3%                         | 12,764       | 1.8%                          |
| Greer                 | 16,843       | 25,515       | 63.2%                         | 35,308       | 38.4%                         |
| Inman                 | 1,884        | 2,321        | 23.2%                         | 2,990        | 28.8%                         |
| Lyman                 | 2,659        | 3,243        | 22.0%                         | 6,173        | 90.3%                         |
| <b>Pacolet</b>        | <b>2,690</b> | <b>2,235</b> | <b>-16.9%</b>                 | <b>2,274</b> | <b>1.7%</b>                   |
| Reidville             | 478          | 601          | 25.7%                         | 1,634        | 171.9%                        |
| Spartanburg           | 39,673       | 37,013       | -6.7%                         | 38,732       | 4.6%                          |
| Union                 | 8,793        | 8,393        | -4.5%                         | 8,174        | -2.6%                         |
| Wellford              | 2,030        | 2,378        | 17.1%                         | 3,293        | 38.5%                         |
| Woodruff              | 4,229        | 4,090        | -3.3%                         | 4,212        | 3.0%                          |
| Spartanburg<br>County | 253,791      | 284,307      | 12.0%                         | 327,997      | 15.4%                         |

Comparing the Town of Pacolet with nearby municipalities in Cherokee, Spartanburg and Union Counties illustrates the differences between Pacolet and the surrounding region. While Pacolet’s population experienced a 1.7% increase from 2010-2020; six municipalities grew substantially (Duncan 27%, Greer 38.4%, Inman 28.8%, Lyman 90.3%, Reidville 171.9% and Wellford 38.5%), four had a moderate percentage of growth (Gaffney 1.8%, Pacolet 1.7%, Spartanburg 4.6% and Woodruff 3.0%) and two saw negative growth rates (Cowpens -6.4% and Union -2.6%). Spartanburg County grew by 15.4%. While most of this growth took place along I-85 and US 29 between Greer and Spartanburg, it is starting to spread out to other portions of the County where land is more available.

## Household and Family Trends

Any change in population size or demographics creates a change in both the number of households and the demand for housing. Growth in the number of households and/or families has been consistently linked to growth in population. A “family” (or family household) contains relatives living together, whereas a “household” (or non-family household) is one where the householder either lives alone or with non-relatives.

When population or households increase, the demand for additional housing units increases. This is especially true when population growth is accompanied by a decrease in household size and/or family size (i.e. fewer people per home plus additional people leads to the need for more homes). There were 939 occupied housing units within the Town of Pacolet in 2020 compared to 962 occupied housing units in 2010.



Since 1850, the trend in the number of people per household had been declining in the United States. This decline was tied to at least two demographic trends: women having fewer children and fewer extended family living situations. However, in 2018 the United States observed its first increase in household size since 1850, which could have implications on the housing market. A rising household size will reduce the demand for housing, which will trigger demand reductions in residential construction, home furnishings and appliances. This same trend is also present in the state and local household size data. Per the latest projections from ESRI Business Analyst, the number of people per household in 2020 averaged 2.54 in Spartanburg County and 2.50 in South Carolina compared with 2.53 and 2.49 respectively in 2010. For the

Town of Pacolet, households were less populous with 2.32 people per household in 2020 and 2.31 in 2010.

In terms of families, Pacolet was estimated to see a decrease in family households in 2020. In Spartanburg County and the State of South Carolina, the number of family households increased in 2020. In Pacolet, these family households make up 60% of all households compared to 68% in 2010. In contrast, family households make up 68% of all households in Spartanburg County and 66% in South Carolina. This trend is surprising. Across the country, young singles tend to gravitate toward urban areas while families transition to suburban and rural areas for better schools and safer neighborhoods.

Another demographic factor to consider is the percentage of married couples within Pacolet households. Married couples comprised 36% of all households in Pacolet in 2020, compared to 50% in Spartanburg County and 48% in South Carolina. Compared to the number of married couples in Pacolet in 2010, this is a 2% decrease. However, it is important to note that the overall trend has been declining everywhere, including the United States where married couples have decreased by 5% since 2000 and are now below 50% of U.S. households.

It remains to be seen whether the recent trend of increasing household sizes will continue. Household sizes have been trending downward for over a century, but the trend is now decreasing at a slower rate or possibly plateauing. Population and household size correlate to housing market shifts, which in turn has direct effects on consumer spending. Monitoring these trends will be critical in shaping policy for Pacolet and should be discussed in the next Comprehensive Plan.

## Race and Ethnicity

In 2020, the population of the Town of Pacolet was predominately white (72.9%), with the black population coming in second (19%). The Town is less diverse than Spartanburg County (71.5% White), and the State of South Carolina (63.4% White). The Town is slightly more diverse than it was in 2010 when the population was 75.7% White and 21.7% Black. The largest change in this time period was with the group identifying as



two or more races. This group grew from 1% of the population in 2010 to 5.6% of the population in 2020.

| Population by Race                               |       |         |       |         |
|--|-------|---------|-------|---------|
| Race   | 2010  |         | 2020  |         |
|  | Total | Percent | Total | Percent |
| White Alone                                      | 1,692 | 75.7%   | 1,658 | 72.9%   |
| Black Alone                                      | 486   | 21.7%   | 432   | 19.0%   |
| American Indian or Alaska Native Alone           | 4     | 0.2%    | 13    | 0.6%    |
| Asian Alone                                      | 26    | 1.2%    | 15    | 0.7%    |
| Native Hawaiian and Other Pacific Islander Alone | 2     | 0.1%    | 0     | 0.0%    |
| Some Other Race Alone                            | 3     | 0.1%    | 29    | 1.3%    |
| Two or More Races                                | 22    | 1.0%    | 127   | 5.6%    |
| Total  | 2,235 | 100.0%  | 2,274 | 100.0%  |

Another noticeable trend is the increase of the Hispanic population as they continue to settle in the Upstate Region. The region’s population is nearly 7% Hispanic, a 1.2% increase from 2010. The Hispanic population in Pacolet grew at a faster clip, more than doubling between 2010 and 2020. Hispanic residents now make up 2.7% of residents in Pacolet.

## Age

Understanding the age composition of a town is vitally important because it has a bearing on land use issues. The number of people in different age groups impacts the types of, and demands for, both public and private sector services. For example, if the number of senior citizens is increasing and the number of young children is decreasing, then it would be counterproductive to fund new schools at the expense of senior facilities.

The median age in Pacolet has steadily increased, going from 44.7 in 2010 to 47.3 in 2020, reflecting a shift in age distribution toward older residents. A similar upward shift in median age occurred within South Carolina and Spartanburg County. The median age in the state rose from 32.0 in 1990 to 39.5 in 2020. Spartanburg County’s median age increased from 34.0 in 1990 to 39.5 in 2020.

According to the 2020 estimates, the largest percentage of Pacolet’s population (39.8%) includes people ages 35 to 64 years old. Individuals in this age bracket are the main working age population. This cohort declined slightly between 2010 and 2020 as a percentage of the

population. The cohort that grew the most was people aged 65-85, growing from 16.1% to 19.5% of the population. This is reflected in the increased median age of the community. The two youngest age groups, 0-14 and 15-34, also showed some growth as a percentage of the population.

| Population by Age |       |         |       |         |
|-------------------|-------|---------|-------|---------|
| Age Range         | 2010  |         | 2020  |         |
|                   | Total | Percent | Total | Percent |
| 0-14              | 276   | 13.9%   | 367   | 15.2%   |
| 15-34             | 461   | 23.2%   | 566   | 23.4%   |
| 35-64             | 867   | 43.7%   | 963   | 39.8%   |
| 65-85             | 321   | 16.1%   | 472   | 19.5%   |
| Over 85           | 66    | 3.3%    | 50    | 2.1%    |
| Total             | 1,991 | 100.0%  | 2,418 | 100.0%  |

Despite recent trends, it is important to understand the population makeup of a community in order to get an idea as to the services required to support them. The age cohort 0-14 increased from 13.9% to 15.2% of the population between 2010 to 2020. This age bracket includes school age children, plus children too young to attend school. These individuals require services such as day care, adequate educational facilities, appropriate student/teacher ratios, bus service to and from school, free lunch programs for those from economically challenged families, safe routes to school via a network of well-maintained and continuous sidewalks and crosswalks, parks and playgrounds, age-appropriate entertainment and retail (children’s museum, clothing stores, etc.), and pediatric doctors and specialists.

Another large cohort in Pacolet are those aged 65 and over, which account for approximately 22% of Pacolet’s population. Retired individuals and elderly individuals have different needs than the general population and require different services. Many retirees choose to stay in their own homes and “age in place,” although senior retirement developments for active lifestyles are becoming more common. Elderly individuals may need added “assistance” for activities of daily living (ADLs) and may choose to live in assisted living facilities. Many such facilities provide a “continuum of care,” whereby a resident can transition easily from independent living within the facility to an assisted living



situation to receiving nursing home care within the same facility. These alternative living situations may require changes to the zoning and land development ordinances.

In addition, seniors who remain in their homes often need meal assistance via Meals on Wheels or other nutritional programs, which may require extra funding from the town. Transportation assistance is often needed, requiring transit service, para-transit, or just sidewalks leading to meaningful destinations that are a short walking distance away. Transportation items will need to be included in transportation plans and funded by a Capital Improvement Program or other funding source. Because healthcare needs increase as people age, medical facilities within the Town of Pacolet may need to expand and/or hire additional healthcare personnel.

## Education

In 2020, more than 39% of Pacolet residents over the age of 25 have obtained a high school education or equivalent. At least 87% of Pacolet’s residents had either a high school or post-secondary degree, including 16.9% with a Bachelor’s Degree or higher. In Spartanburg County as a whole, 30% of the population had obtained a high school education or equivalent, with 87.7% having at least a high school education and 25.3% having at least a Bachelor’s Degree. Both Pacolet and Spartanburg County outpace the State of South Carolina in high school level educational attainment, with only 29% of the State’s residents obtaining a high school education or equivalent. However, the state has more residents with a Bachelor’s Degree or higher (29.6%) compared to the town and the county.



Through the last several decades, the U.S. population has become more educated. Census data show that the amount of people who have obtained a high school education is increasing, along with the amount of people seeking further education. The same can be said for Pacolet, as residents over 25 with less than a high school education has decreased from 28.9% in 2010 to 12.4% in 2020. Pacolet residents with a Bachelor’s Degree or

higher, however, have increased from 13.6% in 2010 to 16.9% in 2020. Education levels are important to the community as an increase in educational levels in Pacolet should lead to a more diverse set of economic opportunities, and this should also result in a more stable economic environment.

# ECONOMIC DEVELOPMENT

## Economic Profile

Economic growth is needed to help create job opportunities, provide a variety of goods and services, and be the foundation for a tax base that can sustain a community through business cycles. Economic development has become so important that communities can no longer afford to leave it to chance. The community’s desire to attract industry and diversify the tax base is only achieved through a continuous effort to improve the conditions needed to support economic development. Many issues affect the ability of a town to attract new businesses, ranging from workforce availability, quality of life, taxation and development costs. Planning efforts that focus on identifying these challenges and strategies to overcome them will be an important part of improving the long-term stability of the local economy.

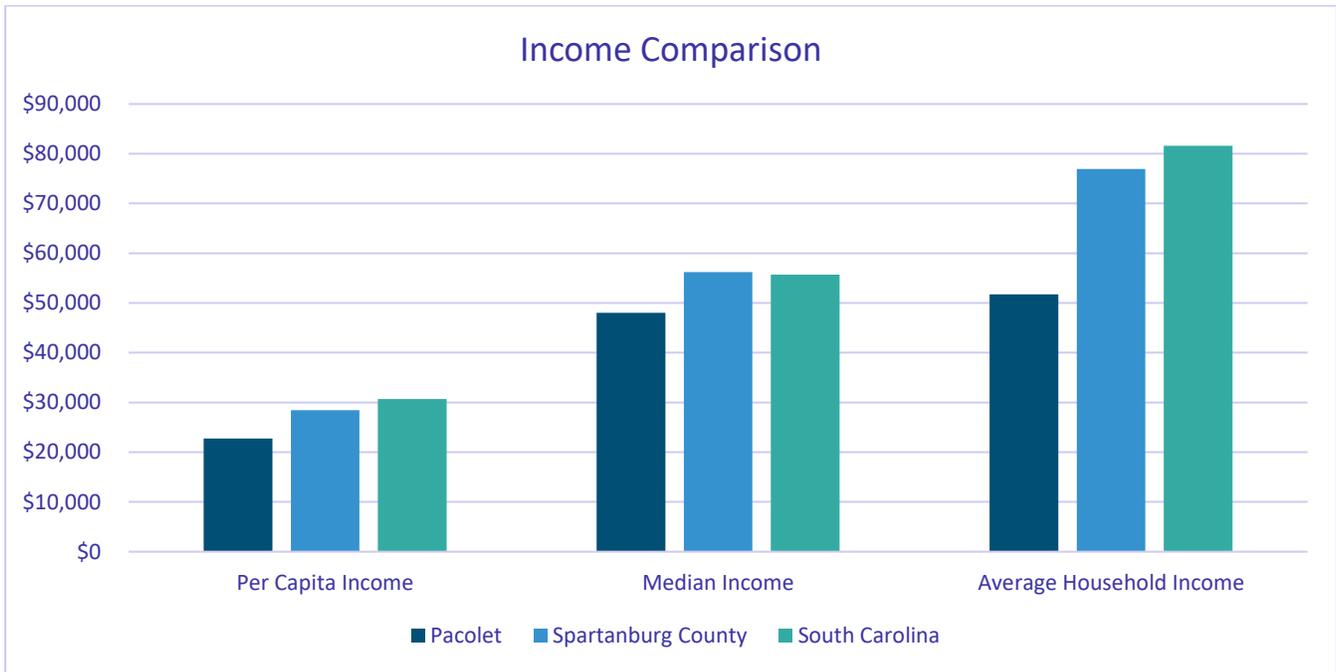
## Income

The Town of Pacolet is a predominantly low to middle-income community with approximately 44% of its households earning between \$35,000 and \$75,000 in 2020. Another 18% earn over \$75,000. However, 38% of households earn less than \$35,000. These households often struggle to find and keep jobs in a changing labor market, keep up with their bills, pay for essentials like health care and housing, and to raise children with a chance of future success. The added pressures placed on these households in down economic times often leads to increased demand for services in a community as well. Both local government and non-profit organizations receive many requests for assistance for everything from shelter to food and clothing and paying bills.

| Household Income, 2021 |          |
|------------------------|----------|
| Less than \$10,000     | 7.9%     |
| \$10,000 - \$14,999    | 6.4%     |
| \$15,000 - \$24,999    | 16.2%    |
| \$25,000 - \$34,999    | 7.8%     |
| \$35,000 - \$49,999    | 19.7%    |
| \$50,000 - \$74,999    | 23.8%    |
| \$75,000 - \$99,999    | 8.0%     |
| \$100,000 - \$149,999  | 8.3%     |
| \$150,000 - \$199,999  | 0.6%     |
| \$200,000 or More      | 1.5%     |
| Median Income          | \$42,040 |

Source: 2021 ACS 5-Year Estimates

The 2021 average household income for Pacolet was \$51,763. The town lags behind both Spartanburg County (\$76,943) and South Carolina (\$81,580) in average household income levels. Pacolet’s household income levels have consistently not kept up with county and state levels for several decades.



Source: ESRI Business Analyst

## Poverty

According to City-Data.com, 15.2% of Pacolet residents had an income below the poverty line in 2022. This was higher than the 14% of Spartanburg County residents and 11.5% of United States residents living in poverty. Education levels impact this number with 13.6% of residents with a high school diploma or higher living in poverty versus 26.8% of residents with less than a high school degree living in poverty. Residents with disabilities also faced a higher level of poverty with a 26.7% poverty rate for disabled residents.

## Unemployment

Employment rates for Pacolet residents has been strong. According to Homefacts.com, the unemployment rate for Pacolet in August 2022 (the most recent month numbers were available) was 3.1%. This compare favorably with a state rate of 3.2% and a national rate of

3.7%. Pacolet consistently showed equal or lower unemployment rates than the state and nation for 18 of the last 20 months available.

## Employment

Since the industrialization of the South, manufacturing has driven the local economy, previously in the form of textiles. Neither textiles in particular, nor manufacturing in general, dominate the local economy as they once did. However, manufacturing remains important to the economic well-being of the town and county.



Source: [www.callousmoto.com](http://www.callousmoto.com)

| Employment by Industry  |       |
|---|-------|
| Agriculture, Forestry, Fishing and Hunting, Mining                | 2.7%  |
| Construction  | 8.8%  |
| Manufacturing   | 20.1% |
| Wholesale Trade   | 0.0%  |
| Retail Trade  | 14.5% |
| Transportation and Warehousing, Utilities                         | 3.7%  |
| Information   | 1.3%  |
| Finance and Insurance, Real Estate                                | 2.8%  |
| Services, Professional, Scientific and Management                 | 1.5%  |
| Services, Education, Health Care and Social Assistance            | 23.5% |
| Services, Arts, Entertainment, Recreation, Accommodation and Food | 14.0% |
| Services, Other   | 5.4%  |
| Public Administration   | 1.5%  |

Source: 2021 ACS 5-Year Estimates

Manufacturing traditionally provides the highest paying jobs for the majority of workers and is an important part of a community's economic outlook. Spartanburg County had an estimated 30,883 people (21.8%) employed in the manufacturing sector in 2019. The Town of Pacolet had a lower percentage of its residents employed in manufacturing with 20.1% of the workforce in this sector. Statewide, the percentage of people in manufacturing was 16.4%.

The highest category of employment in Pacolet is “Services, Education and Health Care.” This category represented 23.5% of workers living in Pacolet. The “Service” category as a whole represents 44.4% of Pacolet resident employees. This compares to 43.8% of workers in Spartanburg County. Statewide, the percentage of people employed in this category was 47.3%.

Another way to look at the workforce is to look at employment by occupation rather than industry. This looks at the roles people play rather than the specific industry in which they work.

| Employment by Occupation                        |       |
|---|-------|
| Management, business, science and arts          | 25.5% |
| Service   | 17.7% |
| Sales and office                                | 21.7% |
| Natural resources, construction and maintenance | 9.8%  |
| Production, transportation and material moving  | 25.4% |

Source: 2021 ACS 5-Year Estimates

Production, transportation and material moving workers account for 25.4% of employment in Pacolet. This category covers several sub-categories of employment, including truck drivers, pilots, railroad conductors, recyclable material collectors and taxi drivers.

It is projected that the production, transportation and material moving industry will continue to provide the greatest number of new jobs in Pacolet in the future. A large portion of the jobs in this field tend to pay less than the median for all occupations. Average household and family incomes in Pacolet are relatively low compared to statewide averages. Families are sometimes challenged to meet their basic needs—including housing and transportation—leaving little extra spending money, which reduces the Town’s sales tax revenues. Attracting higher paying jobs that can increase average family incomes is critically important.

# HOUSING

The provision of adequate housing for all residents is an essential component of building strong neighborhoods. Neighborhoods should be safe, convenient, attractive, and affordable. However, we often have some neighborhoods that are safe but not convenient. Others are convenient but not affordable. Too many affordable neighborhoods are not safe. Careful planning can bring all of these elements together.



In addition, household size and population growth impact the demands for housing. Issues such as aging housing stock and insufficient infrastructure also affect the value of existing residential areas to a community. Additional issues include housing type, age, condition, owner vs. renter occupancy, and affordability. Well established communities like Pacolet must confront the challenges posed by existing housing needs as well as future demands created by growing populations.

This section looks at the factors that affect the housing market in Pacolet. It considers the Town’s population and housing supply, the characteristics of families and individuals that occupy the housing units in the community, as well as the physical condition and affordability of the housing stock. Pacolet uses this information to stay actively engaged in housing activities. Current efforts are targeted at preserving and improving the Town’s housing stock, increasing the supply of quality affordable housing and expanding homeownership opportunities.

## Tenure and Age

Pacolet had 1,093 housing units in 2020, of which 939 were occupied (86%). Owners occupied 71.9% and renters occupied 28.1% of the occupied housing units. There were 154 vacant housing units in 2020, a 14.1% vacancy rate. In Spartanburg County, 27.7% of the housing units were renter occupied. The vacancy rate in Spartanburg County was 8.2%.

Approximately 33% of the housing in the Town of Pacolet was built prior to 1950. Construction activity in the Town continued sporadically over the next 60 years, with 66% of the housing stock being built between 1950 and 2009. The 1950-1970 period coincides with

the “baby boom” era that saw significant construction of subdivisions across the country. Construction slowed during the 1980-2009 period. Very little housing has been built since 2009.

The median year housing structures were built in Pacolet was 1962. This is twenty-two years earlier than the median year for structures built in Spartanburg County (1984) and twenty-six years earlier than the State of South Carolina (1988).

Pacolet’s older housing stock can result in higher maintenance costs for residents to upkeep their homes. Unless they have been renovated, older homes are more likely to pose health and safety risks compared to newer homes due to less strict building codes used in previous decades. Many older homes do not meet the needs of elderly populations which are an increasing portion of the community. These issues are a challenge for any community as they ensure that the existing housing stock is adequate to provide safe, affordable housing for its residents.



Additionally, older homes are not as efficient in the areas of heating and cooling. Many were not insulated to modern standards and subsequently cost more to heat and cool. Many also lack kitchen and plumbing facilities which detract from the home’s value to future residents. The lack of some facilities along with additional operational costs can lead to older, more affordable homes becoming more expensive from an upkeep and daily living standpoint. This can be an issue with residents with lower incomes as it increases the cost burden of housing for those areas of the community.

## Housing Types

The housing in the Town of Pacolet is typical of many small to mid-sized communities in South Carolina, with the largest portion of housing being single-family detached units (i.e. a house on its own lot), which accounts for 85.3% of dwelling units in Pacolet according to the 2020 ACS 5-Year Estimates from the U.S. Census.

Mobile homes comprise more than 9.7% of Pacolet’s housing structures, making it the second most popular housing choice. The remainder of the housing units are listed as duplexes or triplex/quadplex dwellings. These units account for 5% of housing units.



One single-family housing option is the 1-unit attached home, often called a patio home or townhome. Each of these 1-unit attached dwellings is a type of condominium and has only one or two walls touching another unit, with no dwelling unit above or below it. There were no units of this type of housing type in Pacolet per the 2020 ACS 5-Year Estimates. However, as the population ages, as more young adults seek

maintenance-free home ownership, and as young families desire the walkable neighborhoods that allow this housing option, the 1-unit attached dwelling is quickly growing in popularity in many areas. This may be a type of housing that will become a more prominent part of the housing stock in the future.

Mobile Homes (constructed pre-1976) and Manufactured Homes (constructed after 1976) are additional housing options in Pacolet, accounting for 9.7% of all housing units. These dwellings function as single family units and are situated typically on individual parcels such as any single-family residential structure or are grouped together within mobile home parks. These homes offer an affordable housing option within a community as they do not cost as much as traditional single-family homes. However, they are not built to the same building codes and typically have a shorter life span than traditional single-family homes.

## **Affordability**

Affordability is an important consideration when examining housing conditions within a community. It can be an indicator of the cost burden placed on residents seeking housing and whether the existing housing stock meets the needs of the current residents and their income levels. Affordability can be expressed as the balance of housing costs as a percentage of income. Those paying more than 30% of their income towards rent or monthly homeowner costs (mortgage, taxes, insurance) are considered “cost-burdened.”

In 2019, more than 51% of Pacolet’s residents who rented dwelling units were cost-burdened. In comparison, 46% of Spartanburg County’s renters and 49% of South Carolina’s renters

paid more than 30% of their income towards rent. The Town's levels are higher than county and state averages. This does show there is a significant segment of the non-homeowners who are in need of more affordable housing options within the town.

Homeowners were not as cost-burdened as renters, according to the 2019 ACS Estimates. Approximately 18% of Pacolet's homeowners with a mortgage were paying 30% or more of their income toward mortgage expenses and related homeownership costs. This compares favorably with other areas with 22% of Spartanburg County's and 25% of South Carolina's homeowners being cost burdened.

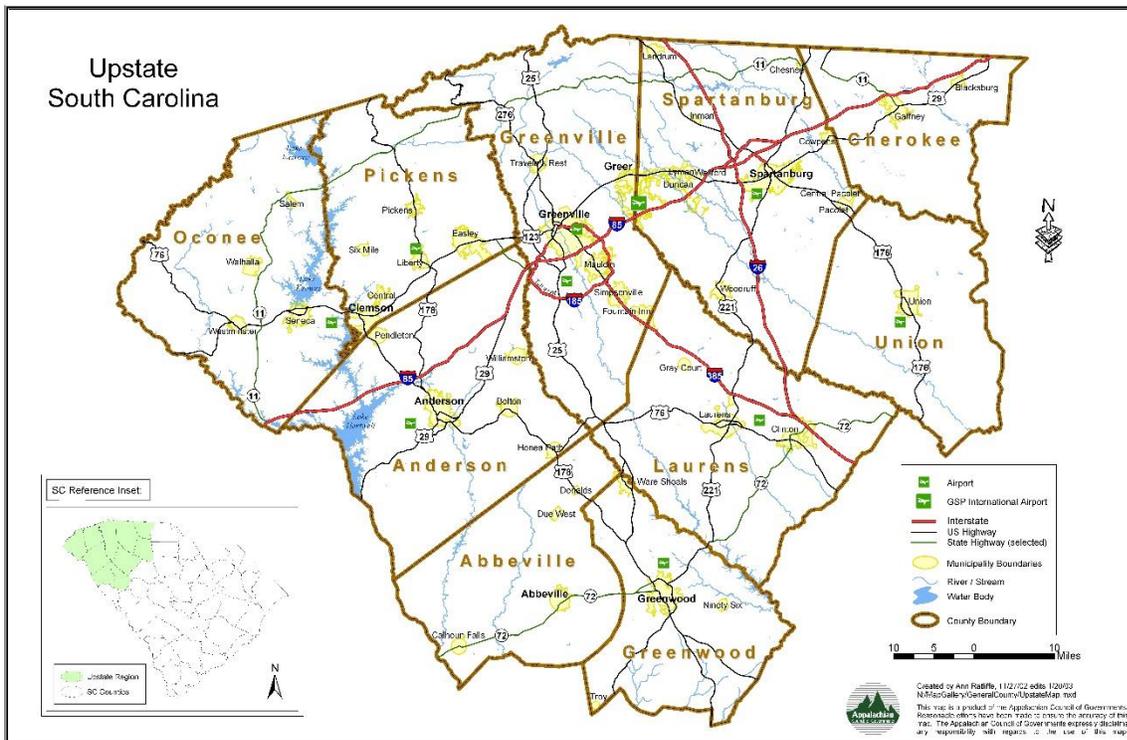
# RESOURCES AND FACILITIES

## Natural Resources

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

## Geographic Location

The Town of Pacolet is located in Spartanburg County in the eastern portion of the County, close to the western border of Cherokee County and the northern border of Union County. The town is located between the cities of Spartanburg, Gaffney and Union. Pacolet is located to the south of Interstate 85 and to the East of Interstate 26.



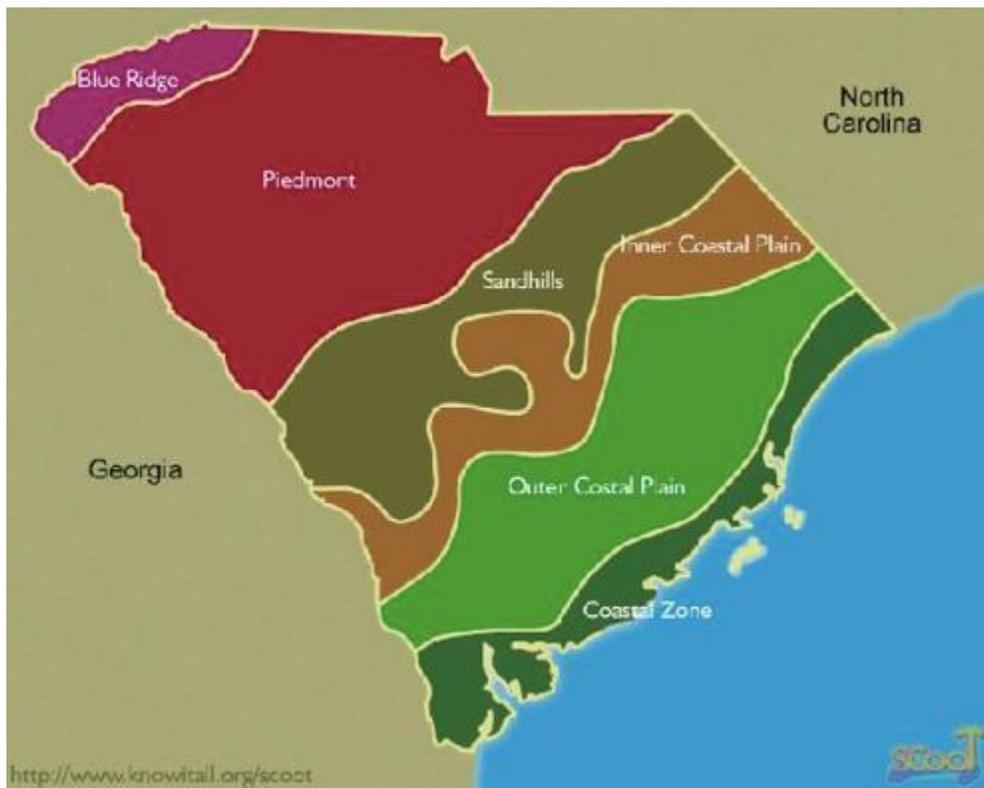
## Climate

The climate of Pacolet is relatively mild. January is the coldest month with average highs of 52 degrees Fahrenheit and average lows of 32 degrees Fahrenheit. July is the hottest month with average highs of 90 degrees Fahrenheit and average lows of 69 degrees Fahrenheit.

Precipitation most often occurs in the form of rainfall rather than snow. The average total precipitation is 48 inches of rain for the Town of Pacolet and 2 inches for the average total snowfall. This compares to an average annual precipitation for the state of 47.08 inches.

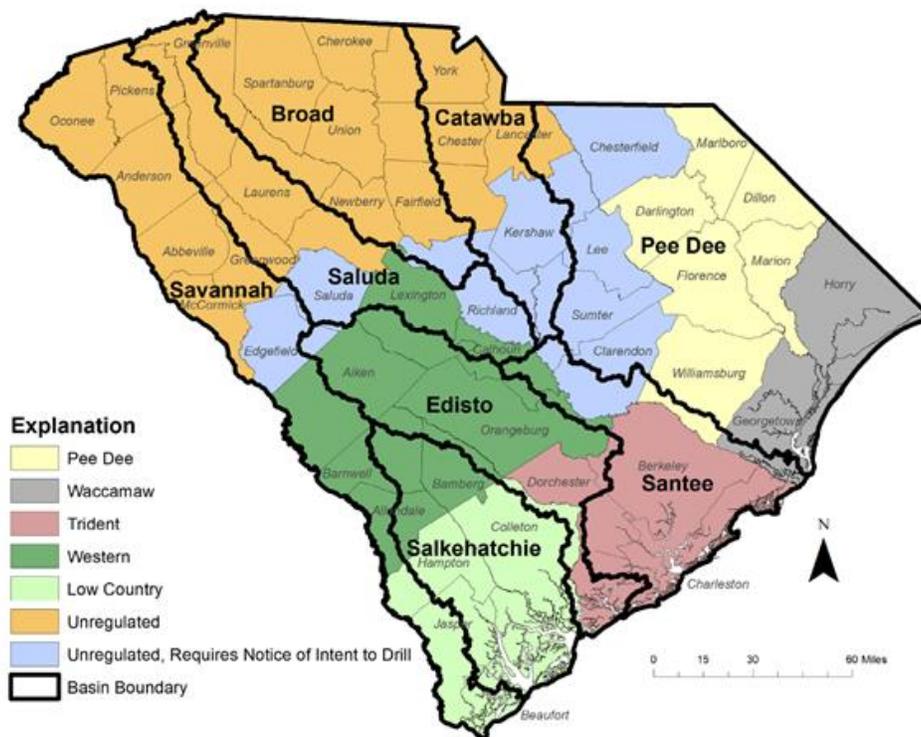
## Topography

Pacolet is located in the Piedmont region of the state, which is characterized by rolling to hilly topography. Figure 4.2 identifies the physiographic regions of the state. Elevations range from 900 feet at the edge of the foothills/mountain area to 600 feet along the Savannah and Broad Rivers at the southern end of the region. The terrain becomes progressively less hilly from north to south across the region. Pacolet's elevation is 682 feet.



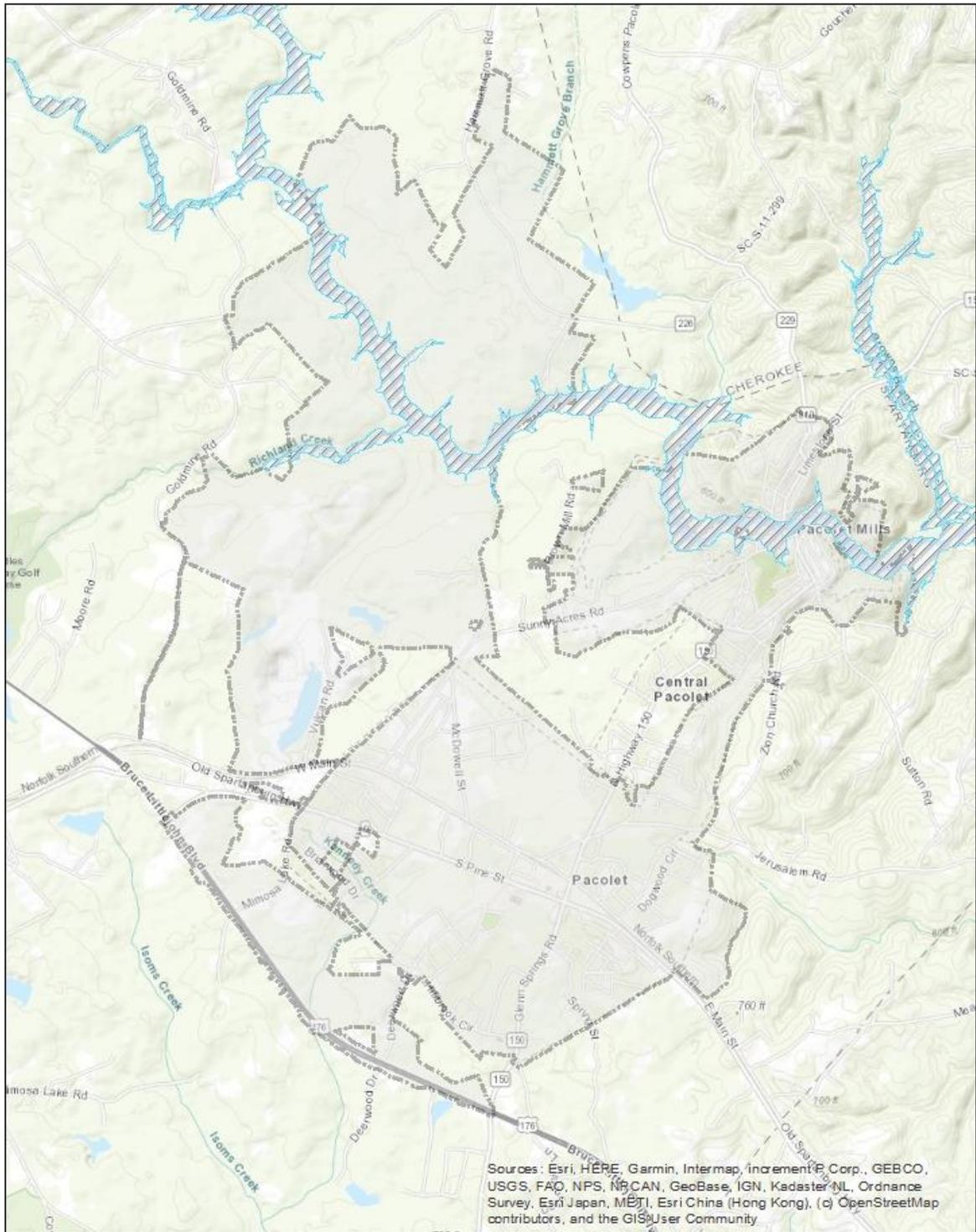
# Hydrology

Pacolet lies within the Broad River Basin. The most notable water features located in and around Pacolet are the Pacolet River, Browns Branch, Lake Craig and Lake Johnson. Increased development and industrial growth can lead to water contamination. There are several sites within and surrounding the town that are possible sources for groundwater contamination. The most common culprits are gas stations and underground storage tanks which leak petroleum products into the ground. Programs through DHEC provide monitoring and assessment for potential contamination issues. The Town can work with DHEC to report and investigate any areas they feel may pose a potential health hazard.



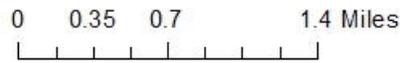
# Flood Plain

Pacolet does have an area of flood plain along the Pacolet River. Flooding in the community has been a problem in the past. The damming of the river for power generation has mitigated some of these issues and the flood plain boundaries will be reassessed in the future.



**Legend**

- 100-Year Floodplain
- Town Limits



## Flora and Fauna

The vegetative groundcover contributes to the uniqueness of Pacolet and to the quality of life of the residents and visitors. Trees, shrubs and other vegetation contribute to the aesthetics, but also provide erosion control, improve air quality, provide visual and aural buffers, and provide sun and wind protection. Historical forest practices, such as burning and farm abandonment, have altered the landscape through time. Since the mid 1960's, fire exclusion, partial and harvest cuttings, have all resulted in more mature forest stands with a greater hardwood mix. The introduction of non-native species threatens the natural vegetation, particularly the historical introduction of kudzu. The table below lists the threatened flora and fauna within the area that are prioritized in the State Wildlife Action Plan (SWAP).

| <i>Species Name</i>            | <i>G-Rank/S-Rank</i> | <i>Federal Status</i>              | <i>State Status</i>  | <i>SWAP Priority</i> |
|--------------------------------|----------------------|------------------------------------|----------------------|----------------------|
| Bunched Arrowhead              | G2/S2                | LE: Federally Endangered           | NA                   | Highest              |
| Big Brown Bat                  | G5/S5?               | NA                                 | NA                   | Highest              |
| Silver Haired Bat              | G3G4/S3S5            | NA                                 | NA                   | Highest              |
| Eastern Red Bat                | G3G4/S4S5            | NA                                 | NA                   | Highest              |
| Hoary Bat                      | G3G4/S4?             | NA                                 | NA                   | Highest              |
| Chamberlain's Dwarf Salamander | G4 / S3              | ARS: At-Risk Species               | NA                   | Highest              |
| Tricolored Bat                 | G3G4/S1S2            | LEP: Federally Endangered          | NA                   | Highest              |
| Dwarf -flower Heartleaf        | G3/S3                | LT: Federally Threatened           | NA                   | Highest              |
| Blueback Herring               | G3G4/S5              | NA                                 | NA                   | Highest              |
| Red Burrowing Crayfish         | G4 / S2              | NA                                 | NA                   | Highest              |
| Bartram's Bass                 | GNR / S1             | NA                                 | NA                   | Highest              |
| Broad River Spiny Crayfish     | G3/S2                | ARS: At-Risk Species               | NA                   | High                 |
| Bald Eagle                     | G5 / S3B,S3N         | Bald & Golden Eagle Protection Act | ST: State Threatened | High                 |
| Santee Chub                    | G4 / S3              | NA                                 | NA                   | High                 |
| Carolina Fantail Darter        | G4/S2                | NA                                 | NA                   | High                 |
| Seagreen Darter                | G4/S3S4              | NA                                 | NA                   | High                 |
| Large Witchalder               | G3/S2                | NA                                 | NA                   | High                 |
| Piedmont Quillwort             | G4/S2                | NA                                 | NA                   | High                 |
| Meadow Vole                    | G5 / S3?             | NA                                 | NA                   | High                 |

|  |           |                                 |                      |          |
|--|-----------|---------------------------------|----------------------|----------|
| Appalachian Pigmy Pipes                          | G3/S2     | NA                              | NA                   | High     |
| Piedmont Darter                                  | G4 / S3S4 | NA                              | NA                   | High     |
| May White Azalea, Eastman's Azalea               | G3/S2     | NA                              | NA                   | High     |
| Panhandle Pebblesnail                            | G2G3/S2   | NA                              | NA                   | High     |
| American Mink                                    | G5/S4     | NA                              | NA                   | High     |
| Bewick's Wren                                    | G5/S1     | MBTA: Migratory Bird Treaty Act | SE: State Endangered | Moderate |
| Eastern Box Turtle                               | G5 / S3S4 | NA                              | R: Regulated         | Moderate |
| White Catfish                                    | G5 / S4   | NA                              | NA                   | Moderate |
| Flat Bullhead                                    | G4 / S4   | NA                              | NA                   | Moderate |
| Rosyside Dace                                    | G5 / S4   | NA                              | NA                   | Moderate |
| Greenfin Shiner                                  | G4 / S4   | NA                              | NA                   | Moderate |
| Thicklip Chub                                    | G4 / S3   | NA                              | NA                   | Moderate |
| Fieryblack Shiner                                | G4 / S3S4 | NA                              | NA                   | Moderate |
| Virginia Stickseed                               | G5/S1     | NA                              | NA                   | Moderate |
| Confederate Daisy                                | G4/S1     | NA                              | NA                   | Moderate |
| Highback Chub                                    | G4 / S4   | NA                              | NA                   | Moderate |
| Ground Juniper, Mountain Juniper, Common Juniper | G5T5/S1   | NA                              | NA                   | Moderate |
| Notchlip Redhorse                                | G5 / S4   | NA                              | NA                   | Moderate |
| V-lip Redhorse                                   | G4 / S3   | NA                              | NA                   | Moderate |
| Snail Bullhead                                   | G4 / S3S4 | NA                              | NA                   | Moderate |
| Swallowtail Shiner                               | G5/S3S4   | NA                              | NA                   | Moderate |

G-Rank/S-Rank

G-1/S-1 - Critically Imperiled

G-2/S-2 - Imperiled

G-3/S-3 - Vulnerable

G-4/S-4 - Apparently Secure

G-5/S-5 - Secure

GNR/SNR - Unranked

Source: SCDNR - Updated September 20, 2023

SU - Unrankable

SH - Possible Extirpated

S-3B - Breeding

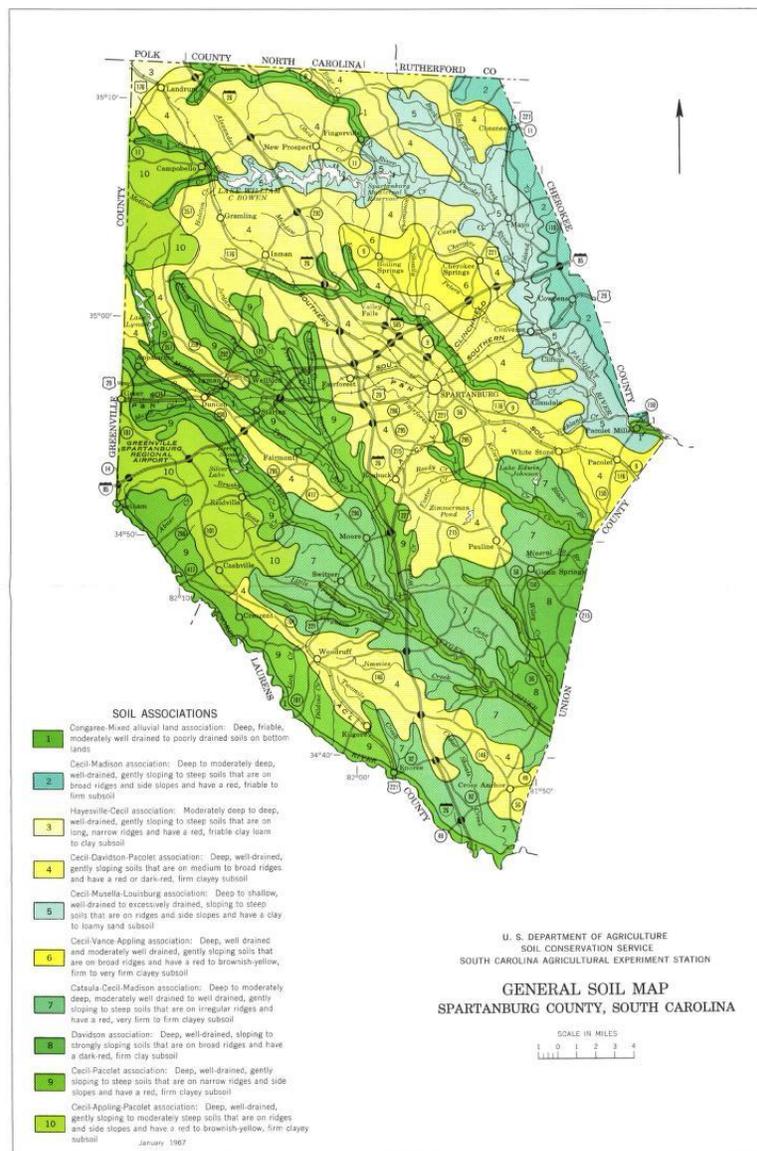
S-3N - Non-Breeding

The existence of wildlife is dependent on many factors and is threatened by the removal of their habitat and the encroachment of development. A variety of mammals, birds and reptiles and amphibians can still be seen among the landscape in Pacolet. There are 60 species in

Spartanburg County listed as Threatened or Endangered, according to the South Carolina Department of Natural Resources (SCDNR). The State Wildlife Action Plan (SWAP) has set priority status rankings for 40 of the 60 species.

## Soils

Pacolet is located in the Piedmont Plateau, as is all of Spartanburg County. The area is gently sloping, with greater grade changes near streams and drainage ways. Ten different soil types are identified within Spartanburg County, according to information in the Soil Survey of Spartanburg County, South Carolina.



## Cultural Resources

Pacolet's cultural resources are important assets to the community. Cultural resources are important for the quality of life for current residents and can help future residents and economic activity to the area.

### Theatres and Auditoriums

#### Pacolet Area Facilities

##### *District Three Community Auditorium*

This facility is located on the campus of Broome High School and serves the east side of the County. Pacolet area students attend Broome High School. The 600-seat auditorium hosts choral presentations, drama performances, lectures and dance. It is utilized by the school district and is also available for community events.

##### *R.S. Burns Opry House*

Music venue located at the Pacolet Amphitheater site.

#### Other Regional Facilities

##### *Ballet Company of Spartanburg*

The Ballet Company of Spartanburg was founded in 1966 to promote interest in ballet and dance. The Company also provides training in ballet and jazz dancing through the Dance Center, established in 1976.

##### *Chapman Cultural Center*

Originally founded in 1957 as the Spartanburg Arts Council, the Chapman Cultural Center is a state of the art cultural center. The current facility opened in October 2007. The Cultural Center is home to a number of museums, educational outreaches and artistic groups.

##### *Converse University Facilities*

Converse University is home to the Zimmerli Performance Center/Twichell Auditorium. Twichell Auditorium was originally built in 1899. The auditorium is part of the Zimmerli Performance Center at Converse College. The 1,489 seat auditorium hosts a number of events annually and is known for its Casavant Freres pipe organ and its excellent acoustics. The Auditorium was recently renovated in 2019.

### *Spartanburg Little Theater*

Founded in the mid-1940's, the Spartanburg Little Theatre provides four major theatre productions each year. It is also home to the Spartanburg Youth Theatre group, established in 1972.

### *Spartanburg Memorial Auditorium*

Originally constructed in 1951, the Spartanburg Memorial Auditorium hosts a number of events each year including national talent, local entertainment, sporting events, banquets and trade shows. The auditorium, known as the "Showplace of the South," has a seating capacity of 3,244.

### *Spartanburg Music Foundation*

Formed over 100 years ago, The Spartanburg Music Foundation works to promote music and music education in Spartanburg County. It supports a variety of groups such as the Spartanburg Symphony Orchestra, the Symphony Chorus and the Converse College Opera Workshop.

### *Spartanburg Philharmonic Orchestra*

The Spartanburg Philharmonic Orchestra was founded in 1928. The organization offers symphony orchestra concerts, chamber music concerts and bluegrass performances.

### *Spartanburg Repertory Company*

Originally founded in 1986, the Spartanburg Repertory Company offers musical theatre and opera performances. The goal of the organization is to promote a love of professional opera and theatre in the community.

### *Spartanburg Science Center*

The Spartanburg Science Center provides programs in natural history and science to a variety of groups in the community. The Center serves approximately 20,000 children each year.

### *Wofford College Facilities*

Wofford College is home to the Rosalind Sallenger Richardson Center for the Arts. This 65,000 square foot facility has a 100 seat black box theater, sculpting room, painting room, 3D digital studio and 2D room, upper and lower museums, acting room, café and courtyard with amphitheater seating.

## Historic Districts, Museums and Art Galleries

### Pacolet Area Facilities

#### *Pacolet Area Museum*

The Pacolet Area Museum is located on the lower level of Pacolet Town Hall. The museum tells the story of the Pacolet area including the natural resources, Native American contributions, Colonial history, industry and the Pacolet Historic District.

#### *Pacolet Historic District/Properties*

Pacolet has an existing National Register historic district along with several properties that are individually listed on the National Register of Historic Places. The Pacolet Mills Historic District is listed as an example of an early to mid-20<sup>th</sup> century South Carolina Textile Mill Village. Properties that are individually listed include the Pacolet Mill Office, Pacolet Mills Clothroom and Warehouse, and the Pacolet Soapstone Quarries.

### Other Regional Facilities

#### *Artists Guild*

The Artists Guild is an organization of visual artists designed to encourage the creative growth of its members and to promote the arts in Spartanburg County. The group sponsors exhibitions of its members work and runs a gallery in the Arts Center building.

#### *Arts Partnership*

The Arts Partnership was established to raise money in support of the arts. The group works in partnership with Spartanburg County's arts, music and theatre groups to help further the Cultural Plan for the Arts, developed in 1992.

### *BMW Zentrum Museum and Visitor's Center*

The BMW Zentrum Museum and Visitor's Center is the only BMW Museum in North America. Visitors can take a self-guided tour to see past, present and future of BMW vehicles.

### *Spartanburg Art Museum*

The Museum hosts a wide variety of free and low-cost events and programs centered on their contemporary exhibitions.

### *Spartanburg County Historical Association*

The Association was established to preserve and promote the history of Spartanburg County. The group manages the Spartanburg Regional History Museum and three historic sites: Walnut Grove Plantation, the Historic Price House and the Seay House.

## Colleges and Universities

### *Converse University*

Converse University, founded in 1889, is a comprehensive liberal arts university located near downtown Spartanburg. Converse University offers more than 40 undergraduate degrees, nine graduate degrees including two doctoral programs of study. Programs are offered on campus, online and at the University Center in Greenville. The University has an enrollment of approximately 1,394 students.

### *Edward Via College of Osteopathic Medicine*

The Edward Via College of Osteopathic Medicine opened its downtown Spartanburg campus in 2011. The school offers the Doctor of Osteopathic Medicine degree. The College has approximately 600 students.

### *Sherman College of Chiropractic*

The Sherman College of Chiropractic, founded in 1973, is located in Boiling Springs. The school offers the Doctor of Chiropractic degree. The College has approximately 423 students.

### *Spartanburg Community College*

Spartanburg Community College has campuses in Spartanburg, Duncan, Gaffney and Union; and is one of sixteen state technical colleges in South Carolina. With enrollments of 4,108, SCC offers associate's degrees, certificates and diplomas.

### *Spartanburg Methodist College*

Spartanburg Methodist College is a private college founded in 1911. SMC offers Associate and Bachelor degrees in thirteen areas of study. Programs are offered on campus and online. The College has an enrollment of approximately 1,044 students.

### *University of South Carolina Upstate*

The University of South Carolina Upstate was founded in 1967. The school is a regional public university with an enrollment of more than 6,000 students. Upstate offers 35 undergraduate majors, 11 Pre-Professional programs and 5 graduate programs. Programs are offered on campus, online and at the University Center in Greenville.

### *Wofford College*

Wofford College, founded in 1854, is a comprehensive liberal arts university located near downtown Spartanburg. Wofford College offers 27 undergraduate degrees and nine Pre-Professional programs of study. Programs are offered on campus. The University has an enrollment of approximately 1,770 students.

### *Other Area Colleges and Universities*

Other Colleges and Universities around Pacolet include Furman University, Greenville Technical College, Limestone College, North Greenville College and the University Center in Greenville.

## Historical and Natural Sites

### Pacolet Area Facilities

#### *Marysville School*

Historic African-American school in Pacolet built in 1915.

#### *Pacolet Amphitheater*

Historic amphitheater overlooking the Pacolet River built in 1924.

#### *Pacolet & Lawson's Fork Blueway*

A 50 mile stretch of river travel that begins in Spartanburg on the Pacolet and Broad Rivers.



### *Pacolet Fishing Piers*

Two fishing piers located on the Pacolet River.

### *Pacolet Nature Trail*

1.5-mile paved nature trail running from Pacolet Middle School to the Pacolet Amphitheater.

### *Pacolet Park*

Eight-acre park containing ballfields, picnic shelters and playgrounds.

### *Pacolet River Heritage Preserve*

258-acre preserve with a 1.5-mile walking trail.

## Other Regional Facilities

### *Broad River Bluenway*

A 70 mile stretch of river travel that begins at the North Carolina border to Blair, SC on the Broad River.

### *Cowpens National Battlefield*

National Battlefield Park commemorating the January 17, 1781 Battle of Cowpens as part of the Southern Campaign of the American Revolutionary War.

### *Croft State Park*

A 7,000-acre State Park that was formerly an army training base. The site contains over 20 miles of biking and hiking trails, camping, fishing and boating.

### *Glendale Shoals*

A 29-acre preserve adjacent to the Wofford College Goodall Environmental Studies Center. This site 1.5 miles of scenic walking trails, a waterfall, and the Glendale Mill Site.

### *Rose Hill Plantation*

Historic mansion in Union County. Home to “Secession Governor” William Henry Gist and his family in the 1800s.

### *Sumter National Forest*

US Forest Service property. The Enoree Ranger District portion of the Forest is located in Chester, Fairfield, Laurens, Newberry and Union Counties.

### *Walnut Grove Plantation*

Historic home in Roebuck, SC established by Charles & Mary Moore in 1763.

## Recreation

### Pacolet Area Facilities

#### *Palmetto Hills Golf Club*

18-hole golf course located just outside Pacolet Town Limits. This course opened in 1979 and was designed by George Cobb.

### Other Regional Facilities

#### *Spartanburg Athletic Club*

Multipurpose athletic facility that offers a range of services including group fitness classes, aquatics, tennis and personal training.

#### *Spartanburg Gun Club*

Local shooting facility that offers a variety of sport shooting options and a fishing lake.

#### *The Creek Golf Club*

18-hole golf course on land formerly part of Camp Croft State Park. The course was designed by Russell Breeden. The facility also has a par-3 course.

## Libraries

#### *Pacolet Library*

Pacolet is served by the Pacolet Library located at 390 West Main Street in Pacolet. The library offers a variety of services to the local community. The library is run by the Spartanburg County Library System. The Pacolet Library celebrated its 30<sup>th</sup> anniversary in 2024.

The Spartanburg County Library System is a tax-supported, countywide public library system



Source: [www.spartanburglibraries.org/locations/pacolet](http://www.spartanburglibraries.org/locations/pacolet)

governed by a board of trustees appointed by the Spartanburg County Council. The system headquarters is the Main Library in Spartanburg. Convenient service is provided to all county areas by the 11 branch libraries and the bookmobile. The Friends of the Spartanburg County Library, open to all interested people, provides an opportunity for active library support and involvement.

## Community Events and Activities

The community celebrates with two events each year - the Pacolet River Festival and the Pacolet Christmas Lights display. In addition, there are many other area events that are part of the areas character that the Town identifies with. The following is a list of festivals, fairs and events in Spartanburg County and the greater Pacolet area.

### Pacolet Area Events

#### *Founders Day*

Event celebrating the founding of Pacolet. Features food, music and stories of the past

#### *Movies by the River*

Monthly event featuring family friendly movies.

#### *Pacolet Christmas Lights*

Christmas light display at the Pacolet Amphitheater



#### *Pacolet Farmers Market*

Operates every second Saturday from May through August. Located at "The Flats."

#### *Pacolet River Festival*

Artists, crafts, food and entertainment

Source: festivalnet.com

#### *Paddle the Pacolet*

Guided kayak trips on the Pacolet River followed by a festival featuring music, food and outdoor vendors

## Other Regional Events

### *Amazing Road Rally (Spartanburg)*

A scavenger hunt in a car and dinner

### *The Assaults Cycling Event*

Self-paced 74.2 or 102.7 mile bike rides from Spartanburg into North Carolina

### *Harvest Day Festival (Inman)*

Artists, crafts, food and entertainment

### *Holiday Lights Safari (Wellford)*

Drive-thru light display at Hollywild Animal Preserve

### *Hub City Hog Fest (Spartanburg)*

Barbeque competition with live music

### *Landrum Quilt Show (Landrum)*

Quilts, vendors and raffles

### *Mighty Moo Festival (Compens)*

2-day event featuring rides, entertainment, a parade, street dance and fireworks

### *Moonshiners Reunion and Mountain Music Festival (Campobello)*

Live music and camping

### *Olde South Timeline Ball (Spartanburg)*

Period formal attire ball including dinner and dancing

### *Piedmont Interstate Fair*

Rides, games farm animals, food and entertainment

### *Plum Hollow Festival (Campobello)*

Bluegrass music festival

### *Skating on the Square (Spartanburg)*

Open air ice rink for skating

### *Sparke City Rhythm and Ribs Festival (Spartanburg)*

Barbeque competition, food vendors and music

*SpartOberfest (Spartanburg)*

German food, concerts, entertainment and Christmas market

*Spartanburg Chautauqua Festival (Spartanburg)*

Live history festival

*Spartanburg Earth Day Festival (Spartanburg)*

Exhibitions, vendors, children's activities, live entertainment and educational programs

*Spartanburg Greek Festival (Spartanburg)*

Shopping bazaar, music, dancing, church tours and Greek food

*Spartanburg International Festival (Spartanburg)*

International festival featuring food, music, dance, art and more

*Spartanburg Soaring! (Spartanburg)*

Kite festival including music, food trucks and art market

*Spartanburg Spring Fling (Spartanburg)*

Entertainment, family fun zone, food and market vendors

*Train Day at the Depot (Spartanburg)*

Kid oriented train festival at the Hub City Railroad Museum

## Community Facilities

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

### Utilities

*Water & Sewer*

All residents and existing structures within the town are serviced with water by Spartanburg Water. Sewer is currently available in many parts of Pacolet. This service is provided by the Spartanburg Sanitary Sewer District.

### *Internet*

Internet services are provided by Spectrum, AT&T and HughesNet.

### *Power*

Electricity is provided by Broad River Electric, Lockhart Power and Duke Power Company. Natural gas is provided by Union Gas.

### *Sanitation*

The Town of Pacolet provides trash and limb pickup. Trash pickup is on a Monday through Thursday schedule while limb pickup is on Fridays as time permits. The trash is delivered to the Spartanburg Regional Landfill. The town does not provide recycling services.

## Safety and Emergency Services

### *Fire and Police Protection*

Pacolet is served by the Pacolet Fire District. The Department is a combination department that utilizes professional staff during the day and utilizes volunteers for night and weekend duties. There are currently 27 volunteers on the roster. The Department maintains two fire stations and eight vehicles. The Fire Department has a total of 1 full-time and 2 part-time paid positions.



The Pacolet Police Department has six full-time officers and the ability to staff up to six volunteer reserve officers. None of the reserve positions are currently staffed.

### *EMS*

Spartanburg EMS provides EMS services throughout Spartanburg County. Spartanburg EMS provides 24-hour coverage to the County through 26 Stations. There is an EMS station located in Pacolet.



## Recreation

Recreation services are provided by Spartanburg County Parks. The Parks Department operates two parks inside the Town of Pacolet – T.W. Edwards Community Center and Pacolet Park.

T.W. Edwards Community Center – Baseball/softball fields, playground, picnic shelter, tennis courts and gymnasium. The Center offers karate classes, hosts the Upstate Senior Center, and contains a gym with basketball programs.

Pacolet Park – Two ball fields, playground, picnic shelter, and restrooms.

Other recreational opportunities in the area include the Pacolet River Heritage Preserve in Pacolet, the Glendale Shoals Preserve and

Croft State Park. Brookwood Park in Landrum, Holston Park and Inman Mills Park in the Inman area, Lake Bowen, the Palmetto Trail and the Mack Cunningham Sports Complex in Jonesville.

## *Libraries*

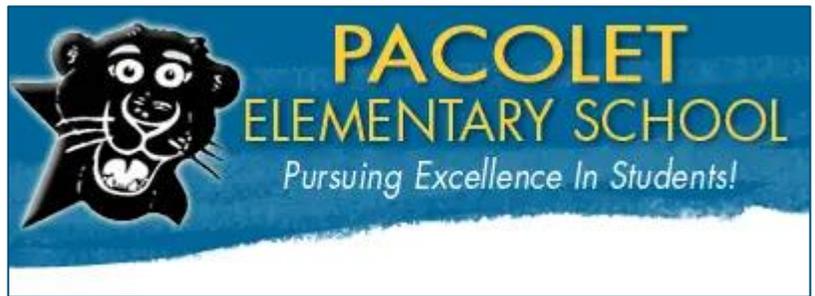
### *Pacolet Library*

Pacolet is served by the Pacolet Library located at 390 West Main Street in Pacolet. The library offers a variety of services to the local community. The library is run by the Spartanburg County Library System. The Pacolet Library celebrated its 30<sup>th</sup> anniversary in 2024.

The Spartanburg County Library System is a tax-supported, countywide public library system governed by a board of trustees appointed by the Spartanburg County Council. The system headquarters is the Main Library in Spartanburg. Convenient service is provided to all county areas by the 11 branch libraries and the bookmobile. The Friends of the Spartanburg County Library, open to all interested people, provides an opportunity for active library support and involvement.

## Education

The Pacolet area is served by Pacolet Elementary School, Clifdale Middle School and Gettys D. Broome High School. The schools serve approximately 2,714 students. The area is also served by the Daniel Morgan Technology Center.



Primary and Secondary Facilities:

| Pacolet School Facts |        |                 |                 |                             |
|----------------------|--------|-----------------|-----------------|-----------------------------|
| School               | Grades | No. of Students | No. of Teachers | Ratio of Students: Teachers |
| Pacolet Elementary   | PK-5   | 400             | 29              | 1:14                        |
| Clifdale Middle      | 6-8    | 631             | 50              | 1:13                        |
| Broome High School   | 9-12   | 813             | 47              | 1:17                        |

Source: Spartanburg School District 3 School Report Cards – 2021/2022

### *Daniel Morgan Technology Center*

The Daniel Morgan Technology Center provides local students with the opportunity for success in the transition from high school to college or full time employment through a variety of programs such as automotive technology, early childhood education, machine tool technology, welding and others. Programs are open to Broome and Spartanburg High School students. The Center is located two miles east of Spartanburg.

### *Post Secondary Education*

There are many post-secondary schools located in the upstate and Spartanburg County. There are a number of schools in the Spartanburg area, including Converse College, Sherman College of Chiropractic, Spartanburg Community College, Spartanburg Methodist College, University of South Carolina Upstate and Wofford College. Limestone College is located in Gaffney. North Greenville College is located in Tigerville. Clemson University is located in the City of Clemson.

# TRANSPORTATION AND LAND USE

## Introduction

The Town of Pacolet is located in the Upstate region of South Carolina, which sits between Charlotte, North Carolina and Atlanta, Georgia along the Interstate 85 Corridor. The Pacolet area is well served by road, rail and air transportation links to the region and world.

The existing roadway network serves as the backbone of the transportation system for Pacolet, and interacts with all other modes of transportation. The purpose of this section is to provide a brief description of the existing transportation network and how the Town of Pacolet inventories this system.

## Expressways/Freeways

An expressway or freeway provides for rapid and efficient movement of large volumes of through traffic between regions and across an urban area. Typically, these facilities have multiple lanes and are divided for safety. It is not the purpose of an expressway/freeway to provide direct access to abutting property.

Interstate 26 is located to the west of Pacolet. It connects Pacolet to Asheville to the northwest and Columbia and Charleston to the southeast. Asheville is 78 miles north of the town and Columbia is 88 miles to the south. Interstate 85 transects the Upstate connecting the major metropolitan centers of Atlanta and Charlotte. Atlanta is 187 miles southwest of the town and Charlotte is 68 miles to the northeast.

## Airports

Pacolet residents and businesses have access to two airports located within the Spartanburg County area. The Spartanburg Downtown Memorial Airport (SPA) is owned by the City of Spartanburg. This general aviation airport serves over 100 local aircraft along with a number of corporate jets. The airport offers flight instruction, aircraft rental, sales and charters.

The Greenville-Spartanburg International Airport (GSP) provides commercial airline access to over 20 cities with direct flights and over 200 cities with one stop. Seven airlines currently fly out of GSP. Approximately 2.6 million passengers are served per year through 50 daily departures. The airport also handles cargo, with over 114 million pounds of cargo in 2019.



## Arterials

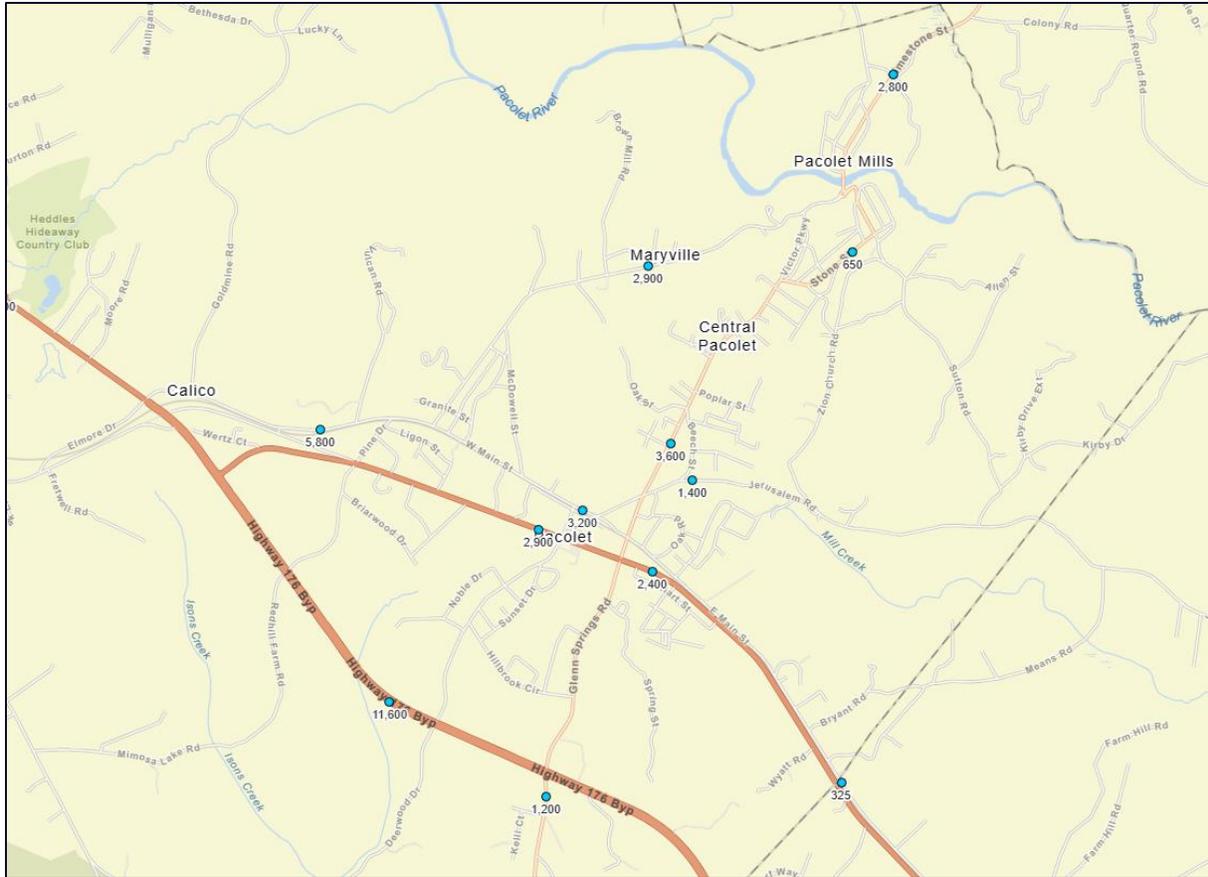
Primary and secondary arterials move large volumes of traffic between major traffic generators and land use concentrations across the community; serve as connections to other urbanized areas; and connect local/collector streets and primary arterials and move large volumes of traffic over shorter distances within the community. Arterials in and about Pacolet include SC Highway 9 (South Pine Street), SC 150 (Glenn Springs Road/North Highway 150), West Main Street, Sunny Acres Road and US Highway 176 (Bruce Littlejohn Boulevard).

- US 176 (Bruce Littlejohn Boulevard) – Averaged 11,600 vehicles per day from SC 9 to SC 150 in 2022 (Traffic Station 152)
- West Main Street – Averaged 5,800 vehicles per day from S-108 (Goldmine Road) to S-569 (Sunny Acres Road) in 2022 (Traffic Station 791) and 3,200 vehicles per day from S-569 (Sunny Acres Road) to the Union County Line (Traffic Station 599).
- SC 150 (Glenn Springs Road/North Highway 150) – Averaged 3,600 vehicles per day from SC 9 to S-570 (Victor Park) in 2022 (Traffic Station 271) and 1,200 vehicles per day from S-93 (Sulpher Springs Road) to SC 9 (South Pine Street) (Traffic Station 269).
- SC 9 (South Pine Street) – Averaged 2,900 vehicles per day from US 176 to SC 150 in 2022 (Traffic Station 155) and 2,400 vehicles per day from SC 150 to the Union County line (Traffic Station 157).
- Sunny Acres Road – Averaged 2,900 vehicles per day from S-816 (McDowell Street) to S-570 (Victor Park) in 2022 (Traffic Station 595).

## Collector/Local Streets

Collector Streets provide for the transition from higher speeds and traffic volumes to lower speeds and traffic volumes accessing abutting uses. Collector Streets typically connect residential areas, parks, churches, etc., with arterial streets and move traffic over shorter distances than a secondary arterial.

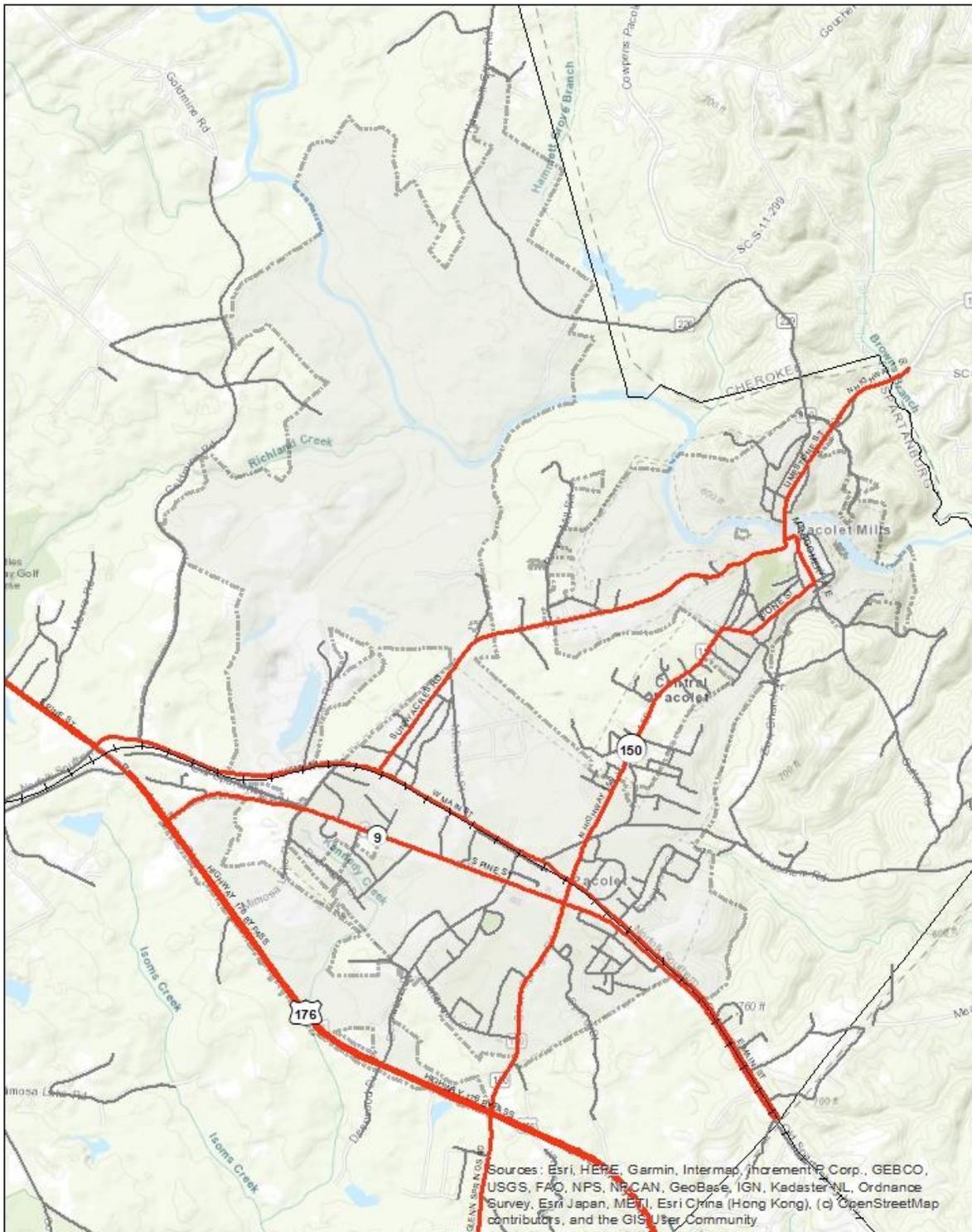
Local streets are those roads within Pacolet that provide access to residential areas and other low traffic areas, distributing traffic to collectors and arterial streets.



## Road Improvements

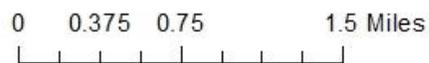
Pacolet is part of the Spartanburg Area Transportation Study Area (SPATS). The 2045 Long Range Transportation Plan for SPATS shows one potential project for the Pacolet area, an intersection improvement project at US 176 and SC 9. Smaller projects are funded through the Spartanburg County Transportation Committee which administers gas tax allocations (C Funds).

Spartanburg County voters recently approved a penny sales tax referendum for transportation projects throughout the County. While no specific projects were identified in the Town of Pacolet, the Town was allocated a total of \$567,000 in funding from the penny sales tax over a five year period for transportation projects.



**Legend**

- +— Railroad
- Town Limits
- Arterial Roadway



## Railroad System

The main rail line transecting Pacolet is active and owned/operated by Norfolk Southern as a freight line. Amtrack operates a passenger rail service, the Piedmont Line, with stops in Clemson, Greenville and Spartanburg.



## Public Transit

There is no current mass transit operator in Pacolet. The closest operator is the SPARTA System in Spartanburg. Citizens in Pacolet without adequate transportation are dependent on demand response service providers in the area. One demand response service may be available through the Senior Centers of Spartanburg Co., Inc. and the Spartanburg County DSN Board. Ride-Share services like Uber and Lyft are also available.

## Transportation and Commuting

The transportation network in Pacolet is made up primarily of residential streets crisscrossed by state and US highways. A portion of the Town's streets are laid out as a grid network while the remaining streets have developed around industry and terrain. SC 9 (South Pine Street), SC 150 (Glenn Springs Road/North Highway 150), West Main Street, Sunny Acres Road and US 176 (Bruce Littlejohn Boulevard) form the main arteries through and around the town.

As with most areas of the Upstate, the dominant travel mode in Pacolet is the automobile. Pacolet does not have a public transit option and no striped bicycle lanes. The commuting patterns of Pacolet residents are also typical of most Upstate cities. All workers either drive independently or carpool to work.

| <b>Means of Transportation to Work</b> |       |
|--|-------|
| Drove Alone                            | 91.1% |
| Carpool                                | 8.9%  |
| Walked                                 | 0.0%  |
| Worked at Home                         | 0.0%  |
| Public Transportation                  | 0.0%  |
| Other                                  | 0.0%  |

Source: 2021 ACS 5-Year Estimates, US Census

An unknown variable moving forward is how COVID-19 will impact commuting patterns. Many companies transitioned to a hybrid work model during the pandemic; some combination of working from home and working in the office. “White collar workers” refers to workers that perform professional, managerial, or administrative work without hard manual labor. These workers are more likely to have opportunities to work from home in the post COVID-19 environment.

| <b>Employment by Industry</b>                                     |       |
|---|-------|
| Agriculture, Forestry, Fishing and Hunting, Mining                | 2.7%  |
| Construction  | 8.8%  |
| Manufacturing   | 20.1% |
| Wholesale Trade   | 0.0%  |
| Retail Trade  | 14.5% |
| Transportation and Warehousing, Utilities                         | 3.7%  |
| Information   | 1.3%  |
| Finance and Insurance, Real Estate                                | 2.8%  |
| Services, Professional, Scientific and Management                 | 1.5%  |
| Services, Education, Health Care and Social Assistance            | 23.5% |
| Services, Arts, Entertainment, Recreation, Accommodation and Food | 14.0% |
| Services, Other   | 5.4%  |
| Public Administration   | 1.5%  |

Source: 2021 ACS 5-Year Estimates

According to the Census Bureau’s 2015-2019 American Community Survey, the average American commute was 26.9 minutes, and the average South Carolina commute was 26.0 minutes. According to the US Census, 27.6% of Pacolet workers traveled at least 30 minutes to get to work. An additional 34.8% traveled between 20 and 30 minutes to get to work. Most of these workers likely work in Greenville and Spartanburg counties.

### Gateways

Pacolet has identified five gateways into the Town. These gateway areas are the major entry points into the community and should be identified as such through signage, landscaping, etc. The five gateway areas do not currently have a consistent plan for identification with a mix of signage and landscaping components in place. The five identified gateways are SC 150

(limestone Street) in the northeast, SC 9 (South Pine Street) where it enters the Town from the south, and three locations along US 176 on the western edge of the Town – West Main Street, SC 9 (South Pine Street), and SC 150 (Glenn Springs Road).

## Trails

Trails can provide residents access to nature and offer a non-motorized transportation option. Three existing trails have been identified in Pacolet. The first trail is a 1.5 mile recreational trail in the Pacolet River Heritage Preserve. The second is the Pacolet Nature Trail, a 1.5 mile paved trail running from Pacolet Middle School to the Pacolet Amphitheater. The third trail is the Pacolet Kayak Portage. This trail runs between the two intake/outlet points for kayaks on the Pacolet River. The Town would like to connect to the Daniel Morgan Trail System in the future.

## Blueways

A blueway is a route on a waterway designated for recreational use, especially by non-motorized watercraft (such as canoes and kayaks) and often for environmental Protection ([www.merriam-webster.com](http://www.merriam-webster.com)).

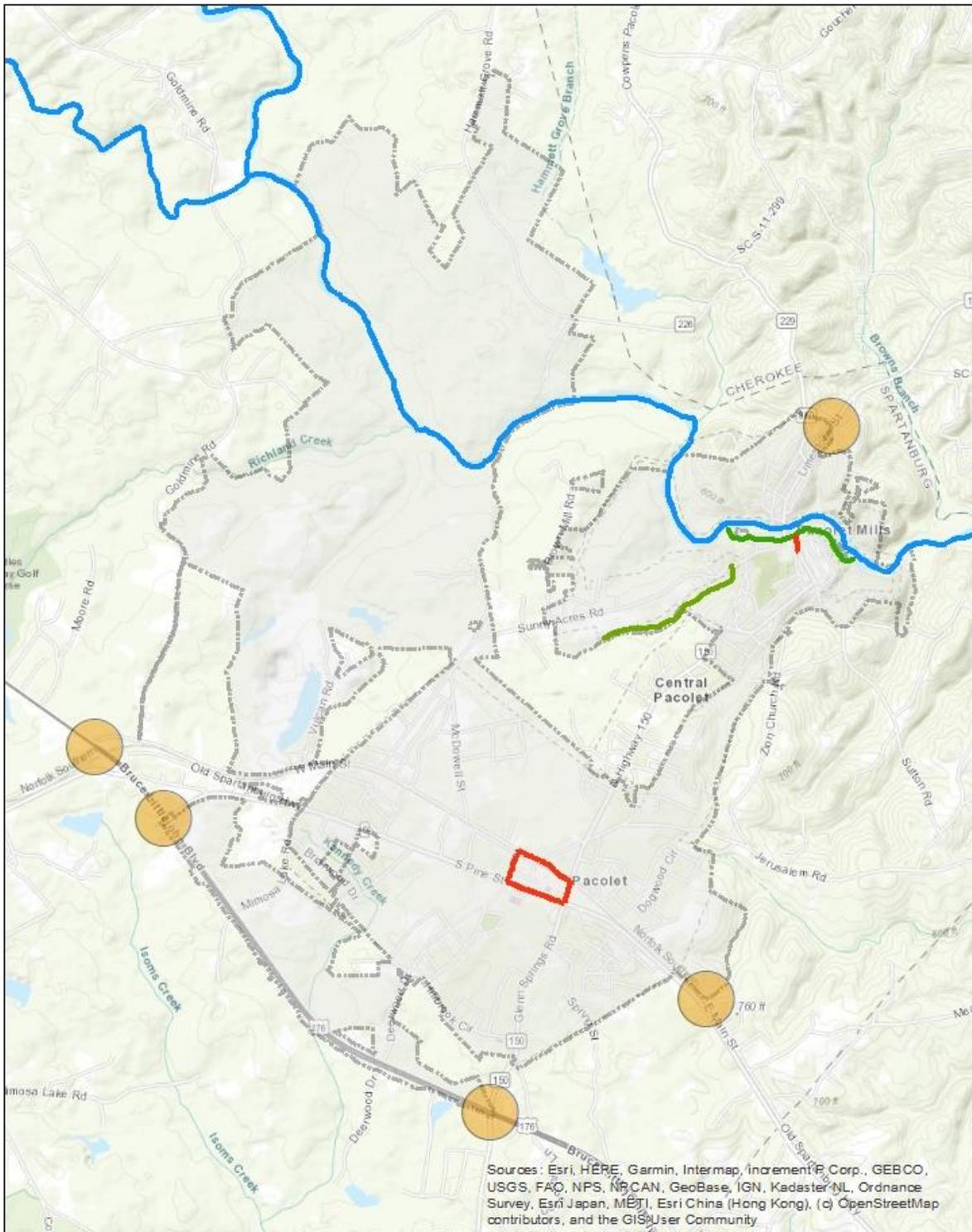


Pacolet is home to the Pacolet & Lawson's Fork Blueway – a 50 mile stretch of blueway along the Pacolet River and Lawson's Fork. The Broad River Blueway is located to the east of Pacolet. This is a 70+ mile blueway along the Broad River.

[www.gopaddlesc.com](http://www.gopaddlesc.com)

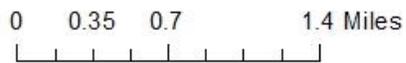
## Streetscaping

Streetscaping involves the intentional design of streets and their surroundings to emphasize the public role of streets and sidewalks. Streetscaping can include items such as trees, seating, lighting, sidewalks and other items. Pacolet has identified several areas where streetscaping may be incorporated in the future including the downtown commercial area and the area near Town Hall.



**Legend**

- Gateway Areas
- Streetscape
- Blue way
- Nature Trail
- Town Limits



# Land Use

The Town of Pacolet currently covers approximately 7 square miles of land. Most of the development in the Town of Pacolet is single family residential with a primary commercial area running along the South Pine Street/West Main Street area. The Town is primarily single family residential outside of the downtown. There are large amounts of vacant/agricultural land around the edges of town.

## Existing Land Use

Low-density single family uses are the dominant land use in Pacolet. The vast majority of the housing stock consists of single family residential uses with small pockets of multi-family



scattered throughout the community. The lack of sewer in some areas limits the allowable density of housing based on the need for larger lots to allow for septic systems.

Small scale multi-family uses are scattered throughout the community. Most of these consist of small parcels with more than one house or mobile home on the property. There are two apartment properties in the town,

both of which appear to be tax exempt properties.

Commercial development in Pacolet is concentrated along South Pine Street and West Main Street. Institutional uses include the Pacolet government offices, schools, churches, parks, and other public buildings. The primary centers for institutional uses are the Pacolet River Heritage Preserve in the northwestern portion of the community, Pacolet government offices in the northeastern section of the town and a cluster of uses in the center of the town that includes Pacolet Elementary School, Pacolet Library, the Post Office and other non-profit uses such as churches, a cemetery and the Fire Department. Industrial properties include the granite quarry, utility uses and an auto junkyard.



A number of parcels of land are undeveloped or agricultural. These properties include agricultural properties, properties platted but not yet built upon, and other properties that have not developed. The undeveloped areas are located throughout the community. These areas provide the potential for future development that the community must plan and be prepared for.

| Land Use            | Number of Lots | Percentage    | Acreage         | Percentage    |
|---------------------|----------------|---------------|-----------------|---------------|
| Commercial          | 41             | 3.0%          | 43.66           | 1.0%          |
| Industrial          | 9              | 0.7%          | 629.87          | 14.8%         |
| Institutional       | 57             | 4.2%          | 524.54          | 12.3%         |
| Multi-Family        | 17             | 1.3%          | 47.91           | 1.1%          |
| Single Family       | 995            | 73.9%         | 915.33          | 21.5%         |
| Vacant/Agricultural | 227            | 16.9%         | 2102.8          | 49.3%         |
| <b>Totals</b>       | <b>1,346</b>   | <b>100.0%</b> | <b>4,264.11</b> | <b>100.0%</b> |

Source: SCACOG

## Existing Zoning

In keeping with the existing land use survey, most of the town is zoned for single family residential uses. The town has four districts that are primarily for single family residential use. The Neighborhood Edge (NE) district is designed for low-density single family development. The Neighborhood General (NG) district is a mixed use district but primarily for single family residential. The Neighborhood Village district allows for denser single family development along with a mix of compatible related uses. The Manufactured Home (MH) district allows for manufactured homes and other single family uses on individual lots.

Pacolet has two zoning districts that are predominantly commercial in nature. The Village Center (VC) district allows for business and institutional uses in keeping with the nature of the historic village. Town offices are located in the VC district. The Urban Center (UC) is the commercial core of the town. Commercial and institutional uses are the predominant uses in this area. This district is mainly located along South Pine Street and Main Street.

The town also has the Natural Resources (NR) district. This district promotes the development of natural resources related properties. This includes mining, timber and other related uses.

The town also has several overlay districts. Overlay districts include the Riparian Overlay district, the Pacolet Mills Historic District Overlay, Zone and the River Edge Overlay District.

| Zoning                  | Number of Lots | Percentage  | Acreage          | Percentage  |
|-------------------------|----------------|-------------|------------------|-------------|
| Natural Resource        | 32             | 2.9%        | 2,003.09         | 46.58%      |
| Neighborhood Edge       | 86             | 6.16%       | 1,120.654        | 26.06%      |
| Neighborhood General    | 651            | 46.60%      | 715.72           | 16.64%      |
| Neighborhood Village    | 407            | 29.13%      | 240.7            | 5.60%       |
| Village Center          | 6              | 0.43%       | 10.53            | 0.24%       |
| Urban Center            | 89             | 6.37%       | 112.8633         | 2.62%       |
| Manufactured Home       | 125            | 8.95%       | 82.17            | 1.91%       |
| River Edge Overlay Zone | 1              | 0.07%       | 14.5             | 0.34%       |
| <b>Totals</b>           | <b>1,397</b>   | <b>100%</b> | <b>4,300.227</b> | <b>100%</b> |

Source: SCACOG

## Future Land Use

### Residential

As the future land use map shows, single family housing is one of the two dominant land use categories for the Town and will remain so in the future. Residential districts account for almost 40% of projected future land use by area. The predominant type of residential development will be traditional single family houses on individual lots. Density will vary due to the availability of sewer infrastructure. This is similar to the existing development pattern.

The other residential areas in the community are designated as Multi-Family Residential. This area is not intended to be used solely for multi-family type developments. It is intended to provide flexibility in areas of the community that are in need of revitalization so that more options may be used to redevelop the areas. In addition to single family uses, this includes duplexes and other types of multi-family development in areas where they may be appropriate. Allowing these types of uses will be determined on a case by case basis and should be determined by the impact on the surrounding residents and larger neighborhood.

### Institutional

Pacolet has a number of properties identified as Institutional use. These include churches, schools, parks, government offices and facilities, and public utilities such as Duke Power. Areas shown as Institutional in the future are currently in use as Institutional uses and projected to remain that way in the future. Institutional uses currently make up approximately 10% of projected future land use for the Town.

## Commercial

Commercial activities in Pacolet occur mostly along the main corridors into town, along Main Street and Pine Street with additional commercial use projected along portions of US 176. This is also the vision for future development of the town. The commercial areas as shown constitute approximately 5% of projected future land use.

## Mixed Use

Four areas of town are shown as Mixed Use. These areas are designed as transition areas between single family residential and future office/commercial uses. They are located along South Pine Street and three sections of SC 150. Mixed use areas make up approximately 5% of Pacolet's future land use.

## Industrial

The other dominant land use category in Pacolet is Industrial. Current and projected Industrial land use makes up approximately 40% of Pacolet's land area. These properties include the current and future quarries, land along US 176, utility uses and a junkyard. The town will need to focus on retaining its character, while developing under the current direction of limited industrial activities and locations.

## Focus Areas

The Town of Pacolet has identified five focus areas for further study and future planning efforts. A Master Plan for the future development of these areas will be conducted in a parallel process to the Comprehensive Plan. The following five areas have been identified:

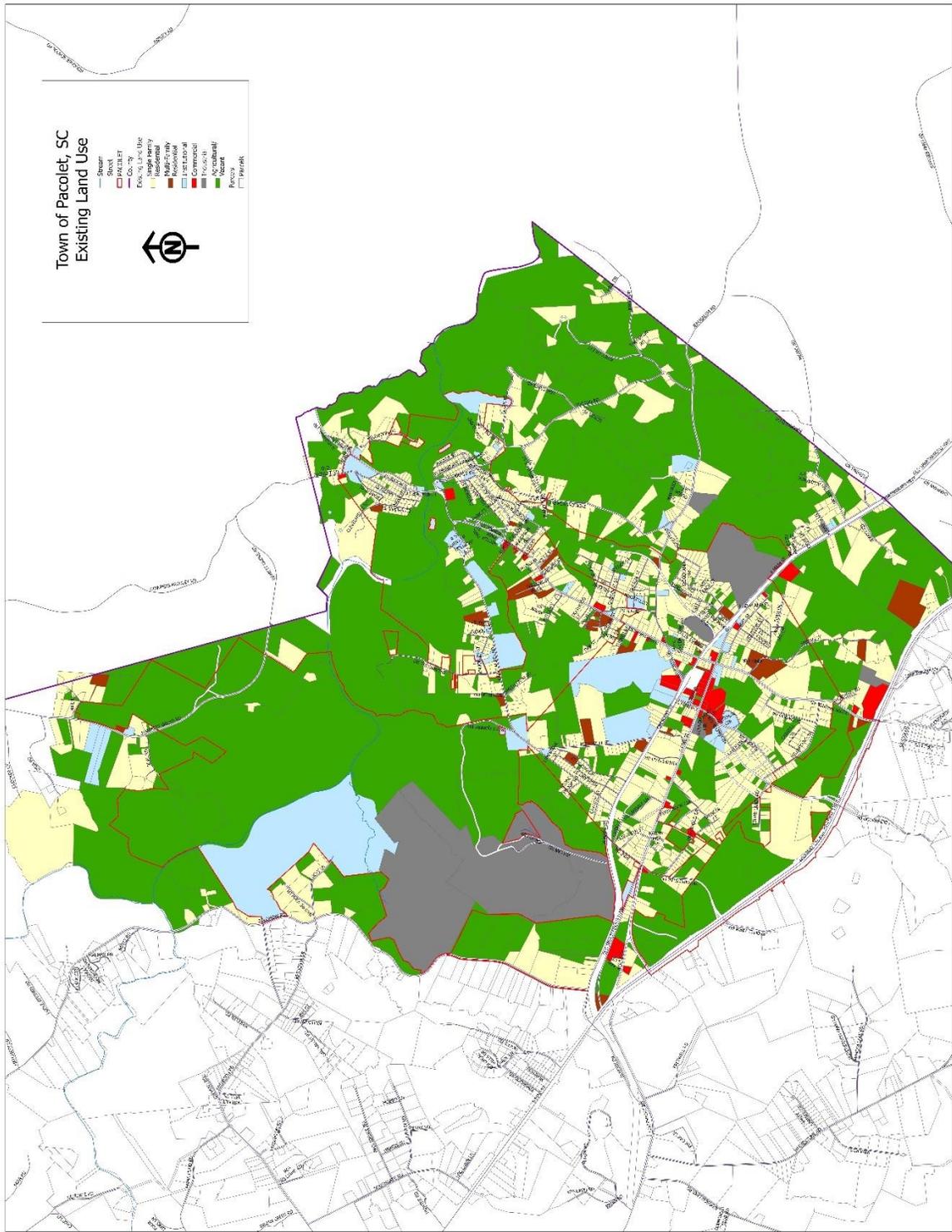
Pacolet Milliken Property – Over 300 acres of property owned by the Pacolet Milliken company. Includes the Victor Park area of Pacolet.

Amphitheater – Concrete amphitheater site used for events. Adjacent to The Flats.

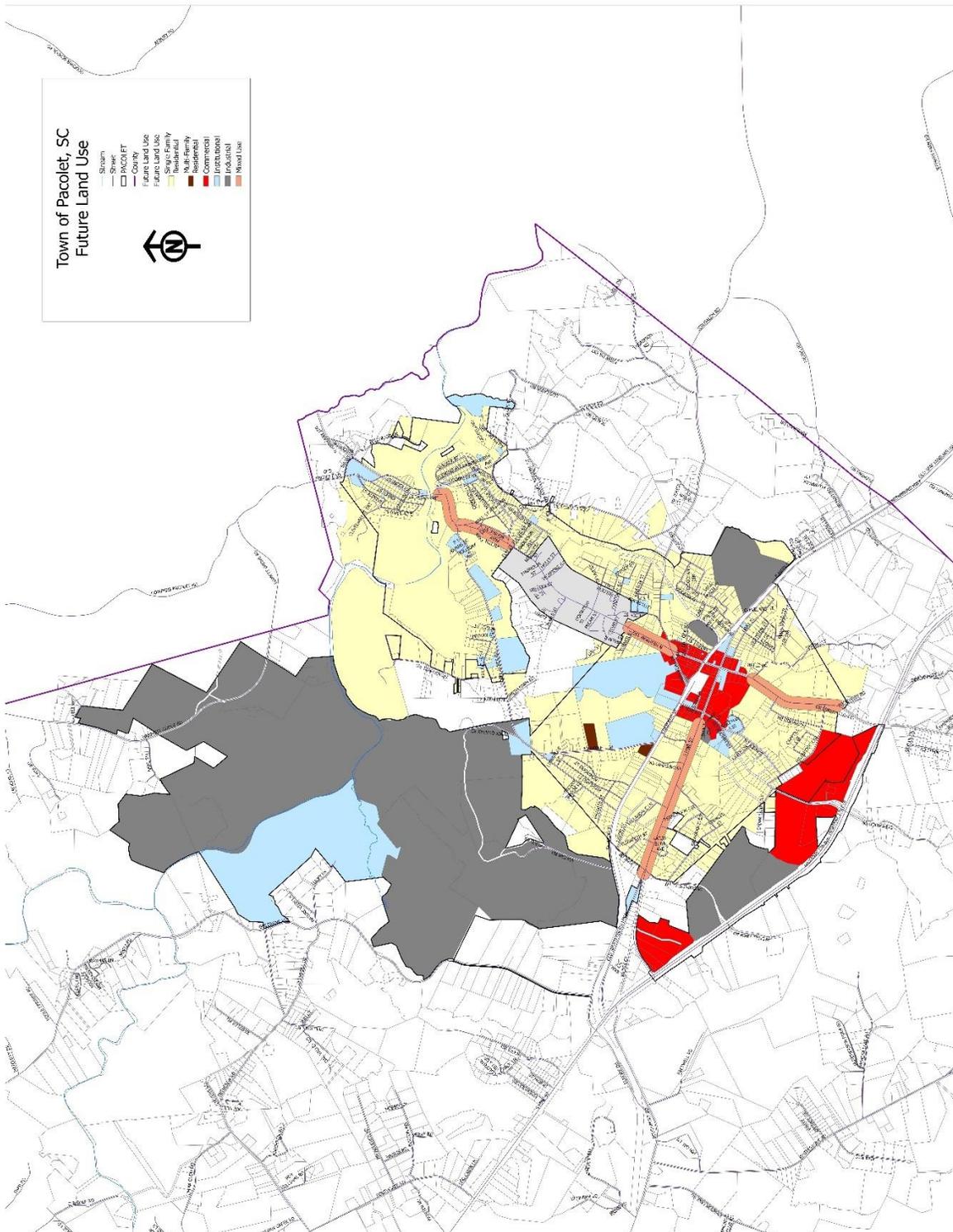
Old Mill Site – Former mill site located along the Pacolet River to the east of Town Hall.

The Flats – Riverfront site between the Pacolet River and Sunny Acres Road. Currently home to the Pacolet fishing piers, kayak outlet and Lockhart Power.

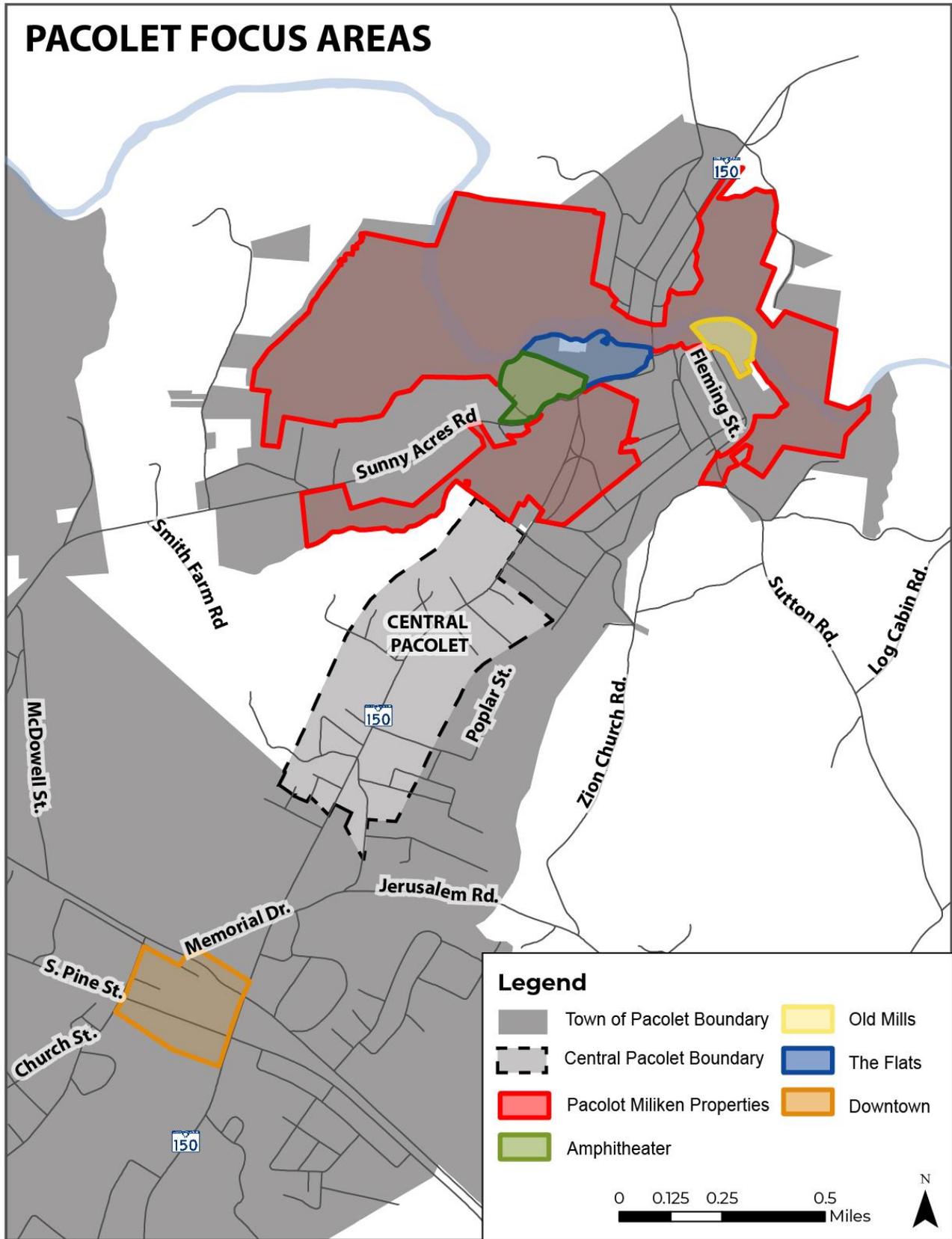
Downtown – Main commercial area for Pacolet. Generally located between West Main, South Pine and SC-150.







# PACOLET FOCUS AREAS



# RESILIENCY/PRIORITY INVESTMENT

## Resiliency

In 2020, The South Carolina General Assembly passed an amendment to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 to require a Resiliency Element to be included in all Comprehensive Plans in South Carolina.

### Purpose

The primary purpose of the Resiliency Element is to aid in the ability of the Town of Pacolet to adapt and recover quickly, fairly, and transparently from changing conditions such as recurrent burdens and sudden disasters. Sudden disasters may consist of flooding, high water, and natural hazards.

### Primary Hazards

**Flooding.** According to NOAA, flooding is an overflowing of water onto land that is normally dry. Flooding can be further classified, defined, and forecasted depending on several factors including cause, duration, and extent. Flooding is the most frequent and costly natural hazard in the United States. Flash flooding is a rapid onset event that occurs from short, heavy rainfall, accumulating in areas faster than the ground is able to absorb it. These big rain events are exacerbated by a combination of several factors, including local drainage issues and the amount of impervious surface.

**Severe Thunderstorms, Tornados, and Lightning.** A thunderstorm is a rainstorm event during which thunder is heard, which is audible due to lightning causing the air to heat and expand rapidly. Therefore, all thunderstorms have lightning. According to the National Weather Service, there are approximately 100,000 thunderstorms that occur in the United States per year and about 25 million lightning flashes a year, killing about 69 people annually. This number reflects the significant decline in fatalities within the past few decades, but lightning continues to remain a top storm-related killer. A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornados may also occur as part of a severe thunderstorm event. Tornadoes may form at any time of the year, but in the United States, the peak of events occurs in the spring and early summer months of March through June, especially during the late afternoon and early evening.

Drought. Drought is caused by a lack of precipitation over an extended period of time, often resulting in a water shortage for some activity, sector, or the environment. In contrast to other environmental hazards, droughts develop slowly over a period of weeks, months or years. According to NOAA, drought is the second most costly weather and climate disaster affecting the United States, preceded only by tropical cyclones. Historically, South Carolina has experienced many statewide droughts. They can occur at any time of the year and last for several months to several years.

Hail. Hail can occur year-round and can happen anywhere because it derives from severe thunderstorms. It is a precipitation type, consisting of ice pellets that form when updrafts of thunderstorms carry water droplets up into the freezing level of the atmosphere. Hail can be small and generally pea-sized, but hail can also be larger, capable of damaging property and killing livestock and people.

Winter Storms. Winter storms and winter weather kill dozens of Americans each year, from exposure to cold, vehicle accidents, the improper use of heaters, and other winter related incidents. Winter storms are regular occurrences that happen across the country and can take place during spring and fall as well. Many hazards are associated with winter storms and weather including strong winds, extreme cold, coastal flooding, heavy snow and ice storms. Other concerns related to winter weather are power, heat, and communication outages. Most deaths associated with winter weather and storms are indirectly related, such as fatalities from traffic accidents due to icy conditions, or hypothermia from prolonged exposure.

Hazardous Materials. Hazardous material incidents can include the spilling, leaking, pumping, emitting, discharging, escaping, leaching, or disposing into the environment of a hazardous material, but exclude: (1) any release which results in exposure to poisons solely within the workplace with respect to claims which such persons may assert against the employer; (2) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel or pipeline pumping station engine; (3) release of source, byproduct, or special nuclear material from a nuclear incident; and (4) the normal application of fertilizer. Facilities that store or use hazardous materials are scattered throughout the state, but many are located in coastal counties, where they are also exposed to hurricane winds and rains. However, hazardous materials are frequently transported along I-85 and I-26 and could create a significant hazard if an accident caused a spill.

## Tools and Existing Protective Measures

The Spartanburg County Multi-Jurisdictional Hazard Mitigation Plan. In compliance with the Federal Emergency Management Agency's (FEMA) requirements to receive federal disaster funding, Spartanburg County, local jurisdictions and community stakeholders and partners have adopted a Hazard Mitigation Plan that is updated annually, with a full review every five years as required. The purpose of the Hazard Mitigation Plan is to continue guiding hazard mitigation efforts to better protect the people and property in the County from the effects of hazard events.

DHEC's NPDES Permit Program. NPDES is a regulatory program created under the Clean Water Act, and it is one of the main driving forces behind the majority of the mandated state and federal regulations. Under the NPDES Permit Program, stormwater discharges are considered point sources and operators of these sources are required to receive an NPDES permit before they can discharge stormwater runoff. Any construction site of 1 acre or more is required to obtain a stormwater permit via the NPDES program from DHEC.

International Building Code Series. The State of South Carolina requires governing local entities to adopt, by ordinance, the state-approved versions of the International Building Code series. Currently the approved Building Code in South Carolina is the 2018 International Building Code (IBC), and the 2009 Energy Code. The International Building Code series provides best practices to protect the public health, safety, and general welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, structures, and certain equipment.

## Conclusion

The goal of this Comprehensive Plan Review is to introduce the topic of resiliency into Pacolet's Comprehensive Planning process. As was outlined earlier in this section, there are several hazards that occur frequently in the Upstate and in Pacolet in particular. A limited number of tools and protective measures exist to mitigate these potential hazards. Initial mitigation recommendations are as follows:

1. Determine areas that are of the highest risk, evaluate development intensity regulations for these areas, and prioritize projects in these areas.
2. Strengthen partnerships with surrounding jurisdictions to combat issues that cross jurisdictional boundaries.
3. Educate the public about their role in building resilience and how to recover.

4. Review and consolidate resilience-related efforts detailed in other Elements of this Plan during the next five-year update, which may include, but not be limited to, advanced study and audit of existing facilities and programs.

## Priority Investment

One of the requirements of the State Comprehensive Planning Legislation is that the Town consider how it will pay for needed capital investments. This includes an analysis of all funding sources for public infrastructure and facilities, as well as coordination with other adjacent and relevant jurisdictions and agencies.

The Town of Pacolet has been engaged in capital asset and debt administration for its infrastructure for many years and understands the benefits of coordination with partner agencies. The Town works closely with SCDOT, Spartanburg County and the Appalachian Council of Governments, for instance, on planning and securing funding for construction of road projects.

The Town Council prepares the Town's budget, which includes Capital Improvements and Debt Service. In order to address several of the plan's recommendations, the Town should consider putting together a five-year operating plan to help staff and Council members anticipate future capital costs and needs.

# PUBLIC INPUT PROCESS

Any successful planning process begins from the bottom up. It includes all segments of the community—especially the “average” citizen. Therefore, a survey was designed to allow the public to provide their input on the future of the community. The survey generated over 180 individual responses. Additional public input was gathered through a Community Development Block Grant Needs Assessment public hearing and survey with 37 responses and through a comment session during the initial kick-off meeting for the plan. A working committee was also assembled to discuss the plan and goals for the future. These forums focused specifically on future land development and land use across the Town of Pacolet. A drop-in style public meeting was also held to discuss the draft plan and gather further input. Finally, the Planning Commission conducted a public hearing to discuss the plan prior to their vote and recommendation to Town Council. This document is a product of the public input process and is intended to convey the message, the feelings and the attitude of the Town of Pacolet citizens toward future development and growth.

Residents were asked to rank their priorities by issue area. The following list details their priorities:

- a. Public Safety – 52% Top Three (30% #1)
- b. Appearance – 46% Top Three (20% #1)
- c. Entertainment/Shopping – 42% Top Three (11% #1)
- d. Employment – 34% Top Three (15% #1)
- e. Historic Preservation – 31% Top Three (6% #1)
- f. Environment – 31% Top Three (5% #1)
- g. Services/Utilities – 27% Top Three (3% #1)
- h. Housing – 18% Top Three (4% #1)
- i. Recreation – 15% Top Three (4% #1)
- j. Transportation/Traffic – 5% Top Three (2% #1)

# GOALS AND IMPLEMENTATION

The public input as conducted for the Comprehensive Plan have identified a number of goals for the town to pursue. Each of the goals were identified through an extensive public involvement process involving not only citizens of Pacolet, but local business owners, town staff, the Planning Commission and Town Council. This section will outline four key themes from those goals and present a set of recommendations for each theme.

## Quality Development



Pacolet residents want to see a basic level of quality standards for their town. Development that does not contribute to the dignity and meaning of a place can have an adverse effect on property values, the community's sense of place and economic development. Quality development will contain nice aesthetics, friendly streets and sidewalks, and inviting storefronts.

### **Enhance the Quality and Planning of New Development.**

- Maintain Pacolet's unique character and small-town atmosphere and encourage a strong physical sense of both neighborhood and community.
- Preserve and enhance Pacolet's most important natural and cultural resources that are the foundation for the character of community.
- Adopt policy and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Pacolet and the surrounding area, while encouraging responsible economic development and diversity.
- Adopt policy that manages not only the timing and location of development, but also the content and design of development, to maintain and enhance the community and character of Pacolet while promoting economic development.
- Enact stricter landscape requirements for all new development.
- Enhance existing neighborhood parks and recreational facilities, and create new ones where needed. Look for ways to develop activities specifically built around the Pacolet River and the natural environment in Pacolet.

## Plan Proactively to Manage Growth Efficiently.

- Provide adequate, high quality, and well-maintained public services, amenities, and facilities.
- Expand and maintain Pacolet's utility infrastructure to adequately serve future growth and development.
- Develop recreational, sports, and cultural facilities to provide and sustain an adequate level of service. Look for ways to develop activities specifically built around the Pacolet River and the natural environment in Pacolet.
- Maintain and improve the current high level of public safety and emergency services.
- Coordinate planning efforts with Spartanburg County to ensure quality planning, particularly for schools and along the edge of town and development located just outside the town within the county.
- Review and update the zoning and land use development ordinances, including criteria for signage, parking and landscaping.
- Promote target areas for creative commercial and residential development that is consistent with the village character and architectural context.
- Encourage professional office development and mixed use development around the downtown.
- Encourage the development of restaurant and retail development in the downtown.
- Encourage the development of activities for youth and seniors.
- Maintain the current balance of single and multi-family housing.
- Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.
- Actively enforce zoning and property maintenance codes to ensure a clean and safe community.
- Conduct a master plan for the five identified focus areas to better identify future activities in these areas.

## Quality Connections



Transportation connectivity and the ease of getting around via streets, trails, and sidewalks has a major impact on the quality of life in Pacolet. Increased connectivity reduces congestion, makes a town more walkable and bikeable, and makes a community more inviting for businesses, residents and visitors. It is important to recognize the assets the Town has, and to try to connect them safely through a variety of transportation modes.

- Develop a plan for maintenance and repair of existing sidewalks
- Expand existing trail and sidewalk network to connect key community assets and neighborhoods.
- Work with other organizations to expand the trail network to connect Pacolet to other trails and communities in the region.
- Expand Blueway access to make this an amenity for local citizens and an economic driver for future development in Pacolet.
- Adopt development regulations that require new developments to provide transportation improvements, including turn lanes, additional entrances, etc.
- Facilitate the funding and improvement of poorly operating intersections in the town to improve traffic safety.
- Identify key intersections for improving pedestrian facilities (cross walks, signaling) and streetscape applications.
- Study realignment of certain roads to provide better traffic flow for residents.

# Healthy Neighborhoods



Neighborhoods are an important part of Pacolet’s success. Neighborhoods are where neighbors talk, people walk, and bikes ride. Neighborhoods should feel safe and inviting and provide places of recreation for neighbors and visitors alike. Healthy neighborhoods also provide a variety of housing options depending on lifestyle.

## **Provide a Variety of Housing Options.**

Successful communities attract a variety of residents, from affluent to low-income, and from new graduates to retirees. These communities are more resilient through recessions, down economies, and demographic shifts much better than the less diverse communities. If a surgeon, nurse, teacher, and convenience store worker are all able to find adequate housing opportunities in the same town, then a truly resilient community will exist.

- Promote residential development that protects existing neighborhoods while allowing greater flexibility in designated areas.
- Create more mixed use areas to maximize the utilization of infrastructure so people can live, work and play in one location.
- Review and revise the range of uses and district regulations in the single family residential districts to ensure that they preserve and enhance the character of existing neighborhoods.
- Review and revise Zoning Ordinance and Land Development Regulations to ensure that infill developments are compatible with the existing neighborhood character.
- Provide for a wide range of housing options and types, particularly affordable housing for low to moderate income persons as well as for the aging population.
- Encourage neighborhood development through standards that include sidewalks and common areas throughout each neighborhood of a minimum acreage or number of lots.
- Encourage builders to utilize innovations in residential developments that allow people to interact, such as big front porches, alleys, sidewalks, and shared green space for clusters of homes.

### **Focus on Neighborhood Stability.**

Neighborhood stability programs focus on maintaining safe, clean and well-kept areas that residents want to invest in for the future. Stable neighborhoods provide a sense of community and pride for the town.

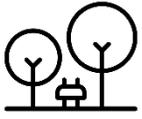
- Promote redevelopment of older, obsolete residential areas through the rehabilitation of older buildings, including mitigating lead-based paint threats, and through the elimination of substandard housing when rehabilitation cannot be justified.
- Actively pursue community development funds for the rehabilitation and improvement of infrastructure in declining neighborhoods.
- Develop and adopt property maintenance standards specifically for mobile homes and other residential structures.
- In existing lower density, single family residential neighborhoods, establish zoning densities compatible with the existing development.
- Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with town assistance.
- Enforce property maintenance codes to help maintain property standards

### **Natural and Cultural Resources**

Natural and cultural resources can enhance both the existing residential environment along with encouraging future development by making the Town more appealing to residents and developers. Protecting open space and providing access to cultural resources is a win-win for the community.

- Preserve and enhance Pacolet's most important natural and cultural resources that are the foundation for the character of community.
- Adopt policy and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Pacolet and the surrounding area, while encouraging responsible economic development and diversity.

## Attractive Corridors



It is important that the first impression a traveler, as well as the residents, has of Pacolet is one of a charming and unique town, one they would gladly revisit. It is important that the entranceway into town be aesthetically pleasing.

### **Maintain Attractive Gateways into Pacolet**

- Focus particular attention on the appearance of key gateways into Pacolet to convey to visitors a positive first and last impression of the community.
- Establish new or redeveloped mixed use areas at key intersections where suitable land use and development patterns exist.
- Identify key intersections for improving pedestrian facilities (cross walks, signaling) and streetscape applications.
- Encourage and maintain landscaping of public spaces such as major thoroughfares, gateways, or entry ways into Pacolet.
- Update town ordinances for landscape and streetscape, zoning, signage, and zoning map/town limits.
- Develop a typical streetscape for primary corridors. This will be a guide for any new projects and a template for the Town to follow.
- Improve the kayak entry/outlet points for an improved user experience as a blue gateway into Pacolet.



TOWN OF PACOLET  
180 Montgomery Avenue | PACOLET, SC 29372  
[www.townofpacolet.com](http://www.townofpacolet.com)