



GoWest – West Pelzer Comprehensive Plan

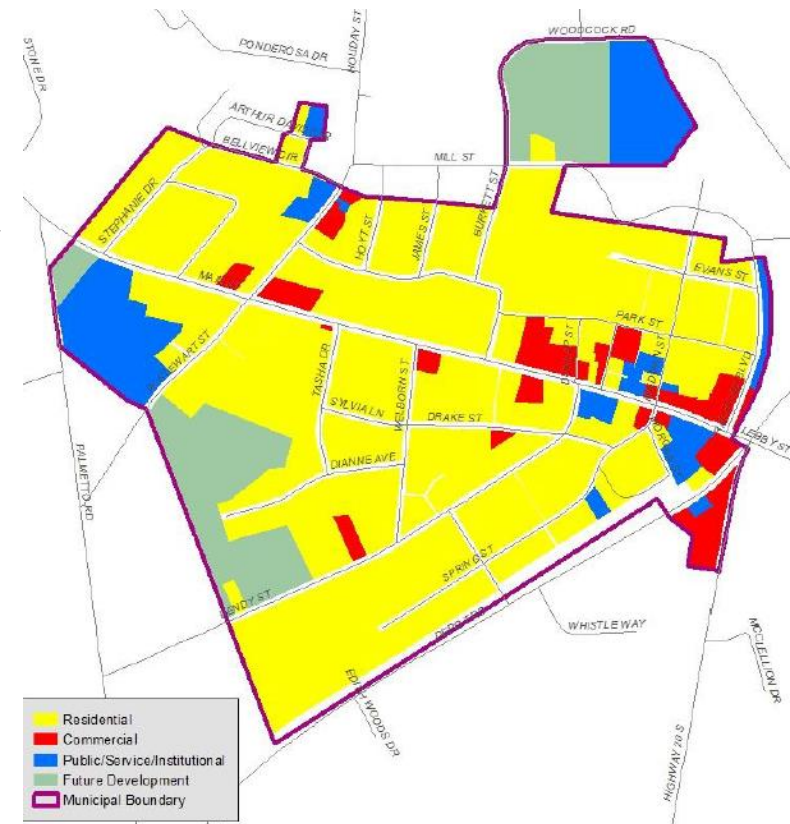
A Comprehensive Plan Update

What is the Comprehensive Plan?

The Comprehensive Plan is a 10-year vision for the future of our Town.

It's a blueprint for how the Town will manage the growth we expect between now and 2031.

- Provides a framework for how West Pelzer will make big-picture decisions
- Identifies growth areas throughout the Town
- Protects and preserves natural resources
- Identifies Priority Investment Areas and future land use/zoning changes
- The previous Comprehensive Plan was adopted in 2017



Resolution

A RESOLUTION APPROPRIATING THE PLANNING COMMISSION TO UPDATE THE 2017 COMPREHENSIVE PLAN FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA

WHEREAS, the Comprehensive Plan is a long-range policy guide to decisions about the physical development of a Town, addressing: land use, transportation, community character, economic development, public facilities, utilities, housing, and implementation; and

WHEREAS, the Comprehensive Plan gives long-range and comprehensive context and support for the Capital Improvement Program, Community Development Block Grant (CDBG) infrastructure development grants, as well as other state and federal grants and loans the Town may apply for; and

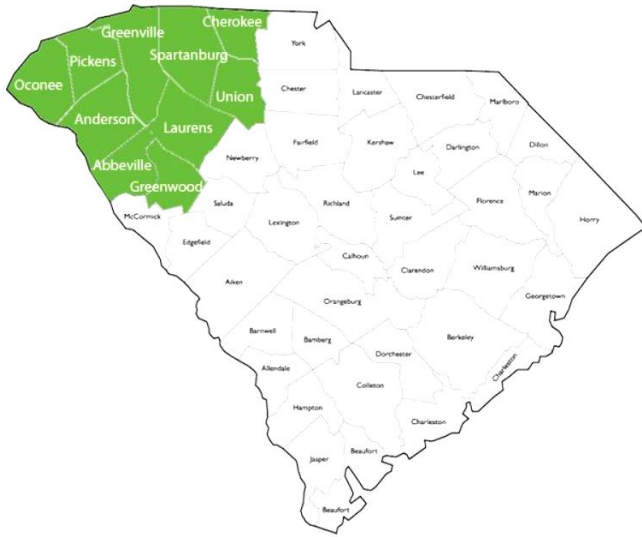
WHEREAS, The Town of West Pelzer Town Council adopted a Comprehensive Plan in 2017 that is required to be updated every five (5) years to conform to the 1994 Comprehensive Planning Enabling Act; and

WHEREAS, the Town of West Pelzer Town Council understands the importance of updating the Comprehensive Plan as an essential document that will guide policy decisions, providing a mesh between new and existing developments; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of West Pelzer, duly assembled and with a legal quorum, as follows:

1. Town Council desires to appropriate staff time and resources to work with the Planning Commission to update the 2017 Comprehensive Plan.

A Growing Region



Ten Counties. One Upstate. Stronger Together.



Population of the
Upstate

1,499,762



Total Household
Number

588,046



Average Household
Income

\$50,296



Median Upstate Age

39.9



Residents Under the
Age of 45

56.2%



Residents With HS
Diploma or Higher

86.4%

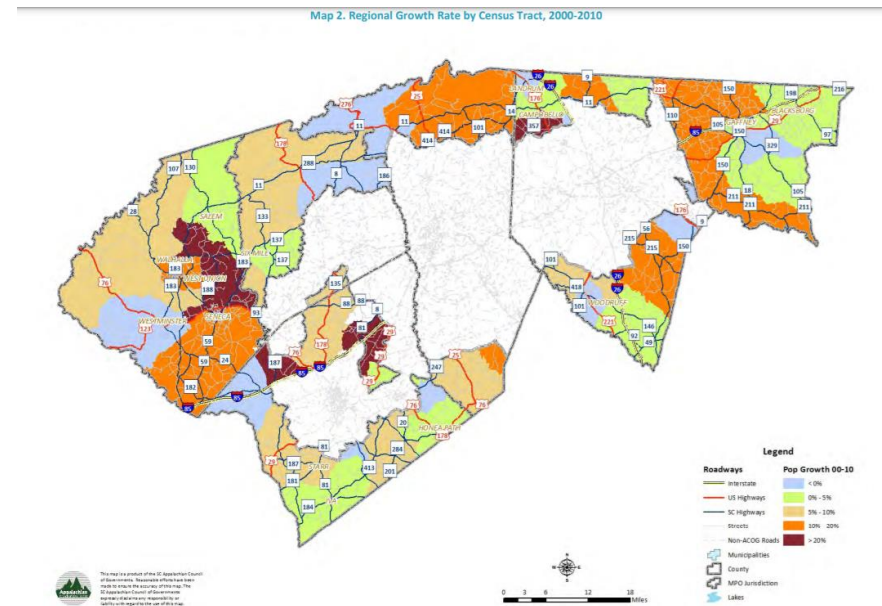
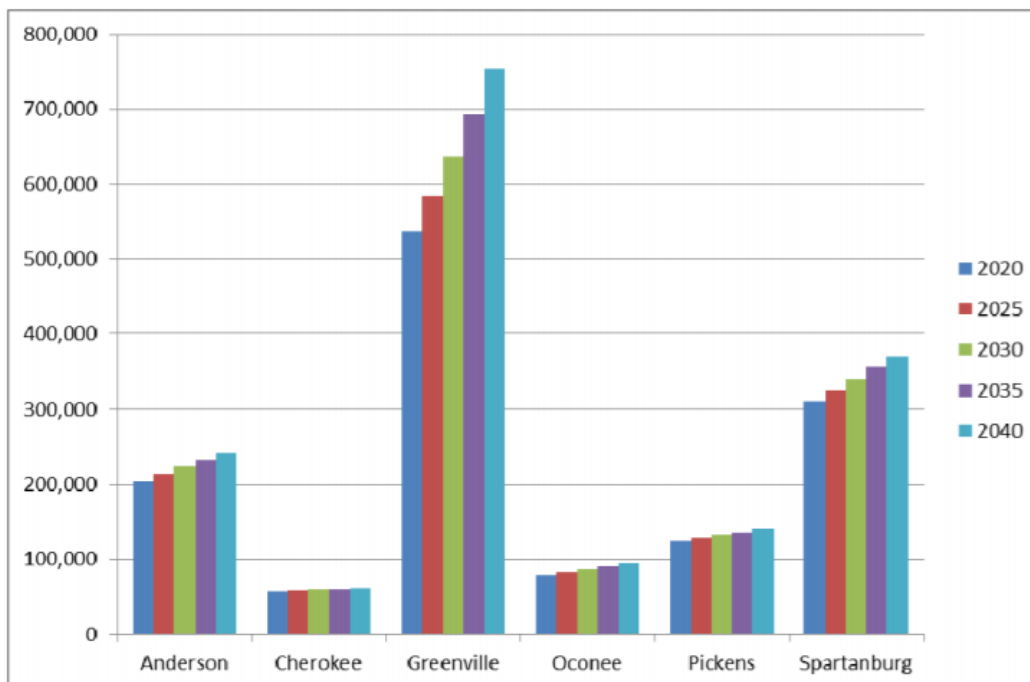
(Information Gathered from 2018 Projections by ESRI Business Analyst & Upstate SC Alliance)

Why Plan for the Future?

West Pelzer and the Anderson/Pickens/Greenville region are growing.

- By 2040, Anderson County will have 243,000 people.
(Increase of 39,000 people)

Figure 4. ACOG Population Growth & Projections by County, 2020-2040



Investing in the Plan

The Town makes investments to refine and refresh their Vision.

**MASC Master Plan
2017**

**Anderson
County Comp
Plan
2017**



*A Comprehensive Plan for the
Town of West Pelzer, SC
2017*



Pelzer & West Pelzer

Community Master Plan Charrette Report
Prepared for the towns of Pelzer and West Pelzer

May 2017



ARNETT MULBROW

KATBACK & PLANNING DESIGN



Elements of the Plan

For each aspect of our Town, the Plan sets high-level **goals** and specific **policies** to achieve them.



Land Use



Housing



Economic
Development



Community
Facilities



Transportation



Natural
Resources



Population



Priority
Investments



Cultural
Resources

Overall Project Phases

West Pelzer's Comprehensive Plan Update should have 4 Phases

Phase One:
Project Initiation
and Management

Phase Two:
Existing
Conditions
Analysis

Phase Three:
Plan
Recommendations

Phase Four:
Plan Synthesis

Overall Project Phases

Phase 1: Project Initiation and Management

In Phase 1, the Town will conduct background research and coordinate project logistics to guide plan development. At the conclusion of Phase 1, we will have established a firm foundation for the Comprehensive Plan.

Phase 1 Tasks:

- 1.01 Refine schedule and deliverables with Planning Commission
- 1.02 Establish Project Management Protocol
 - Planning Commission meeting schedule
 - Kick-Off Meeting with Planning Commission and Staff
 - Meeting logistics and preparation processes
 - Project deliverable review processes

Overall Project Phases

Phase 2: Existing Conditions Analysis (Months 2-5)

In Phase 2, the Town will engage key stakeholders and conduct desktop and on-site research into the physical, social, economic, and environmental existing conditions in the Town. We will seek to understand the issues and market conditions that underpin the physical environment and will work directly with community stakeholders to prepare an inventory of opportunities and constraints that will frame future recommendations. This phase will include an online survey and “mobile meeting kits” that will solicit valuable public input regarding key issues, opportunities, and the community’s vision for the future of West Pelzer.

Phase 2 Tasks:

- 2.01 Conduct an initial collection of base information:
 - Van/walking tour with Planning Commission and assemble photo documentation
- 2.02 Organize meetings:
 - Conduct Focus Group Roundtable meetings, online survey, and public meetings
- 2.03 Review additional documentation:
 - Collect and assess relevant studies, plans, etc.
 - Summarize recurring themes and findings
 - Prepare analysis diagrams (zoning, land use, demographics, housing, economic anchors, transportation, trails, parks, etc.)
- 2.04 Analyze existing market conditions:
 - Residential and commercial market assessment (existing and development trends)
 - Opportunity site identification and capacity analysis

Overall Project Phases

Phase 3: Plan Recommendations

During Phase 3, the Town will identify comprehensive plan goals, objectives, catalytic projects, and implementation strategies that will both sustain and lead to the stability and vibrancy of the Town. This phase will also include a community meeting which will offer an opportunity for stakeholders and the general public to review work-to-date and provide additional input into the planning process.

Phase 3 Tasks:

- 3.01 Develop future land use, transportation, parks and open space plans that address:
- Opportunities areas for market-supported development and redevelopment
 - Neighborhoods and housing needs
 - Employment anchors and retail destinations
 - Improvements to bike, pedestrian, and vehicular travel
 - Regional transportation needs and destinations

- 3.02 Develop Recommendations that support the future land use, transportation, parks and open space plans. Recommendations will focus on the nine elements required by South Carolina for Comprehensive Plans. Recommendations may include:

- Physical program development, to include catalytic sites, programming, and economics
- Complementary policies and programs
- Transportation and mobility
- Zoning and land use

Overall Project Phases

Phase 4: Plan Synthesis

During Phase 4, the Town will help develop a set of measurable objectives and strategic recommendations for actions required to implement the vision and goals of the comprehensive plan. We anticipate that identifying strategies and tactics for encouraging social and economic opportunity and ensuring that the entire West Pelzer community will share in the growth of the Town will be especially important. The Town will work to develop draft and final plan documents, which will be shared with the public as well as Town Council upon completion of the project.

Phase 4 Tasks:

- 4.01 Draft implementation strategy:
 - “Big Ideas” summary of priority recommendations
 - Implementation matrix with action items, time frames, and partnerships
- 4.02 Develop final Comprehensive Plan
 - Prepare final illustrations, plan graphics, and recommendations
- 4.03 Organize meetings:
 - Steering Committee Meetings
 - Public Meetings
 - Consolidated plan review by Planning Commission
- 4.04 Prepare final plan documentation

Next Steps

- **Do We Need a Consultant?**
 - Request Council funding to hire a consultant?
- **Data Collection and Base Preparation**
 - Census Data will not be released until September 2021
 - Staff preparing base maps for land use, zoning, transportation, etc.
- **Kick-Off Meeting and Driving Tour with Planning Commission**
 - November?
- **Public Input and Focus Group Meetings**
 - February/March?
 - Preliminary recommendations to have drop-in style public input workshops Spring 2022.
 - Online and hard-copy surveys to be developed by January 1, 2022
 - Focus group meetings to discuss specific details, concerns, and opportunities presently facing West Pelzer; Focus group roundtables will align with each Plan Element