

Advisory Committee Meeting #1 Summary

On Thursday, March 5, 2020, the Advisory Committee for the OnePickens County Comprehensive Plan met for the first time in the Hampton Memorial Library in Easley at 3pm. Sign-in sheets are included in **Attachment A**. Once members of the Committee and other attendees had arrived, information intended to familiarize the Committee with the planning process and to present some overview data about Pickens County was presented. A full copy of the presentation is included in **Attachment B**.

First, all attendees introduced themselves to the group. Then the presentation provided information about comprehensive planning and the Advisory Committee's particular role within the planning process. The presentation then transitioned to show a series of data about the county, including things like age distribution, employment distribution, cultural resources, and the current Character Areas in Pickens County. During the presentation, meeting attendees were able to ask questions and several did. Discussions with the Committee included concerns over apparently high housing cost burden in the southern part of the county, likely influenced by the student population at Clemson University. These discussions also included mention of the cultural and natural resources available in the county and utility management in the various communities within Pickens County.

After the presentation of this key data, the Committee was asked to participate in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Exercise. In this exercise, each member of the Committee was given a dedicated turn to identify one or more strengths, weaknesses, opportunities, or threats, which were then written on a board at the front of the room. When members agreed with previous suggestions, a check or other mark was added to indicate the support. A scan of the final boards is included in **Attachment C** and the text of the results is included below:

Strengths:

- Existing plans, data, and planning resources
- Quality of life/natural resources
- Post-secondary education system
- Central location (access to Atlanta, Charlotte, etc. and natural resources)
- Historic heart of SC Upstate
- People and service organizations
- Career and Technology Center and relationships with business community
- Great K-12 system
- Affordability (taxes, etc.)
- Friendly Community
- Family Structural Strength

Weaknesses:

- Lack of 4-lane access to I-85
- Lack of access to affordable childcare
- Affordable housing
- Inadequate roadways in/out of Pickens (especially to/from Greenville)



- Public transportation (especially with respect to public health)
- Crime (particularly drug related)
- Access to mental health services
- Early childhood opportunities
- Utility costs/controls/power
- Losing industrial/economic sites
- Coordination of services

Opportunities:

- Local food sources
- Leverage unique identity
- learn from neighbor's mistakes
- Leverage education (K-12 + Secondary)
- More job opportunities
- More short-term housing
- Fare free electric fleet (CATS) as model

Threats:

- Protection through regulation of lake
- Lack of strong stormwater regulation/septic
- Losing identity
- Loss of large preserved parcels
- Changing attitudes (Who are we?)
- Crime (particularly drug related)
- Cooperation towards common goals between service providers; need more regional or county level approach
- Resistance to tools to manage growth

Finally, meeting attendees were asked to participate in a Policy Scoring exercise. Committee members were each provided a set of dots, and the policies from the current Pickens County comprehensive plan were presented on a series of boards around the meeting space. Committee members were asked to review each policy and place a dot on the board indicating their agreement with the policy, including Strongly Agree, Agree, Neutral, Disagree, and Strongly Disagree. Copies of the boards with the dots are included in **Attachment D** and a summary of the results is shown below. In general, Committee members were very supportive of these existing policies. At least two-thirds of the dots placed on each policy were placed in either the “Strongly Agree” or “Agree” categories.

At the end of the meeting, attendees were also provided comment forms for them to indicate any additional comments or concerns they have to the planning team. Comments received via these forms are included in **Attachment E**.

Policy ID	Policy	Dots					
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total Placed Dots
NR-1	Maintain water quality and air quality as required by DHEC and EPA.	23	1	0	0	0	24
NR-2	Cooperate with other agencies that protect critical areas.	21	4	0	0	0	25
NR-3	Encourage the preservation of wildlife habitat, scenic views and vistas, and rural agricultural land and the development of local nature-based businesses and tourism.	26	2	0	0	0	28
NR-4	Support agencies and organizations that actively protect and promote natural resources of Pickens County.	23	2	1	0	0	26
T-1	Establish and fund a Transportation Planning function of the Pickens County Government.	16	3	0	1	0	20
T-2	Continue implementation of a maintenance schedule of County roadways.	20	2	0	0	0	22
T-3	Upgrade and maintain the county road system in a manner that meets the needs of Pickens County's growing population and provides safe and efficient routes through the county.	23	1	0	0	0	24
H-1	Encourage accredited organizations to improve options in quality and affordable housing.	16	9	1	2	0	28
H-2	Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.	7	10	2	2	0	21
LU-1	Revisit the county development standards as necessary and tailor those policies to reflect the unique characteristics of the Character Areas.	20	7	2	1	0	30
LU-2	Cooperate with local municipalities and public service providers on criteria for annexations, provision of public services (water, sewer, school siting, etc.) and designation of, and land uses and development standards.	17	2	0	4	0	23

Policy ID	Policy	Dots					
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total Placed Dots
LU-3	Encourage higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities and development standards.	20	6	3	3	0	32
LU-4	Develop guidelines and standards for the implementation of overlays or corridor design standards.	21	5	2	2	0	30
CF-1	Assist with a countywide water plan to be adopted by each water district and supplier to Pickens County in order to prepare for future supply and demand as well as natural and man-made disasters	16	7	0	0	0	23
CF-2	Develop a strategic plan for county sewer service in collaboration with district service providers that supports economic development, projected population growth, and which utilized innovative methods of operation.	16	7	0	0	0	23
CF-3	Continue to strive for high quality emergency and law enforcement services that correspond to population changes.	16	3	1	0	0	20
CF-4	Create opportunities for new county open space and recreation.	14	10	2	0	0	26
CF-5	Work with School District on sharing facilities and sports fields	12	6	8	0	0	26
CF-6	Maintain all community facilities at quality standards and service in order to best serve the people of Pickens County.	8	10	2	0	0	20
PI-1	Continue implementation of a maintenance schedule of County roadways.	22	5	0	1	0	28
P-1	Implement comprehensive growth management.	19	4	0	0	0	23
P-2	Periodically assess quality of life in Pickens County via a thorough public feedback process that guides policy-making.	10	11	0	0	0	21



Policy ID	Policy	Dots					
		Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	Total Placed Dots
P-3	Find ways to strengthen and promote volunteer, nonprofit, and other organizational programs that provide educational and healthy lifestyle opportunities to youth in Pickens County	15	2	0	0	0	17
CR-1	Implement the Pickens County Parks and Recreation Master Plan to provide adequate recreation facilities with an emphasis on foot trails and pedestrian amenities in culturally significant areas.	18	3	0	0	0	21
CR-2	Responsibly preserve and market cultural, heritage, and recreational resources.	18	9	1	0	0	28
CR-3	Integrate cultural resources with community opportunities for educational enrichment, healthy lifestyles, and youth involvement	12	2	2	0	0	16
CR-4	Continue to maintain and develop Pickens County's established cultural sites such as the Pickens County Museum and the Hagood Mill.	20	5	0	0	0	25

Attachments

- A: Meeting Sign-In Sheets
- B: Meeting Presentation
- C: SWOT Exercise Boards
- D: Policy Exercise Boards
- E: Comment Forms



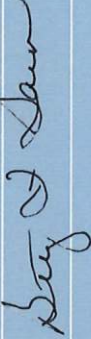








Attachment A

Meeting Sign-In Sheets



Advisory Committee Member	Organization	Signature
George Askew	Clemson PSA/Forest	
Andrew Babb	Pond (consultant)	
Bobby Ballentine	Pickens County Planning Commission	<i>Dale Pook</i>
Kathy Bearss	Advocates for Quality Development	Kathy Bearss
Chip Bentley	Appalachian Council of Governments	
Chris Brink	Pickens County	<i>[Signature]</i>
Keith Brockington	GPATS (Greenville Pickens Area Transportation Study)	
Craig Brown	Pickens County Farm Bureau	
Julie Capaldi	United Way of Pickens County	<i>[Signature]</i>
Bill Cato	Pickens County Planning Commission	<i>[Signature]</i>
Adam Chapman	Oconee County Planning	
Dennis Chastain	Individual - local historian/naturalist	<i>Dennis Chastain</i>
Brandon Clary	Cannon Memorial Hospital	
Dr. James P. Clements	Clemson University	
Susan Cohen	Clemson Chamber of Commerce	<i>Susan H. Cosh</i>
Andrea Cooper	Upstate Forever	
Mitchel Cooper	Pond (consultant)	<i>[Signature]</i>
Dr. Galen Dehay	Tri-County Technical College	<i>[Signature]</i>
Emily DeRoberts	Duke Energy	<i>[Signature]</i>

Advisory Committee Member	Organization	Signature
Michael Dey	Homebuilders Association of Greenville	
George Dickert	Clemson Extension	
Bruce Evisizor	City of Liberty	
Ray Farley	Alliance Pickens	
Aiden Fell	SC Parks, Recreation, and Tourism	
Brett Garrison	Duke Energy – Lake Services	
Betty Garrison	School District of Pickens County	
Paula Gucker	Greenville County Planning	
Lisa Halbo	Upstate Forever	
Steve Haynie	Conservatives of the Upstate	
Zac Hinton	Blue Ridge Electrical Cooperative	
George Hood	PC Cattleman's Association	
Cindy Hopkins	Greater Easley Chamber of Commerce	
Wayne Kelley	Pickens County Historical Society	
Joel Ledbetter	Easley Combined Utilities	
Greg Lucas	SC Department of Natural Resources	
Eric Lusher	Pond (consultant)	
Michelle McCollum	South Carolina Heritage Corridor	
Dr. Danny Merck	School District of Pickens County	

Advisory Committee Member	Organization	Signature
Robert Miller	SC Department of Natural Resources	
Walker Miller	Individual - agri-tourism/farm	
Phillip Mishoe	City of Central	
Keith Moody	Clemson Area Transit (CATS)	
Ken Nabors	Pickens County Historical Society	
Terry Nation	Pickens County Planning Commission	
Tom O'Hanlen	Manufacturers Caring for Pickens County	
Gary Owens	Advocates for Quality Development	
Jeff Parkey	Anderson County Planning	
Jessica Preisig	School District of Pickens County	
Johnnelle Raines	Conservatives of the Upstate	
Kimberly Smagala	Pickens Chamber of Commerce	
Bill Smith	Pickens County Water Authority	
Philip Smith	Pickens County Planning Commission	
Todd Steadman	City of Clemson	
Stephen Steese	City of Easley	
Jason Stewart	Transylvania County, NC	
Roy Stoddard	Town of Six Mile	
Tyler Stone	Greenville County Planning	

Advisory Committee Member	Organization	Signature
Tom Strange	Manufacturers Caring for Pickens County	
Philip Trotter	City of Pickens	
Jennifer Vissage	Appalachian Council of Governments	
Dr. Todd Voss	Southern Wesleyan University	
Todd Walker	Prisma Health-Baptist Easley	
Michael Watson	Pickens County Planning Commission	
Dale Wilde	FOLKS (Friends of Lake Keowee Society)	
Sue Williams	Advocates for Quality Development	
Randy Williams	Dacusville Community Club	
Odell Williams	Town of Norris	
Amy Wilson	Pickens County Soil and Water Conservation District	
Dan Winchester	Pickens County Taxpayers Association	
Josh Young	School District of Pickens County	
Bob Young	Pickens County Planning Commission	

Name	Physical Address	Email
George Bryant	3187 Greenwood Hill Hwy, Fasky 29640	gbryant1@charter.net
Ref Farm Bureau		
John Brewer	212 Crescent Hill Dr, Pickens	JoAnn B104@yahoo.com
Lisa Turnick	222 W. Main St, Pickens	GPC Membership@gmail.com
Allison Fowler	1116 Daniel Avenue	afowler@co.pickens.sc.us

Attachment B

Meeting Presentation



ONEPICKENS COUNTY
A Comprehensive Plan For OUR Future

Advisory Committee Meeting #1
March 5, 2020

POND

1

AGENDA

Overview	Committee Introductions Comprehensive Planning Overview Purpose of this Advisory Committee
Key Findings Research	Historical Population and Events Demographic Data Employment and Community Dynamics
Activities	SWOT Exercise Previous Policy Review

POND

2

ONEPICKENS COUNTY
A Comprehensive Plan For OUR Future

Introductions

POND

3

RULES OF ENGAGEMENT

- Please be respectful of all viewpoints and perspectives; we want to hear from all stakeholders
- All members of the advisory committee will be given a dedicated opportunity to take in turn
- If you have already spoken, please give others the opportunity to speak first
- If you have any questions or comments that we do not get to, please write them down and turn them in at the end of the meeting for us to review

POND

4

WHY A COMPREHENSIVE PLAN?

- The last comprehensive plan was written to plan for the period 2010-2030 (with an update in 2016)
- In South Carolina, Comprehensive Plans must be reviewed at least once every five years, and updated every ten years (South Carolina Local Government Comprehensive Planning Enabling Act of 1994)

POND

5


WHY A COMPREHENSIVE PLAN?

- Pickens County population growth has outpaced expectations
 - Population estimates show Pickens has grown approximately 1,140 people per year, 2015-2018
 - The previous plan projected growth of approximately 440 people per year, 2015-2020


POND

6

WHY A COMPREHENSIVE PLAN?




- Update our understanding of the County's current conditions
- Take an opportunity to better understand what the County's residents, businesses, and leaders want to see in the future
- Create a tool to ensure that future changes are guided by the community's vision
- Coordinate plans with the cities and counties within and adjacent to Pickens County




7

COMPONENTS OF ONE PICKENS COUNTY COMPREHENSIVE PLAN


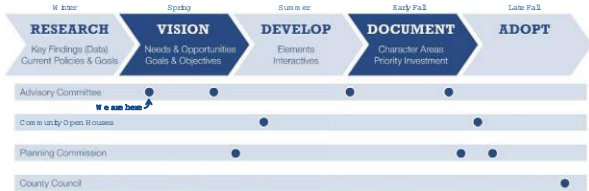


- Elements include the following topics:
 - Population
 - Economic Development
 - Natural Resources
 - Cultural Resources
 - Community Facilities
 - Housing
 - Land Use
 - Transportation
 - Priority Investment



8

ONE PICKENS COUNTY PLANNING PROCESS

Winter Spring Summer Early Fall Late Fall

RESEARCH **VISION** **DEVELOP** **DOCUMENT** **ADOPT**

Key Findings (Data)
Current Policies & Goals

Needs & Opportunities
Goals & Objectives

Elements
Interactions


Character Areas
Priority Investment

Advisory Committee: ● ● ● ● ●

Community Open Houses: ● ● ● ● ●

Planning Commission: ● ● ● ● ●

County Council: ● ● ● ● ●



9

ADVISORY COMMITTEE



- Be an advocate for the process
- Bring different perspectives to the conversation
- Raise awareness with your constituents and partners to maximize community involvement
- Vet ideas and recommendations
- Ask and answer tough questions



10



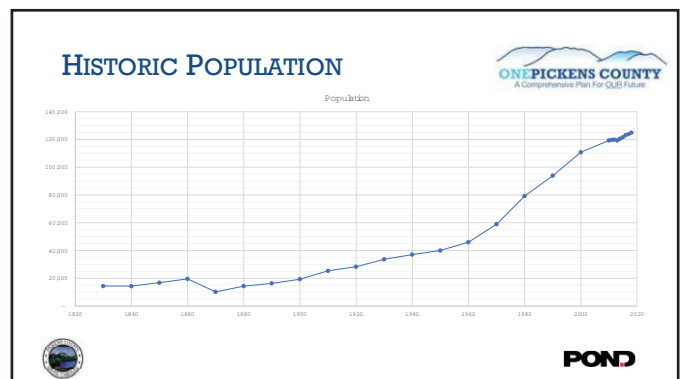
ONE PICKENS COUNTY

A Comprehensive Plan For OUR Future

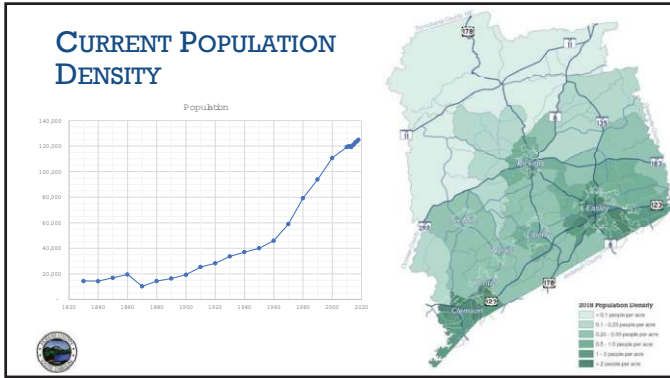
Key Findings Research



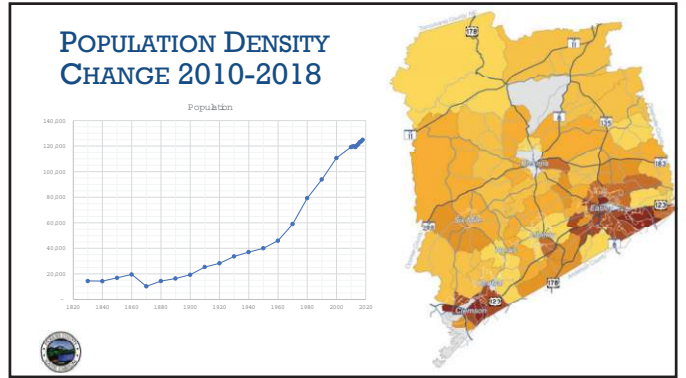
11



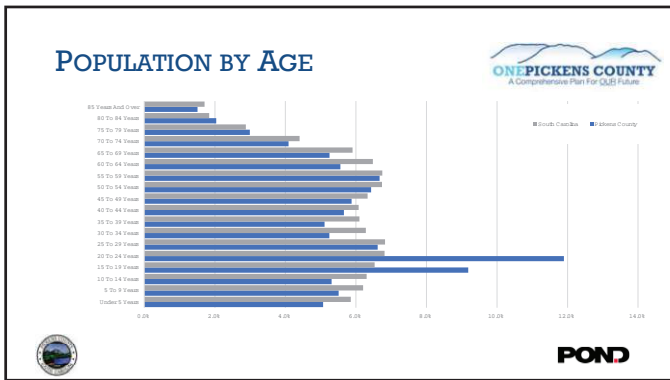
12



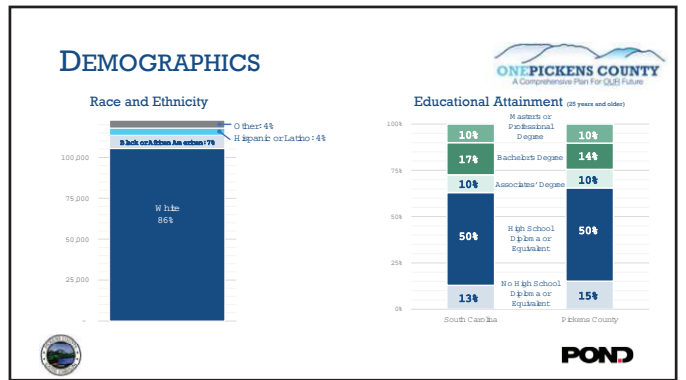
13



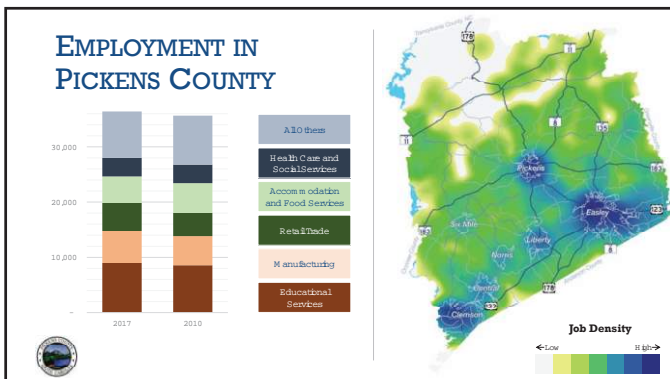
14



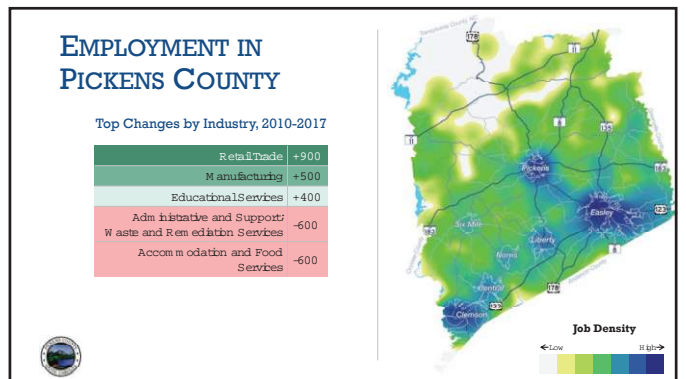
15



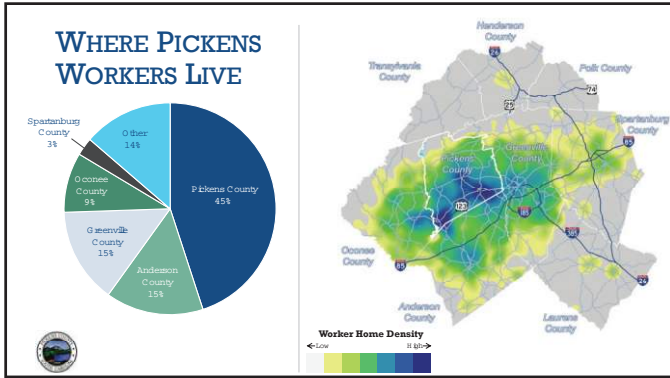
16



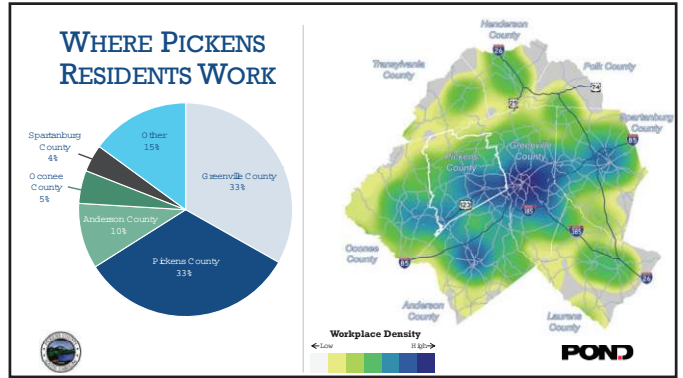
17



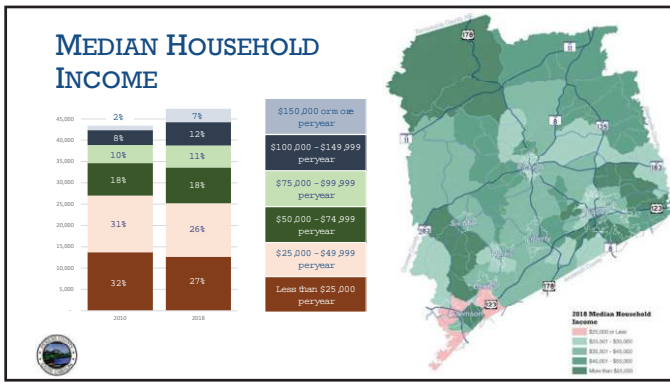
18



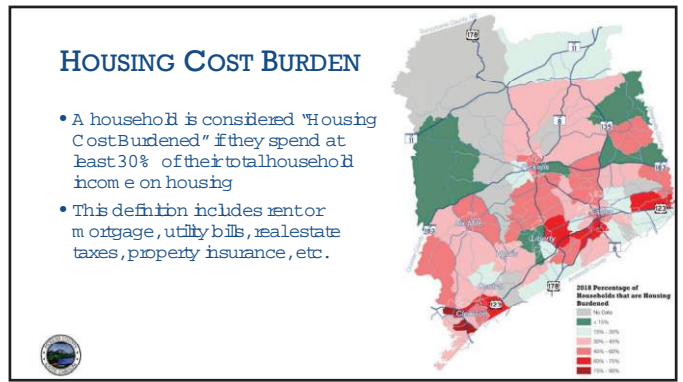
19



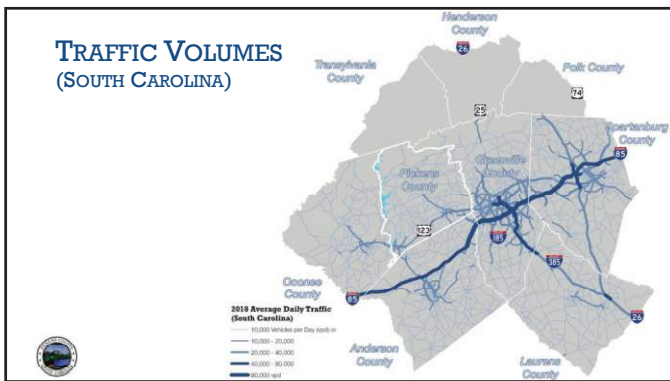
20



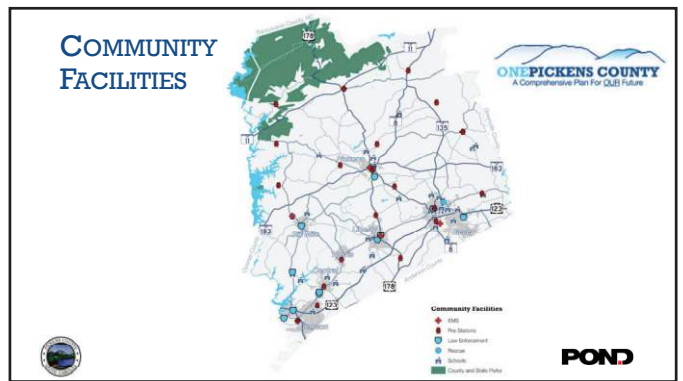
21



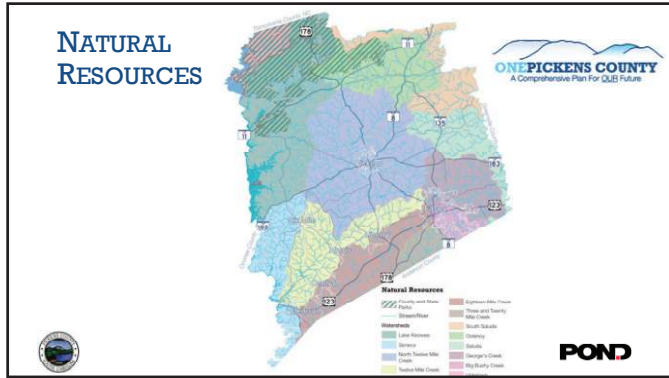
22



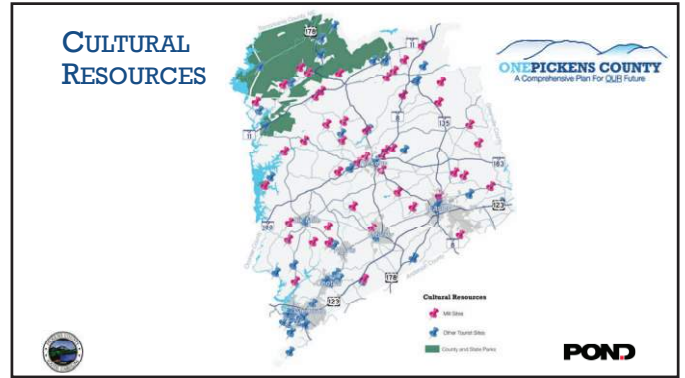
23



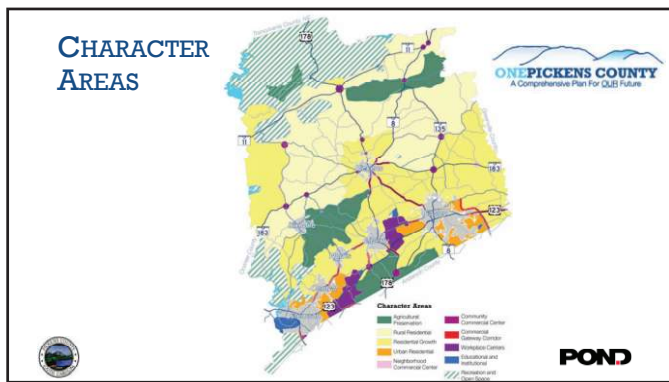
24



25



26



27


ONEPICKENS COUNTY
 A Comprehensive Plan For OUR Future


SWOT Exercise

28


ONEPICKENS COUNTY
 A Comprehensive Plan For OUR Future

Policy Review

29

POLICY REVIEW ACTIVITY


- Please review each policy on the boards around the room
- Place one dot for each policy in the Strongly Agree, Agree, Neutral, Disagree, or Strongly Disagree column
- If you feel any policies need to be reworded, please write the Policy ID and your proposed wording on your comment form
- If you feel any additional policies need to be added, or have any other thoughts to share, please also write these on your comment form
- Be sure to drop your comment form off at the sign-in desk before you leave

30

Attachment C

SWOT Exercise Boards



STRENGTHS

Advisory Committee Meeting #1

March 5, 2020

Existing Plans, Data, + Planning Resources

Quality of Life / Natural Resources ✓✓

Post-secondary Education System ✓

Central Location (access to Atlanta, Charlotte, etc + natural resources)

Historic Heart of SC Upstate

People + Service Organizations

Career + Technology Center + relationships w/ business comm.

Great K-12 system ✓✓✓

Affordability (taxes, etc.)

Friendly Community

Family Structure / Strength

WEAKNESSES

Advisory Committee Meeting #1

March 5, 2020

Lack of 4-lane access to I-85 ✓

Lack of access to affordable childcare

Affordable Housing

Inadequate roadways in/out of Pickens (esp. to Greenville) ±

Public transportation (esp. w.r.t. public health) ✓

Crime (esp. drug-related)

Access to Mental Health Services

Early childhood Opportunities

Utility costs/controls/power

Losing industrial/economic sites

Coordination of Services

OPPORTUNITIES

Advisory Committee Meeting #1

March 5, 2020

- local food sources
- leverage unique identity
- learn from neighbor's mistakes
- leverage education (K-12 + secondary...)
- more job opportunities (industrial development)
- more short term housing
- fare free electric fleet (CATS)
as model

THREATS

Advisory Committee Meeting #1
March 5, 2020

- protection through regulation of lake
- lack of ^{straw} stormwater regulation/septic
- losing identity
- lose of large preserved parcels
- changing attitudes (who are we?)
- crime (particularly drug related)
- Cooperation towards common goals
 ↳ service providers => need more regional or county level approach?
- resistance to tools to manage growth

Attachment D

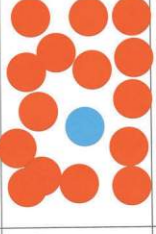
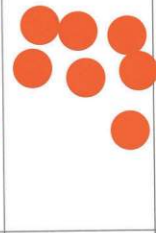

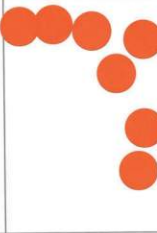
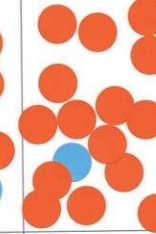
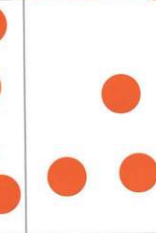
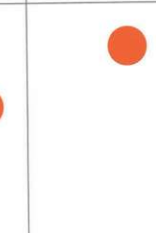
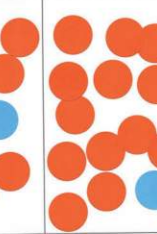
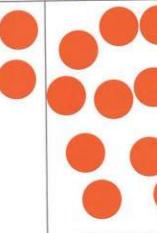
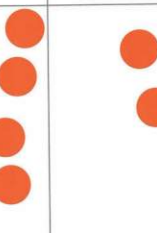
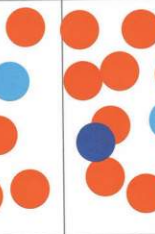
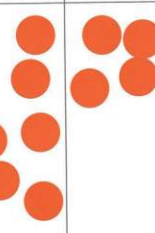
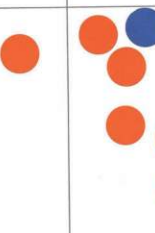
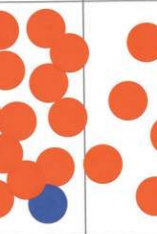
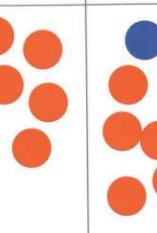
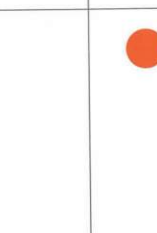



Policy Exercise Boards



PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
CF-1 Community Facilities	Assist with a countywide water plan to be adopted by each water district and supplier to Pickens County in order to prepare for future supply and demand as well as natural and manmade disasters					
CF-2 Community Facilities	Develop a strategic plan for county sewer service in collaboration with district service providers that supports economic development, projected population growth, and which utilized innovative methods of operation.					
CF-3 Community Facilities	Continue to strive for high quality emergency and law enforcement services that correspond to population changes.					
CF-4 Community Facilities	Create opportunities for new county open space and recreation.					
CF-5 Community Facilities	Work with School District on sharing facilities and sports fields					
CF-6 Community Facilities	Maintain all community facilities at quality standards and service in order to best serve the people of Pickens County.					
PI-1 Priority Investment	Continue implementation of a maintenance schedule of County roadways.					



PREVIOUS POLICIES

Advisory Committee Meeting #1

March 5, 2020



POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
H-1 Housing	Encourage accredited organizations to improve options in quality and affordable housing.	15	10	2	3	0
H-2 Housing	Encourage Master Planned Development projects as an economic development catalyst that provide attractive housing options and amenities to seniors, young professionals, and other population groups.	10	10	2	3	1
LU-1 Land Use	Revisit the county development standards as necessary and tailor those policies to reflect the unique characteristics of the Character Areas.	15	10	2	3	0
LU-2 Land Use	Cooperate with local municipalities and public service providers on criteria for annexations, provision of public services (water, sewer, school siting, etc.) and designation of, and land uses and development standards.	15	10	2	3	0
LU-3 Land Uses	Encourage higher density development within existing urban areas and urban boundaries and establish consistent City-County policies for land use mixes, intensities and development standards.	15	10	2	3	0
LU-4 Land Use	Develop guidelines and standards for the implementation of overlays or corridor design standards.	15	10	2	3	0



PREVIOUS POLICIES

Advisory Committee Meeting #1
March 5, 2020




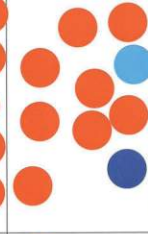
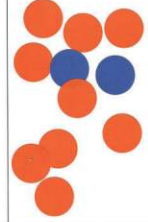
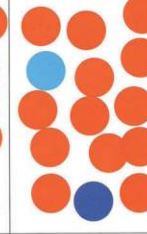
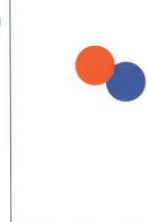



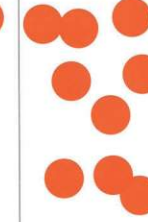

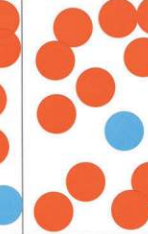
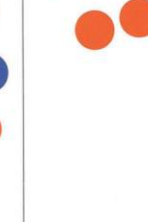
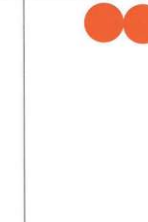




POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
NR-1 Natural Resources	Maintain water quality and air quality a required by DHEC and EPA.	15 (10 blue, 5 orange)	1 (orange)	0	0	0
NR-2 Natural Resources	Cooperate with other agencies that protect critical areas.	15 (10 blue, 5 orange)	5 (orange)	0	0	0
NR-3 Natural Resources	Encourage the preservation of wildlife habitat, scenic views and vistas, and rural agricultural land and the development of local nature-based businesses and tourism.	15 (10 blue, 5 orange)	5 (orange)	0	0	0
NR-4 Natural Resources	Support agencies and organizations that actively protect and promote natural resources of Pickens County.	15 (10 blue, 5 orange)	5 (orange)	1 (orange)	0	0
T-1 Transportation	Establish and fund a Transportation Planning function of the Pickens County Government.	15 (10 blue, 5 orange)	5 (orange)	0	1 (orange)	0
T-2 Transportation	Continue implementation of a maintenance schedule of County roadways.	15 (10 blue, 5 orange)	5 (orange)	0	0	0
T-3 Transportation	Upgrade and maintain the county road system in a manner that meets the needs of Pickens County's growing population and provides safe and efficient routes through the county.	15 (10 blue, 5 orange)	5 (orange)	0	0	0



PREVIOUS POLICIES

Advisory Committee Meeting #1
March 5, 2020

POLICY ID	POLICY	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE
P-1 Population	Implement comprehensive growth management.					
P-2 Population	Periodically assess quality of life in Pickens County via a thorough public feedback process that guides policy-making.					
P-3 Population	Find ways to strengthen and promote volunteer, nonprofit, and other organizational programs that provide educational and healthy lifestyle opportunities to youth in Pickens County					
CR-1 Cultural Resources	Implement the Pickens County Parks and Recreation Master Plan to provide adequate recreation facilities with an emphasis on foot trails and pedestrian amenities in culturally significant areas.					
CR-2 Cultural Resources	Responsibly preserve and market cultural, heritage, and recreational resources.					
CR-3 Cultural Resources	Integrate cultural resources with community opportunities for educational enrichment, healthy lifestyles, and youth involvement					
CR-4 Cultural Resources	Continue to maintain and develop Pickens County's established cultural sites such as the Pickens County Museum and the Hagood Mill.					



Attachment E

Comment Forms



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Legends on Maps too small too hard to read.

Weakness

Limited WIFI in Rural Areas.

NO Emergency Call Boxes. at Boat Ramps.



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

I AM HAPPY that we have a diverse representation here - By that I mean - some average everyday people that have deep roots in Pickens County + grew up in PC, as I did.

I noticed that the majority of people here did not grow up here + do not have any idea of who we are or what we are about!

Whereas we welcome newbies, we do not want to be like where they came from! We are unique + we do not need major change !!!

We do need to manage + update our infrastructure + esp. roads so that our natural attractions have good roads !!

We do not need to raise taxes to do that or anything else!

JoAnn Brewer



COMMENT FORM

Advisory Committee Meeting #1

March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Threat: Pandemic diseases released
by Global warming



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

THREAT: LACK OF LAND USE overlays to protect key corridors of "Beauty" in Pickens Co.
Example: Highway 11 Overlay to protect against Billboards, unsightly development, etc.

Opportunity: Ref: ROAD & Highway Infrastructure
- Develop Comprehensive Corridor overlays Plans for current and future high traffic areas.

Opportunity: Clearly understand the Current Land Use map. Develop Future Land Use map to Drive a Comprehensive Zoning Plan for Pickens Co.
- Encourage participative and County Council led zoning initiative.



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Regarding Transportation/Mobility,
TATT is currently developing a regional
Upstate Mobility Alliance - will be
a great resource to connect w/ ~~the~~
to explore partnerships for Pickens
County efforts

Cindy Hopkins - Easley Chamber
859-2693



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

STRENGTH

WE ARE ON THE FRONT END OF MASSIVE GROWTH WAVE

WEAKNESSES

LACK OF ZONING

TRANSITIONALLY HESITANT TO REEVALUATE LAND USE

NO MAJOR "BENEFACTOR"

OPP.

BUILD UP EXISTING TRANSIT SYSTEM

PERFECT OUR AREA FOR FUTURE GENERATIONS

THREATS

UNCHECKED GROWTH

PERCEPTION THAT PLANNING/ZONING IS SUIE



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Threats

- ① ↪ population / demographic shift challenges
 - 0-18 year olds in decline economic development
 - 24-40⁺ increasing
 - 55+ - large increase (outflow from workforce)

Weakness.

- ① 65% of Pickens County don't have a post-secondary credential, yet 7/8 of jobs require a post-secondary credential



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

a really impressive group of community
representatives - should provide a
wide idea of solutions - or plans.
but it might be hard to bring
everyone together

need a little more leadership ^{to stop} ~~from~~
one or two people to taking over the
conversation - rules



COMMENT FORM

Advisory Committee Meeting #1

March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

I know several people mentioned our education (lower) as being a strength - Having sold real estate for a number of years I can tell you the outside perception is not at that level - clients overwhelming asked to live in the Anderson school district just outside Pickens County in the Powdersville area, for example.

Just food for thought ...



COMMENT FORM

Advisory Committee Meeting #1

March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Conservatives OF THE UPSTATE LAST TIME
a Comprehensive Plan was developed
made our own plan and I will
bring a copy of that to our
next meeting to give you.
Our main focus is to keep
Pickens County the most conservative
minded county and to keep taxes
low, and protect property rights.



COMMENT FORM

Advisory Committee Meeting #1
March 5, 2020



Please write your comments below. If your comment relates to a policy statement, please indicate the Policy ID of the statement you're referring to.

Threats

Climate change

- a/ internally displaced people (immigrants)
- b/ destruction of natural resources
- c/ collapse of our centralized food system

Opportunities:

Regulations to protect local industries and food

