

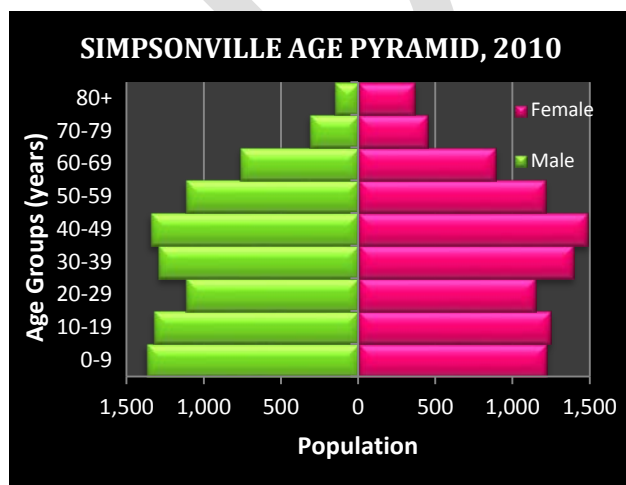
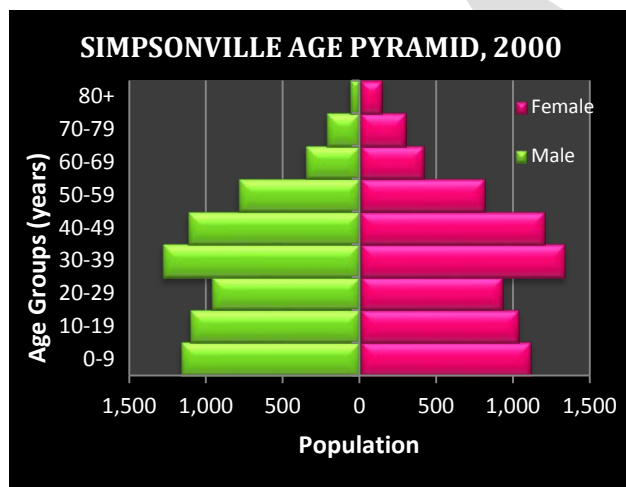


The City's Population Growth

The U.S. Census Bureau reported the population of the City of Simpsonville at 18,238 in 2010. This is fairly consistent with the population of 17,809 estimated by City staff in 2008. This represents a 27 percent increase over the reported population of 14,352 for Simpsonville in 2000. The U.S. Census Bureau estimates the population of Simpsonville at 19,056 in 2012.

The City's Demographic Diversity

Perhaps some of the most notable changes in the demographic composition of the City's population entailed age. The following charts illustrate some of the trends of age composition within Simpsonville between 2000 and 2010.



Some other demographic observations include:

- The median age increased from 33.5 years in 2000 to 36.5 years in 2010.
- The total population that is Hispanic or Latino increased from 667 people in 2000 to 1,619 people in 2010.
- The average household size declined from 2.66 people in 2000 to 2.57 people in 2010.
- The number of housing units increased from 5,636 units in 2000 to 7,624 units in 2010.

Strategies: Progress Report

OBJECTIVE P.1

Ensure accurate population figures

Strategy P.1.1

Participate in U.S. Census Bureau Programs such as the LUCA process.

City staff has successfully participated in a number of programs made available by the U.S. Census Bureau. This has included the following:

- The 2010 Decennial Census Local Update of Census Addresses (LUCA) Program;
- The 2010 Census New Construction Program; and
- The Boundary and Annexation Survey (BAS) Program

Status: Ongoing

Strategy P.1.2

Identify annual increases in the number of households and the type of households within the City.

These figures are available through the City's permitting software. However, city staff could do better to capture this information and publish it so that it is more readily available.

Status: Ongoing

**Strategy P.1.3**

Perform annual population estimations.

City staff has made use of the American Community Survey and the Census Bureau's Population Estimates Program for annual population estimations. However, staff could do better to regularly conduct its own estimation for the sake of comparison.

Status: Ongoing

OBJECTIVE P.2

Prepare to meet the needs of an increasing population in target age groups.

Strategy P.2.1

Employ adequate and qualified staff to maintain current levels of service.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy P.2.2

Inform the school district of observed and anticipated major population increases of school-aged children.

City staff regularly makes the appropriate staff at the school district aware of applications for annexation, rezoning, and subdivision.

Status: Ongoing

Strategy P.2.3

Ensure adequate recreational services and facilities for the younger population.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy P.2.4

Encourage development and industry recruitment for the purpose of job creation and job retention for young- and middle-aged adults.

The Comprehensive Plan redirects the reader to the Economic Growth element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy P.2.5

Address the needs of the aging population.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE P.3

Support the diversity of the population.

Strategy P.3.1

Accommodate a range of housing and employment options.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy P.3.2

Recognize and support heritage appreciation days, holidays, festivals, and other events.

City officials have shown support for cultural events and festivals including the Aloft festival, the Upstate Harvest Moon Festival, the South Greenville Fair, the Annual Christmas Parade, Sippin' in Simpsonville events, events at the Simpsonville Arts Center and events at the Charter Amphitheatre at Heritage Park.

Status: Ongoing

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.



Strategies: Progress Report

OBJECTIVE NR.1

Promote sustainable development practices.

Strategy NR.1.1

Concentrate high intensity development in areas with existing public facilities such as transportation, sewer, and water services.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy NR.1.2

Promote compact development patterns and encourage infill.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy NR.1.3

Reduce commuting times and encourage alternative modes of transportation, thereby improving local air quality.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE NR.2

Conserve the qualities of environmentally sensitive lands.

Strategy NR.2.1

Encourage conservation design practices to environmentally sensitive lands.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy NR.2.2

Strengthen stream corridor protection to protect water quality, reduce erosion, and protect wildlife habitat.

As part of its revamped zoning ordinance, the City has adopted new riparian buffer standards that help to protect stream corridors.

Status: Complete

Strategy NR.2.3

Protect water quality of streams and other water bodies through the adoption of a stormwater management ordinance.

The Greenville County Land Development Division presently oversees stormwater management and erosion control for the purposes of protecting water quality. This agency presently administers a stormwater management ordinance that applies to land development and land disturbance within the City of Simpsonville. Therefore, it is not necessary at this time for this City to prepare such an ordinance.

Status: Complete

Strategy NR.2.4

Facilitate the use of central sewer and water instead of on-site septic systems and wells, which create greater potential for contamination of groundwater.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

**Strategy NR.2.5**

Keep development away from potential natural hazards associated with steep slopes, floodplains, and wetlands.

As part of its revamped zoning ordinance, the City has adopted new riparian buffer standards that help to protect wetlands. The City's Building Official administers codes that regulate various aspects of development that relate to floodplains and steep slopes.

Status: Complete

Strategy NR.2.6

Facilitate the creation of a community parks and open space plan.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE NR.3

Promote energy conservation and efficiency.

Strategy NR.3.1

Promote multi-modal transportation systems.

The Comprehensive Plan redirects the reader to the Transportation element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy NR.3.2

Promote energy conservation in public buildings.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.



Strategies: Progress Report

OBJECTIVE CR.1

Maintain records of the history of Simpsonville.

Strategy CR.1.1

Coordinate the collection of oral and written history and local knowledge of Simpsonville.

This continues to be an ongoing endeavor of the Simpsonville 2020 Committee. At present, their efforts to produce a published document containing a history of Simpsonville have not been realized yet.

Status: Incomplete

Strategy CR.1.2

Maintain a database of archaeological resources, heritage corridors, and historic properties, roads, and landscapes.

In 2010 and 2011, the City's planning staff worked with the Simpsonville Area Chamber of Commerce to identify and maintain a list of historic sites. However, city staff could do better to better document and maintain this database in-house as well as to make this information more readily available.

Status: Ongoing

OBJECTIVE CR.2

Maintain and enhance cultural facilities.

Strategy CR.2.1

Evaluate existing publicly-owned historic and cultural facilities to determine possible improvements to these structures that will make these structures habitable and extend the life and capabilities of these facilities.

In 2012, the City oversaw the renovation of the old Simpsonville library on Academy Street and its reuse for Fire Department administration offices.

In 2013, the City hired a consultant to conduct a Facility Utilization and Condition Study. As part of this study, the consultant assessed the general conditions of several City-owned facilities and recommended improvements thereto.

One specific facility that is in obvious need for improvements is the Simpsonville Arts Center on Academy Street. The Arts Center has had some recent improvements including a new floor in the gymnasium, an enhanced plaza/entryway, and renovated bathrooms. However, this facility is still in great need for air conditioning and insulation improvements. These necessary improvements have not yet been funded.

Status: Work in progress

Strategy CR.2.2

Assess the need for cultural facilities that may be demanded by a growing population.

The City, along with other Greenville County municipalities, is presently in talks with Greenville County whereby Greenville County is considering conducting a study that would create an inventory of the current recreational and cultural facilities throughout the county as well as assess the need for additional facilities.

Status: Incomplete

OBJECTIVE CR.3

Protect the City's architectural heritage.

Strategy CR.3.1

Protect family settlement areas or neighborhoods and other areas of cultural significance utilizing zoning techniques that protect the unique built character of these areas.

As part of its revamped zoning ordinance, the City has adopted zoning districts and design standards that embrace the unique built environment of existing neighborhoods and the small-town character of the City.

Status: Complete

**Strategy CR.3.2**

Consider possible incentives for adaptive reuse and rehabilitation of older buildings and properties that complement historic development patterns.

The City is presently considering enacting some bills made available by the State of South Carolina that may provide financial incentives for the rehabilitation of older buildings and properties such as the Cotton Mill site.

Status: Work in progress

Strategy CR.3.3

Design the public realm to complement historic architecture through features such as uniquely designed signage and street furniture.

Partly due to the recent lack of public funds for capital improvement projects, minimal progress has been made on this strategy.

Status: Incomplete

OBJECTIVE CR.4

Promote historical awareness among Simpsonville citizens and visitors.

Strategy CR.4.1

Erect monuments, interpretive signage, and other markers to clearly identify and honor Simpsonville's historic people, sites, and structures.

Largely led by the Simpsonville 2020 Committee, the City has seen historic markers installed at several historic sites throughout the City. The Simpsonville 2020 Committee continues to be engaged in this program.

Status: Ongoing

Strategy CR.4.2

Create brochures that describe each of Simpsonville's historic neighborhoods and historic buildings and place on display in the City's offices, website, and at community events.

In 2011, the City's planning staff worked with the Simpsonville Area Chamber of Commerce to create a brochure of historic sites. While this brochure was easily obtainable as City offices and via the web at that time, its availability has since waned. City staff could do better to improve the availability of this brochure.

Status: Complete; ongoing

Strategy CR.4.3

Develop self-guided print and MP3 walking tours and associated maps for download at the City's website.

In 2011, the City's planning staff worked with the Simpsonville Area Chamber of Commerce to release a self-guided walking tour of historic sites centered around downtown Simpsonville. However, the promotion of this walking tour has waned over the years since its release. City staff could do better to promote this walking tour.

Status: Complete; ongoing

Strategy CR.4.4

Offer educational materials to local school districts that can be integrated with curricula at various grade levels.

Minimal progress has been made on this strategy.

Status: Incomplete

**OBJECTIVE CR.5**

Support community events and festivals.

Strategy CR.5.1

Support and encourage arts events such as gallery walks and displays or performances of local artists in public spaces.

City officials have shown support for cultural events and festivals including the Aloft festival, the Upstate Harvest Moon Festival, the South Greenville Fair, the Annual Christmas Parade, Sippin' in Simpsonville events, events at the Simpsonville Arts Center and events at the Charter Amphitheatre at Heritage Park.

The City has been very supportive in not just issuing permits for special events in public spaces, but also in promoting and contributing ideas, equipment, and manual labor for local special events.

Status: Ongoing

Strategy CR.5.2

Partner with the Chamber of Commerce for the maintenance of a community calendar.

Some progress had been made on this strategy with the creation of the DiscoverSimpsonville.com website. However, the Chamber of Commerce has recently decided to go in a different direction with this project. Therefore, this strategy remains a work in progress.

Status: Work in progress

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.



Strategies: Progress Report

OBJECTIVE H.1

Promote neighborhoods.

Strategy H.1.1

Achieve a balanced mix of land uses and reinforce a sense of place for new neighborhoods.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy H.1.2

In consultation with the school district, devise small areas plans to strengthen the neighborhood-school link.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy H.1.3

Update development regulations to improve street, bicycle, and pedestrian connectivity between new and developed neighborhoods and their attendant commercial centers, public spaces, and parks.

As part of its revamped zoning ordinance, the City has adopted new standards that promote cross access connectivity between parking lots at businesses as well as the provision of sidewalks at new construction projects, including within new residential subdivisions.

City staff also recognizes the need to update the City's entire land development regulations. It is the intent of staff that this update to the land development regulations will include standards that promote greater connectivity as suggested by this strategy.

Status: Partially complete

OBJECTIVE H.2

Conserve and enhance existing neighborhoods.

Strategy H.2.1

Review building codes and ordinances to determine the extent to which maintenance issues are largely unaddressed by existing regulations.

Property maintenance within the City is largely regulated through the International Property Maintenance Code. The ability to amend this code is limited. However, the City may consider adopting provisions to its own code of ordinances provided that such provisions do not contradict provisions in the International Code. To date, staff has not identified any maintenance issues that are unaddressed by existing regulations.

Status: Ongoing

Strategy H.2.2

Review enforcement policies and procedures to identify ways in which to improve regulatory enforcement of existing laws.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy H.2.3

Rehabilitate recoverable housing and increase the aesthetic appearance of the community.

The City's building inspectors, code enforcement personnel and the Greenville County Redevelopment Authority are primarily involved with efforts related to this strategy.

Status: Ongoing

**Strategy H.2.4**

Identify infill development sites and compatible redevelopment opportunities that would strengthen existing neighborhoods.

Map 5.1 of the Comprehensive Plan depicts some opportunities for infill development within neighborhoods throughout the City. As part of its revamped zoning ordinance, the City has reinforced design guidelines which address the architectural compatibility of infill development with regard to design and scale.

Status: Complete

Strategy H.2.5

Encourage neighborhood identity initiatives.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy H.2.6

Identify and prioritize infrastructure and public facility improvements.

Most of the infrastructure improvements to date have been sewer rehabilitation and street resurfacing projects that are part of ongoing maintenance and rehabilitation programs. The City has also recently begun a program series focused at improving various city-owned parks.

Status: Work in progress; ongoing

Strategy H.2.7

Create an idea book with strategies for modernizing and enhancing common older housing types found in Simpsonville in ways that are compatible with existing neighborhood character.

Minimal progress has been made on this strategy.

Status: Incomplete

OBJECTIVE H.3

Ensure a diverse housing supply.

Strategy H.3.1

Promote a variety and diversity of housing types.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy H.3.2

Encourage variation in lot sizes within new developments.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE H.4

Encourage quality and affordable housing.

Strategy H.4.1

Promote affordable housing through removal of regulatory barriers.

As part of its revamped zoning ordinance, the City has lessened some of the conventional zoning barriers to compact, cost-efficient housing developments such as minimum lot size and setback regulations.

City staff also recognizes the need to update the City's entire land development regulations. It is the intent of staff that this update to the land development regulations will include removing unnecessary regulatory barriers as suggested by this strategy.

Status: Partially complete

Strategy H.4.2

Promote affordable housing.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

**Strategy H.4.3**

Create and foster relationships with non-profit groups to assist in the development, construction, and/or purchase of affordable housing units.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. Historically, the City has worked closely with the Greenville County Redevelopment Authority to this end. The implementation of this strategy will be a continuously ongoing endeavor.

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

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Strategies: Progress Report

OBJECTIVE EG.1

Promote the retention and expansion of existing businesses.

Strategy EG.1.1

Support the enhancement of existing businesses through infrastructure improvement initiatives, code enforcement and beautification programs.

The Comprehensive Plan redirects the reader to the Public Facilities element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy EG.1.2

Provide incentives for the redevelopment and re-use of underutilized commercial centers.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE EG.2

Facilitate economic opportunities.

Strategy EG.2.1

Provide incentives to support priority economic development projects.

As part of its revamped zoning ordinance, the City has adopted flexible code requirements for desirable infill projects where various requirements, such as those for parking and building setbacks, may be reduced where consistent with the surrounding context. The revamped zoning ordinance also expedites development review and approval processes.

City Council has also recently adopted a bill which authorizes the City to offer a special property tax assessment for rehabilitated historic buildings.

The City may also consider extending infrastructure to priority areas. However, the City has not yet had the resources to take this on at this present time.

Status: Complete; ongoing

Strategy EG.2.2

Delineate areas for future improvements in order to promote new businesses and industrial growth in areas best suited for new growth.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy EG.2.3

Encourage mixed-use developments in proximity to residential neighborhoods to provide for business growth and to provide retail and personal services near local residents.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy EG.2.4

Designate land with regional access for business uses that support growth of new and existing sectors of employment.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

Strategy EG.2.5

Encourage “home-grown” and community-based businesses and entrepreneurs.

As part of its revamped zoning ordinance, the City has adopted new standards that make it easier to start up a home-based business while still protecting neighborhoods from potentially adverse impacts of home-based businesses.



The City's land use regulations also allow for a broader range of businesses making it easier for innovative and cutting edge businesses to start up within the City.

Status: Complete

Strategy EG.2.6

Provide assistance to individuals and businesses that approach the City on economic development matters.

City staff continues to compile information that may prove useful for prospective developments. This has included, but is not limited to, demographic information, real estate listings, and guides to navigating the City's permitting procedures.

Status: Complete; ongoing

OBJECTIVE EG.3

Energize the downtown area.

Strategy EG.3.1

Develop a Downtown Master Plan that provides detailed recommendations on how to maintain and build upon the successes of downtown.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy EG.3.2

Increase downtown housing and office density in order to support retail uses and create a 24-hour environment.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE EG.4

Support tourism.

Strategy EG.4.1

Continue to protect valuable historic, natural, and cultural resources through adequate land development regulations.

As part of its revamped zoning ordinance, the City has adopted a combination of standards and requirements that make it easier to adapt historic buildings for reuse. The City's zoning regulations also promote consistency with the historic architectural framework of the City.

Status: Complete; ongoing

Strategy EG.4.2

Market the downtown as a tourist destination.

To date, the Main Street Chapter of the Simpsonville Chamber of Commerce has explored and planned various events and promotions to attract activity to the downtown.

Status: Ongoing

Strategy EG.4.3

Develop new methods to educate and entertain visitors through a variety of tours, interpretive signage, and other creative means.

The Simpsonville 2020 Committee has been instrumental in the installation of historic markers throughout the City, particularly the downtown. The Simpsonville Chamber of Commerce, together with City staff, has also created a self-guided walking tour of places of historic interest.

Status: Ongoing



Strategy EG.4.4

Devise and implement guidelines for signage, urban art, and other visual media that will reinforce Simpsonville’s cultural and historic image, the sights and sounds of downtown, and other tourism attractions.

The City has citywide signage regulations in place. However, minimal progress has been made on other efforts related to this strategy.

Status: Incomplete

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

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Strategies: Progress Report

OBJECTIVE PF.1

Provide effective staff and efficient public services.

Strategy PF.1.1

Develop a long-range plan to address staffing levels of existing and potential new departments also considering the facility needs of City staff for the next ten to twenty years.

A consultant has recently completed a "Facility Utilization and Condition Study." The scope of this study was to determine the existing amount of interior space, identify each space's use, document each building's current floor plan, assess the general condition of each building and its system, identify additional space needs by department, and project costs for correcting identified deficiencies.

The next step for the City will be to incorporate this study into its Capital Improvement Plan.

Status: Partially complete

Strategy PF.1.2

Continue to support and provide quality public safety services to all businesses, residents, and visitors of Simpsonville.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy PF.1.3

Provide for adequate collection, processing, disposal of wastewater, solid waste and recycling efforts in an environmentally sound and economically feasible manner to meet the needs of present and future residents.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

The City has also engaged in a sewer upgrade program focused on repairing sewer lines in critical conditions. This program will be ongoing for several years.

Status: Work in progress; ongoing

OBJECTIVE PF.2

Establish community facilities as neighborhood centers.

Strategy PF.2.1

Where feasible, integrate community facilities and civic uses such as schools and houses of worship into residential neighborhoods, thus contributing to quality of life and neighborhood vitality.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

Minimal progress has been made on this strategy. Its implementation will be a continuously ongoing endeavor.

Status: Incomplete

Strategy PF.2.2

City-owned facilities will add to the community's sense of place through high-quality architectural design and site orientation.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

The City's revamped zoning ordinance includes new design standards that enhance the streetscape and building design.

Status: Complete; ongoing

Strategy PF.2.3

Locate and retain community facilities within the downtown area where appropriate and possible.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

**OBJECTIVE PF.3**

Prioritize improvements and expansions of public facilities and infrastructure.

Strategy PF.3.1

Complete a community parks and open space plan.

A formal plan has not yet been developed, but the City has initiated a “Love Your Park” series that is focused on promoting the enhancement of city-owned parks throughout the city.

Status: Work in progress

Strategy PF.3.2

Support the enhancement of existing businesses through infrastructure improvement initiatives.

The City has also engaged in a sewer upgrade program focused on repairing sewer lines in critical conditions. This program will have the effect of improving sewer capacity and infrastructure in already developed areas of the City. This program will be ongoing for several years.

Status: Work in progress

Strategy PF.3.3

Delineate areas for future infrastructure improvements which promote new businesses and industrial growth in areas best suited for new growth.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy.

The City has engaged in the site certification process for a large tract of land pegged for industrial growth. However, this site certification has not yet been completed.

Status: Work in progress; ongoing

Strategy PF.3.4

Require that adequate public facilities and infrastructure be in place prior to, or concurrent with, additional development.

This policy is in place for sewer infrastructure as well as stormwater management facilities. However, minimal progress has been made in implementing this for roads and schools.

Status: Partially complete

Strategy PF.3.5

Establish Simpsonville as a burgeoning “Wireless Community” by providing hotspots in appropriate places throughout the City.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy PF.3.6

Promote energy conservation designs in new public buildings.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. City staff has been exploring affordable opportunities to implement this strategy.

Status: Work in progress

OBJECTIVE PF.4

Coordinate with local utility companies and school districts.

Strategy PF.4.1

Share demographic information, estimates, projections, and permitted densities with local utility companies.

The City’s planning staff regularly notifies local utility companies of annexations to the City.

Status: Ongoing



Strategy PF.4.2

Provide the school district with updated demographic information, estimates, and projections.

The City's planning staff regularly notifies the school district of annexations, rezonings, and subdivision proposals.

Status: Ongoing

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.

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Strategies: Progress Report

OBJECTIVE T.1

Provide a safe and efficient roadway system that meets adequate level of service requirements.

Strategy T.1.1

Create and adopt a Thoroughfare and Collector Street Plan that reflects current and future needs for the roadway network.

In 2011, the City adopted a Thoroughfare Plan for Simpsonville. This plan recommends a number of road construction projects that entail intersection improvements, road widening projects, and the construction of new roads. This plan also recommends smart transportation practices and policies to promote access management, right-of-way preservation, complete streets and traffic calming.

Status: Complete

Strategy T.1.2

Incorporate regulations that encourage shared vehicular access and minimize driveway access along arterial streets.

The City's revamped zoning ordinance has added language that endorses and applies the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards which seeks to minimize driveway access along arterial streets. Language has also been added to the zoning ordinance which promotes cross access between adjacent parking areas.

Status: Complete

Strategy T.1.3

Require stub streets and connections to existing stubs in new subdivisions.

While this practice is encouraged and recommended, where appropriate, during the subdivision review process, the City has not adopted new regulations to this end.

Status: Incomplete

Strategy T.1.4

Ensure adequate access into the downtown area for vehicles, pedestrians, and bicycles to support public activities and private business uses.

The City's Thoroughfare Plan identifies some road improvement projects that would enhance access into the downtown area. City leaders have also identified an opportunity to develop a section of the Swamp Rabbit Trail in the downtown area that would enhance pedestrian and bicycle access. However, these projects have not yet been funded or scheduled for funding.

Status: Partially complete; work in progress

Strategy T.1.5

Review and prioritize the City's inventory of streets for paving and maintenance.

The Public Works Department has established this inventory and updates this inventory annually.

Status: Complete

**Strategy T.1.6**

Invest in road improvements (widening and new roads) when necessary and appropriate to address safety or capacity deficiencies (both existing and future).

Such projects have been identified in the City's Thoroughfare Plan. These projects have been included in the Greenville-Pickens Area Transportation Study (GPATS) Long-Range Transportation Plan. However, none of these projects have been programmed for funding yet.

Status: Partially complete; work in progress

Strategy T.1.7

Create better road networks in under-served and under-connected areas of the City, giving priority to connections that will stimulate economic development.

A couple such projects have been identified in the City's Thoroughfare Plan. These projects have been included in the Greenville-Pickens Area Transportation Study (GPATS) Long-Range Transportation Plan. However, none of these projects have been programmed for funding yet.

Status: Partially complete; work in progress

Strategy T.1.8

Consider more flexible, context-sensitive geometric design standards for roadways, where appropriate.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy T.1.9

Ensure intersections and major access points are well lit.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

OBJECTIVE T.2

Develop a multi-modal transportation system that encourages pedestrian and bicycle usage.

Strategy T.2.1

Identify and prioritize needed pedestrian connections within the community.

The City has identified some opportunities to develop sections of the Swamp Rabbit Trail within Simpsonville. However, these projects have not yet been fully funded.

The City has also identified opportunities to construct and improve the sidewalks in the Woodside Mill Village. However, construction of this project has not yet begun.

Status: Work in progress

Strategy T.2.2

Require all new developments to accommodate pedestrians within their site.

The City's revamped zoning ordinance includes standards that require sidewalk construction in appropriate areas.

Status: Complete

Strategy T.2.3

Consider the incorporation of pedestrian sidewalks and bicycle lanes into future roadway improvements where appropriate.

This has been identified as a recommended practice in the City's Thoroughfare Plan.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy T.2.4

Encourage bicycle parking facilities at key destinations.

Minimal progress has been made on this strategy.

Status: Incomplete

**Strategy T.2.5**

Promote bicycling as a form of transportation and recreation.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy T.2.6

Require bicycle and pedestrian connectivity to adjacent roadways, between adjacent developments and neighborhoods, and between dead end streets.

Minimal progress has been made on this strategy.

Status: Incomplete

Strategy T.2.7

Ensure that bicycle and pedestrian facilities are designed to connect schools, community services, and destinations.

Sidewalk construction along Stokes Road has increased pedestrian access to Hillcrest Middle School. Some of the opportunities identified to develop sections of the Swamp Rabbit Trail in Simpsonville would also enhance access to schools, community services, and destinations.

Status: Work in progress

Strategy T.2.8

Use signage, striping, and/or special paving to facilitate convenient and safe bicycle and pedestrian crossings at street intersections.

The City's revamped zoning ordinance includes standards for marking crosswalks across streets and driveways. However, the City has not yet identified and undertaken any such projects.

Status: Partially complete

OBJECTIVE T.3

Develop a multi-modal transportation system that promotes an integrated mass transit system that addresses local and regional needs.

Strategy T.3.1

Ensure that any mass transit services provided within the City of Simpsonville are at an acceptable economic cost to the City.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy T.3.2

Promote transit use by encouraging appropriate densities at potential transit locations.

The Comprehensive Plan redirects the reader to the Land Use element of the Plan suggesting that this strategy is more directly addressed in that chapter of the Plan.

OBJECTIVE T.4

Develop a comprehensive parking strategy.

Strategy T.4.1

Conduct a full review of current parking standards.

The City's parking standards were reviewed during the process of revamping the zoning ordinance. The revamped zoning ordinance entails new parking standards that provide for more flexibility and less restrictive minimum requirements.

Status: Complete

Strategy T.4.2

Ensure that parking standards are not an impediment to infill development.

The City's parking standards have been revamped to provide for greater flexibility positively affecting prospective infill development.

Status: Complete

**Strategy T.4.3**

Where possible, join adjacent parking lots and record cross-access easements to provide vehicular links to abutting properties; facilitate shared parking where appropriate.

The City's revamped zoning ordinance promotes cross access between adjacent parking areas and also provides for cooperative parking.

Status: Complete

Strategy T.4.4

To the maximum extent practical, locate parking lots behind buildings, in the interior of a block, or create buffers to ensure that parking lots do not dominate the street frontage.

The City's revamped zoning ordinance includes appropriate standards to this end.

Status: Complete

Strategy T.4.5

Encourage landscaping islands in the design of parking lots.

The City's revamped zoning ordinance includes appropriate standards to this end.

Status: Complete

Strategy T.4.6

Acquire land for downtown parking.

Minimal progress has been made on this strategy.

Status: Incomplete

OBJECTIVE T.5

Enhance key gateways to the community in order to present a positive impression and increase civic pride.

Strategy T.5.1

Identify and enhance key entrances within the City.

City leaders have identified some opportunities for gateway projects and have explored programs that might assist these projects. However, these projects have not received funding.

Status: Partially complete; work in progress

Strategy T.5.2

Incorporate aesthetic improvements such as landscaped medians and street trees along roadways at key gateways.

Minimal progress has been made on this strategy.

Status: Incomplete

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.



Strategies: Progress Report

OBJECTIVE LU.1

Enhance the small town character.

Strategy LU.1.1

Create regulations that yield commercial and office structures that reflect the local vernacular.

The City's revamped zoning ordinance includes building design standards that reflect the local vernacular.

Status: Complete

Strategy LU.1.2

Create regulations that require new development to coordinate and blend the public realm/streetscape with surrounding developments.

The City's revamped zoning ordinance includes standards to this end in its two design overlay districts centered in downtown Simpsonville.

Status: Complete

Strategy LU.1.3

Create regulations that allow for and encourage compatible scale among neighboring developments.

The City's revamped zoning ordinance includes various standards that promote this strategy.

Status: Complete

OBJECTIVE LU.2

Prioritize infill locations and redevelopment opportunities.

Strategy LU.2.1

Review zoning standards and land development regulations and revise as necessary to enable compatible infill projects.

The City has revamped its zoning ordinance largely to incorporate greater flexibility for infill and redevelopment projects. The City's land development regulations have not yet been updated to this end.

Status: Partially complete; work in progress

Strategy LU.2.2

Elevate the priority of needed maintenance projects such as street and sidewalk repaving and sewer line replacements, as well as minor enhancements such as new sidewalks and street trees, in areas surrounding infill development opportunities.

The City has undertaken an extensive project to upgrade its sewers. The City also continues to participate in the Greenville County Legislative Delegation Transportation Committee's Municipal Match Resurfacing Program which facilitates the resurfacing of prioritized streets each year.

Status: Work in progress; ongoing

Strategy LU.2.3

Identify structures and sites for redevelopment, intensification or reuse and prepare a marketing program for targeted structures and/or sites for infill, redevelopment and land intensification.

The City's planning staff has compiled an inventory of sites and structures available for lease and/or sale. This inventory is maintained on the City's website. However, the City has struggled to keep this inventory up-to-date.

The City has not engaged in a marketing program for these real estate and development opportunities.

Status: Partially complete; ongoing

**OBJECTIVE LU.3**

Foster strong neighborhood qualities.

Strategy LU.3.1

Permit small-scale neighborhood commercial services as part of residential planned developments.

The City's revamped zoning ordinance allows for small-scale neighborhood commercial services as part of residential planned developments provided that such is incorporated in the concept of the planned development.

The zoning ordinance also includes the establishment of a new zoning district that allows for residential uses, neighborhood offices, and live-work arrangements. This district is called the R-OI district in the ordinance.

Status: Complete

Strategy LU.3.2

Adopt regulations which require high-quality pedestrian-oriented streets with sidewalks, street trees, and adequate lighting, where appropriate.

The City's revamped zoning ordinance includes standards for each of these items listed in this strategy.

Status: Complete

Strategy LU.3.3

Adopt regulations that allow for or require a mix of housing types within new and existing neighborhoods that are also compatible with development patterns in these neighborhoods.

The City's revamped zoning ordinance entails new residential zoning districts—specifically the R-Mid, R-Hi, and R-OI districts—which allow for a mix of housing types.

Status: Complete

Strategy LU.3.4

Encourage connections among neighborhoods via roads, sidewalks, and multi-use paths.

While this practice is encouraged and recommended, where appropriate, during the subdivision review process, the City has not adopted new regulations to this end.

Status: Incomplete

Strategy LU.3.5

Develop design guidelines and standards to ensure that the scale, massing, height, and site design of projects are compatible with and enhance surrounding neighborhoods.

The City's revamped zoning ordinance includes various standards that promote this strategy.

Status: Complete

OBJECTIVE LU.4

Promote mixed-use development.

Strategy LU.4.1

Create zoning and land development regulations that allow for mixed-use developments.

The City has revamped its zoning ordinance largely to incorporate greater allowances for mixed-use developments. The City's land development regulations have not yet been updated to this end. However, staff is not aware of any standards in the land development regulations which would impede mixed-use developments.

Status: Complete

Strategy LU.4.2

Create design standards that orient commercial buildings in a way that helps to define the streetscape.

The City's revamped zoning ordinance entails building design standards and two design overlay districts with standards to this end.

Status: Complete

**Strategy LU.4.3**

Provide density and intensity bonuses to planned developments that further the strategies of the Comprehensive Plan.

This is inherent in the process of evaluating and negotiating planned developments. Planned development, or innovated developments as they are called in the City's revamped zoning ordinance, are each evaluated on their own merit.

Status: Complete; Ongoing

OBJECTIVE LU.5

Administer efficient and orderly land use development services.

Strategy LU.5.1

Improve the clarity and efficiency of the development review process and streamline the development review process for projects that incorporate high-quality environmental and neighborhood standards.

This represents a mission statement for the City's planning division. The City continues to strive to maintain a high standard of customer service.

The procedures contained in the zoning ordinance have been revamped for greater clarity. The City's planning division has also published guides and permit applications to help facilitate the process.

Status: Complete; ongoing

Strategy LU.5.2

Promote fiscal responsibility for the City with the expansion of infrastructure and services.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy LU.5.3

Promote orderly annexation.

The Comprehensive Plan recommends that City officials take up this strategy as a general policy. The implementation of this strategy will be a continuously ongoing endeavor.

Strategy LU.5.4

Maintain and update an existing land use inventory.

The City undertook efforts to compile a land use inventory in 2008. However, minimal progress has been made in keeping that inventory up-to-date.

Status: Incomplete

Findings of Consistency

As far as staff can determine, these objectives and strategies still appear to be consistent with prevailing economic trends and/or best planning practices.