



-THE CITY OF-
EASLEY
SOUTH CAROLINA

Comprehensive Plan

2022





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1 INTRODUCTION

This Comprehensive Plan for the City of Easley is a long range, visionary document that is meant as a guide that includes an evaluation of trends and existing conditions, defines the community strengths and challenges and provides recommendations to address those challenges. The Comprehensive Plan itself, however, is not a law and is not legally binding. Instead implementation occurs when the plan's vision for the future is faithfully translated into ordinances, budgets and when decisions made by elected and appointed bodies that wield policy and decision making powers.

In June 2021, The City of Easley began a review of its existing comprehensive plan and developed a scope of work and process for public participation and developing this plan. A main goal for this plan is to provide a road map that is easy to use to help Easley officials, residents and business stakeholders sound decision for the next 5 – 10 years when confronted with both predictable choices and the unknowns.

“Effective city planning begins with the comprehensive plan in which locally generated core values are used to operationally create a vision of a future quality of life. Quality of life is a concept that includes physical, economic and social considerations. These are closely interrelated because economic viability and growth require a sustainable environment as well as first rate services. Conversely, maintain a sustainable environment and providing quality services require economic viability. A properly done comprehensive plan will provide a policy direction and physical framework to promote continued economic development, consistent land use decisions and other public policy over the coming decades.”

Barry Nocks, PhD, FACIP
Professor Emeritus
Clemson University

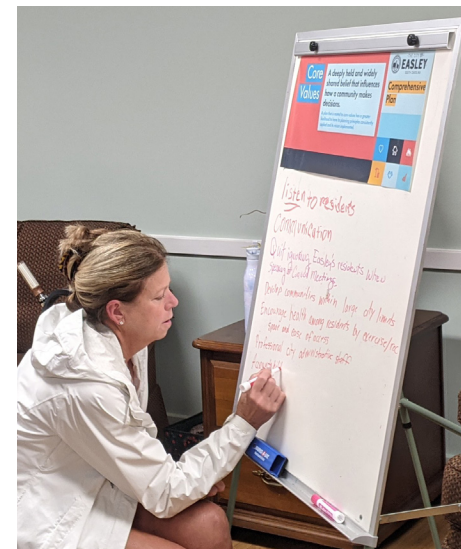
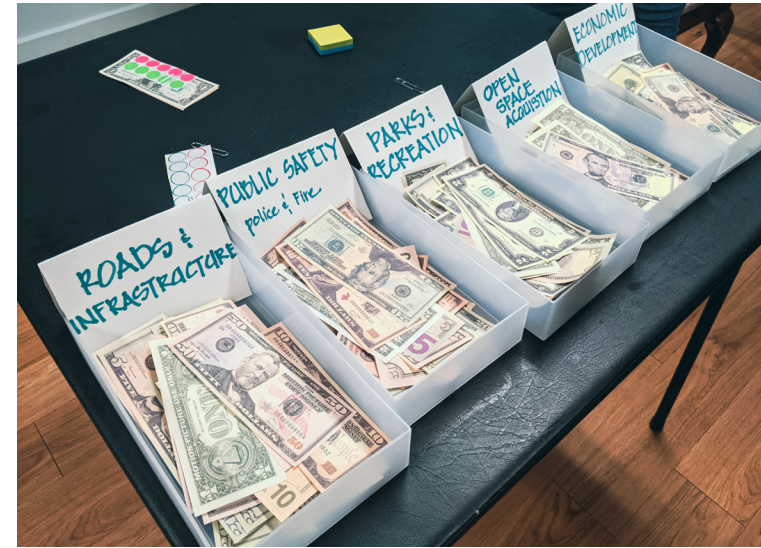
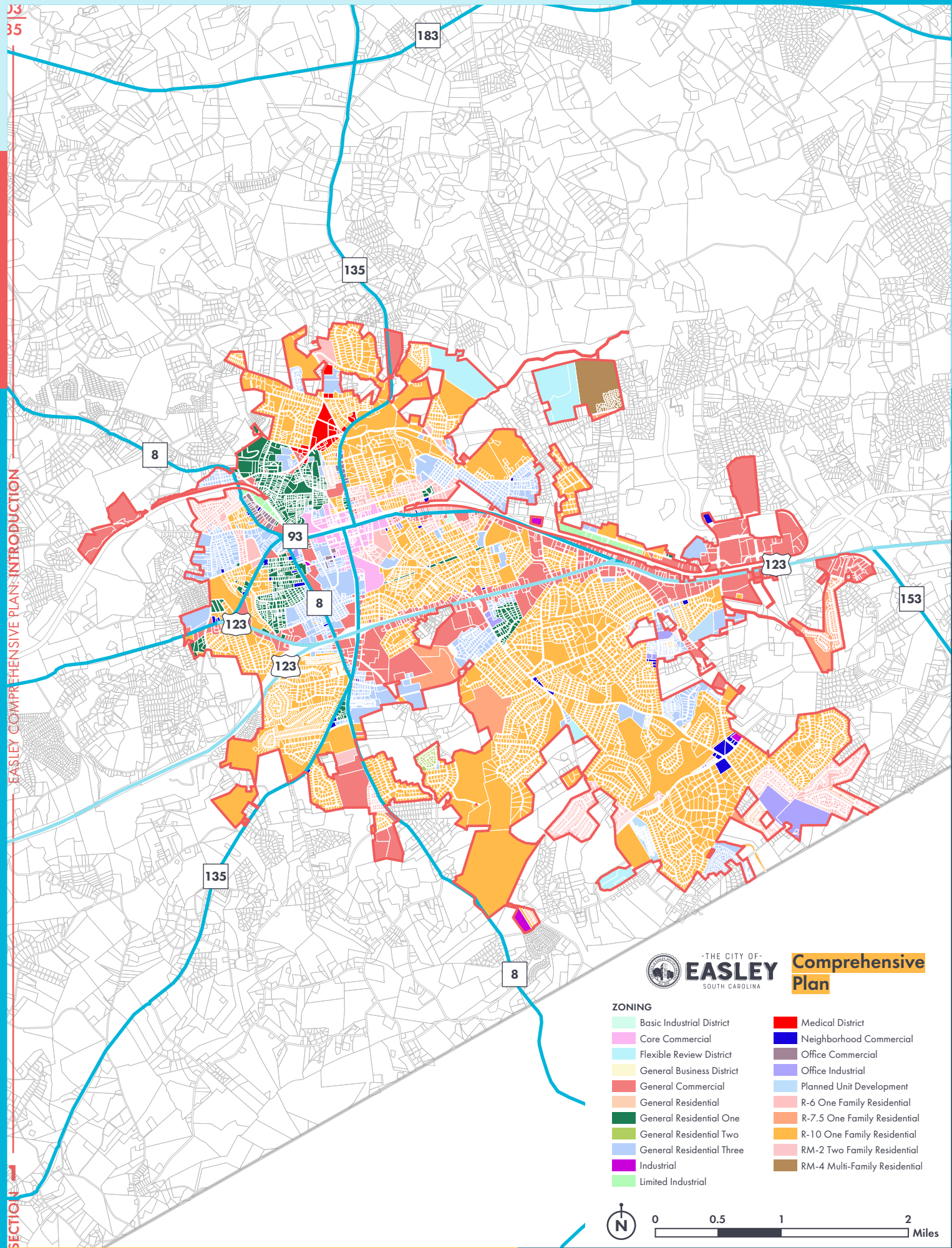


A Comprehensive Plan Advisory Committee of Easley's business owners and residents was formed to help guide this effort. This group has reviewed the initial resident survey (490 participants) and results as well as the Baseline Conditions Report and assisted in developing the public participation strategy for this planning effort. In addition stakeholder interviews were conducted with representative from the City departments and organizations. In September and October there were 6 workshops conducted

in various locations for community input and had over 87 attendees participate in several exercises designed to ask about issues and challenges for Easley's future and about their visual preferences for future development.

The survey results, public workshops, and interviews have been used to help identify the City's strengths and core challenges and develop the plan recommendations.





2 CORE ELEMENTS

Core Values are a deeply held and widely shared belief that influences how a community makes decisions. A plan that is tied to core values has a greater likelihood to have its planning principles consistently applied and its vision implemented.

1 STRONG SENSE OF COMMUNITY

In the public outreach this core value was expressed in many different ways and with concern that the projected growth will threaten this quality. Part of this sense of community was expressed as strong family friendly values and a desire to embrace and preserve Easley’s history. Overall it is about building and maintaining the physical and social infrastructure that helps us live and connect with our neighbors.

2 DIVERSITY

The decisions we make as a community must strive to include as many voices and perspectives as possible to ensure outcomes that are more equitable and just. The decisions we make should strongly establish Easley as an inclusive and welcome place to all its citizens.

3 RESOURCEFUL

A community as a whole succeeds when it strives to make the most of its greatest strengths and assets – from human capital to natural assets. This includes city government that is professional and fiscally responsible to help encourage growth that respects and builds from our assets while helping to achieve progress on the community’s priorities.

4 CONNECTIVITY

This core value reflects the community’s desire for a transportation network that accommodates all users and modes of transportation. An efficient transportation network starts with a connected road network that safely handles projected growth and supports business and industry. It also includes facilities for safe walking and biking both for transportation and as part of a healthy lifestyle. Connectivity means retrofitting existing streets and expanding trails to connect neighborhoods with each other and daily destinations like schools, grocery stores and restaurants. Finally, it includes other appealing transportation alternatives like trolleys, senior transportation services and car services like Uber and Lyft.



Core Challenges have been identified as the biggest roadblocks the City faces in supporting the core values and ultimately achieving its desire future vision.

1 MANAGE GROWTH

The City has to manage the growth while continuing to improve the quality of life and to provide quality services, quality places and quality community.

2 COMMUNICATION

Critical to achieving the city’s goals is to effectively communicate with both the residents and business community about ongoing city issues, projects and services.

3 ECONOMIC DEVELOPMENT

Increase economic development through out the city and create an inviting community for new businesses and partnerships , supporting new and existing business.

4 MAINTAINING FACILITIES AND INFRASTRUCTURE

The number of city owned facilities and infrastructure continues to increase annually and there is limited funding available for maintenance and replacement.

5 PROVIDE FOR HOUSING ALTERNATIVES (AFFORDABLE, SENIOR)

Currently the City lacks alternative housing products, types and price points to address the diversity of population. Create new neighborhoods and maintain ones that are attractive, convenient and fosters design that encourages social, civic and physical activity.

6 IMPROVING LAND USE FORM & CHARACTER

Many developments were built prior to design standards and additional development requirements would encourage a mix of land uses, connectivity, and help assure property owners maintain the value of their investments.

3 LAND USE

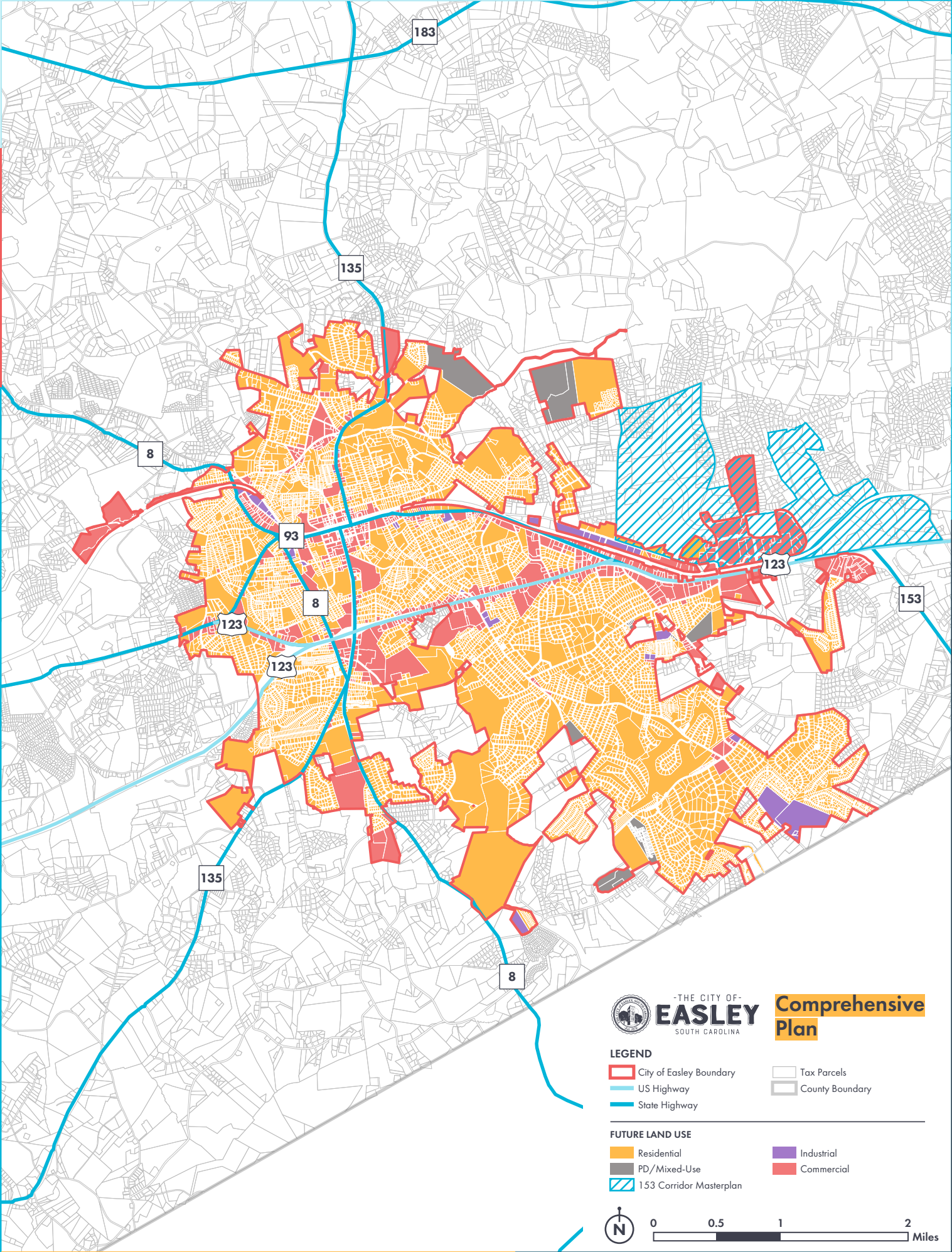
How land is currently used and how it should be used to realize the city’s vision for the future is at the heart of a comprehensive plan. When preparing the land use element and the Future Land Use Map (FLUM) it is important to integrate land use planning with the other elements. While certain land use needs are met in response to market forces for certain land uses or in response to community desires for patterns such as mixed uses, other need are influenced by the other elements with this document. Thus, land uses needs may be further defined by policies for transportation, open space protection, etc.

Based on the recently completed digital survey and public input at the fall 2021 open houses the community is very concerned about the current growth and development. Most of this is occurring as redevelopment of parcels such as the Woodside Mill Apartments or as annexations

of parcels into the city boundaries. Because of the impact of these annexations we have included some areas in the Future Land Use Plan that are currently outside the city’s boundaries but are anticipated to be annexed as they are developed.

Specifically, the Highway 153 Extension master plan that was completed in 2019 for the 1200 acres study area which is currently located outside the city’s boundaries but has been included in the FLUM as a guide for the growth and improvement for this area.

This extensive planning effort included key stakeholders, including the City of Easley, Pickens County, Easley Combined Utilities, major property owners and various community representatives to establish consensus on what type of development would benefit the community and respond to market demands.



KEY FACTS & FIGURES

- Residential uses account for 89% of the total land area in Easley. Of this total, the majority is single family housing, with most of the new growth occurring in the southeastern portion of the city.
- There are 799 acres of commercial, mostly located along the major corridors through the city and the downtown area.
- Institutional uses, including government offices, schools, hospitals, churches and other public building make up approximately 3 % of the land area.
- There is limited service/industrial currently 22.9 acres or 02% of the total land area. Most of these parcels are located on the north side of the railroad tracks which parallel SC93 and along SC 8.
- There are approximately 537 acres in 21 number of parcels of unincorporated, unzoned and undeveloped property surrounded by the city.



STRENGTHS

The city has been active in investing in the downtown business district, partnering to redevelop a number of significant parcels and relocating the operations and maintenance facility to open acreage next to the government complex for another redevelopment opportunity.

The city will continue to annex compatible areas surrounding the city while providing quality services and has adopted a development impact fee to help address the anticipated growth and infrastructure needs.

CHALLENGES

Managing Growth

The city must manage its growth goals and land use objectives with the core values of community and connectivity, preserving the quality of life for the community.

Improving Land Use Form & Character

Determining where and when to grow and what uses are appropriate for a given area play a large role in achieving the desired vision for the City. Just as important is the form and character of the development and redevelopment.

Preservation of Existing Natural Features and Land Conservation

Growth pressures intensify the need for open space and natural resource preservation as well as economic sustainability.

RECOMMENDATIONS

- Consider the core values of this plan when making future development decisions such as zoning approvals and development agreements.
- Align the City's growth goals with an annexation policy that evaluates both the economic and physical impact to the city's infrastructure and services. For example the city should plan for expansion of city facilities (fire, police parks) to be able to service the highway 153 expansion corridor.
- Partner with Easley Combined Utilities to implement the city's growth goals.
- Encourage annexation of neighboring properties, which use city services.
- Encourage smart growth principles with a focus on infill and redevelopment.
- Hire a professional planning director that can help implement the city's growth goals and is available to meet with developers and property owners to guide plans for development prior to application.
- Improve communication and encourage citizen participation in meetings and public hearings for rezonings and annexations.
- Develop a Uniform Development Ordinance that incorporates and updates the city's land development regulations, zoning and design guidelines.
- Develop zoning overlays, corridor plans and small area plans to establish character and development standards for critical districts.
- Communicate the positive benefits of well designed density and mixed use development in appropriate areas.
- Monitor trends and assess changes in demographics to ensure the city is planning for the needs of future populations, ie seniors, diversity etc.
- Regularly conduct research and engage the development community in discussions about consumer preferences and market trends in order to consider updates to standards.
- Develop an inventory of critical and sensitive features in the natural environment, including wetlands, forests and environmentally sensitive lands.
- Develop policies and regulations which include conservation, protection, management and enhancement of the critical and sensitive lands identified above.



SECTION
4 POPULATION

The City of Easley located in the foothills of the Blue Ridge Mountains is approximately 12.3 square miles and is considered a bedroom community with mostly residential land use with the majority of the population commuting to nearby Greenville or Anderson for employment. The past decade has been one of considerable growth driven for the upstate by regional job growth, attainable housing and life style choices for working families, empty nesters and retirees.

The current demographics are based on the recently completed census 2020 and is helpful to reflect the context of the area's growth .

It is important to note that the City of Easley has the highest percentage of seniors (over 65) of any of the areas reviewed. Easley's aging population can be attributed to several factors, primarily due to attraction as a retirement destination and the national trend of the baby boomers turning 65 and over. This trend will have impact on the city's priorities and policies to effectively deal with an aging population.

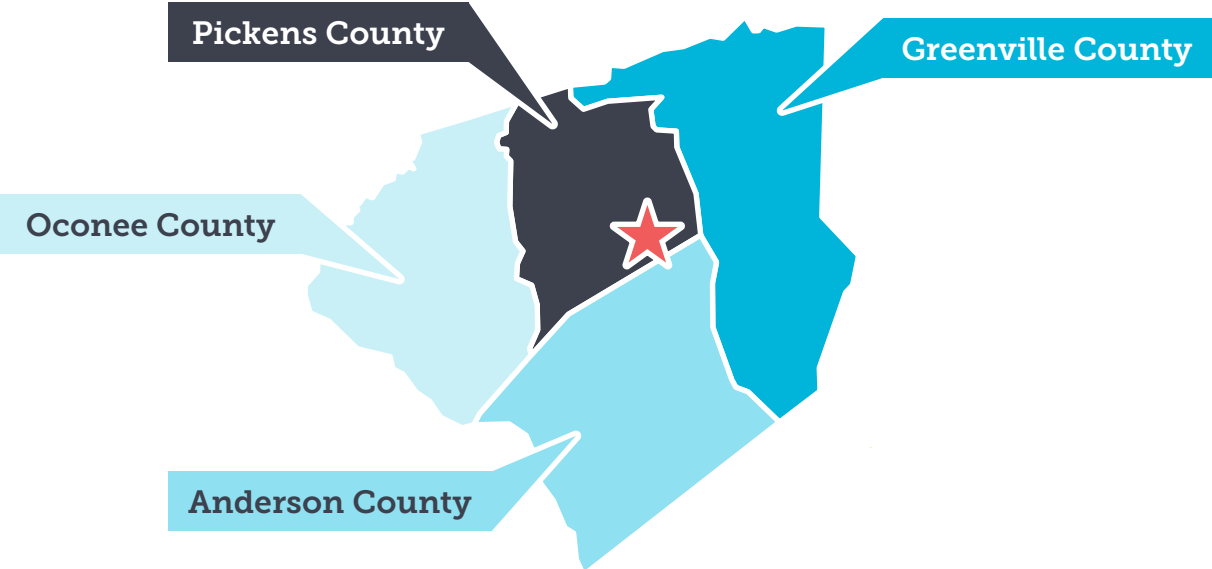


PROJECTED GROWTH

The region has experienced a significant growth trend over the past 20 years and it is expected to be the most populous region in South Carolina for the foreseeable future. Based on the Appalachian Council of Governments 2016-2040 Pickens County is projected to increase its population 11% over the next 20 years

Projections are educated guesses based on past performance. If the regional economy slows down during the 2020's population could be slower. If climate change forces resettlement from coastal communities to the Upstate, it could be faster.

Anecdotaly, it would seem based on current and planned developments for the City of Easley and surrounding area, the growth will exceed the 8% experienced over the past 10 years.



	Easley	SC	Pickens	Greenville	Anderson	Oconee
Population	22,921	5,118,425	131,401	525,534	203,718	78,273
White alone	84.0%	68.6%	88.6%	76.3%	80.5%	89.3%
Black alone	12.7%	27.0%	7.2%	18.4%	16.3%	7.6%
Hispanic	3.6%	6.0%	3.9%	9.5%	4.0%	5.8%
Under 5 yrs	6.4%	5.7%	4.9%	6.2%	5.9%	4.9%
Under 18 yrs	20.6%	21.6%	18.6%	22.9%	22.7%	19.8%
65 yrs and over	20.0%	18.2%	16.7%	16.1%	18.3%	23.6%
Owner-occupied housing rate	64.3%	69.4%	67.1%	67.5%	71.7%	72.7%
Median value of owner-occupied housing units	\$159,800	\$162,300	\$147,700	\$183,800	\$145,800	\$159,800
Median gross rent	\$762	\$894	\$768	\$918	\$778	\$762
Households	8,738	1,921,862	47,934	192,975	76,798	31,978
Persons per household	2.37	2.54	2.45	2.57	2.55	2.40
High school graduate or higher	85.2%	87.5%	85.3%	88.0%	85.3%	84.9%
Bachelor's degree graduate or higher	25.3%	28.1%	26.0%	35.1%	22.2%	25.8%
Median household income	\$52,414	\$53,199	\$49,573	\$60,351	\$50,865	\$49,134
Persons in poverty	11.2%	13.8%	15.3%	12.1%	14%	11.1%

Based on US Census Bureau "Quick Facts."



RECOMMENDATIONS

- Develop strategies with land use, transportation and housing components to provide services and support the aging population.
- Continue to work with Pickens County and the Pickens County School District to monitor population trends for the area.



SECTION

5 HOUSING

Given that the majority of the city’s land use is residential, where and how new housing develops will heavily determine if the City of Easley’s future vision will be achieved. Housing is also intrinsically linked to the other elements of this plan, like population, land use, transportation and community facilities. Consideration of these elements ensures that the city can meet the existing and projected housing needs of all economic segments of the community. The preservation and strengthening of existing neighborhoods will also play an important role in balancing housing growth with the other community goals related to smart growth and use of resources.

During the public participation phase of this plan the community expressed concerns about the rate and density of the residential growth and the city having affordable housing both for families and the senior population. Residents in Ward 5 were concerned about the gentrification of their neighborhood located in proximity to downtown.



KEY FACTS & FIGURES

Growth

- The number of housing units in the city grew 15% between 2000- 2010 and an additional 13.8% from 2010 – 2020.
- Currently the City of Easley has 13 single family subdivisions under construction and approved developments with approximately 1450 lots and 5 multi family projects with approximately 696 units. This residential growth exceeds the growth seen over the past 10 years.

Housing Occupancy

- The percentage of occupied units in the City has increased with from 91% to 93.6% in 2020. The percentage of vacant housing units has decreased from 783 in 2010 to 663 vacant units in 2020.

- The percentage of owner occupied housing units in the city has decreased, with 68% in 2010 and 64% in 2020. This is below the national (65.8%) and state (69.4%) averages.

Housing Characteristics

- The majority of the housing stock in Easley is single family detached homes (74%) with single family attached (11%) and small multi family (6.7%) , larger apartment complexes (14.2%) and mobile homes (4%).
- The city continues to have an older housing stock than with the median age of 34 years old and 46% built between 1970 and 1999.

Housing Affordability

- Of all the housing variables, affordability is one of the most difficult to define. Affordability is both a function of income and household size. One measure of affordability is the incidence of excess cost burden – the share of a person’s income that is needed to pay rent. Households who pay more than thirty percent of their gross income are considered to be “rent overburdened” Approximately 45 % of households who rent are overburdened in Easley.
- The Housing Authority of Easley (HAE) is a housing authority that participates in the Public Housing program and offers one public housing community with 99 units for families and senior/disabled individuals. HAE does not participate in the federal Section 8 Housing Choice Voucher program.

- Fair market rent is determined each fiscal year by HUD and is used to set the payment standard for federal housing assistance programs in the Greenville-Mauldin-Easley area. This is based on the 40th percentile of typical rents in the area. Currently the Fair Market Rent for a 2 bedroom is \$942 a month, an 11.8% increase from last year. The Fair Market Rate for Easley ranges from \$731 to \$1518 (based on number of bedrooms), these are higher than the national average.
- The median home value for Easley is \$181,878. 46% of the owner occupied housing units value falls between \$100,000 - \$200,000 . This has increased from a median value of \$ 97,900 in 2000 and \$138,000 in 2010.

STRENGTHS

Housing demand in Easley is high due to lower home prices, good schools and proximity to Greenville and Anderson employment centers. Home values are on the rise and housing prices are affordable when compared to Greenville.

Recent adoption of the Development Impact Fees provides a resource for the city to invest in the city’s infrastructure and services impacted by new developments.

The preservation and strengthening of existing neighborhoods will play an important role in balancing housing growth with the other community goals related to smart growth and use of resources.

CHALLENGES

Preserving and Reinvigorating Older and declining Neighborhoods

Easley’s housing stock is older and a few older, more established neighborhoods exist and lack amenities and neighborhood services, adequate stormwater facilities as well as the bicycle and pedestrian infrastructure to connect to many of the city’s amenities.

Creating New Neighborhoods of Lasting Value

As the population is aging and becoming more diverse, the composition of households is changing, changing housing preferences correspond. Baby boomers, Generation X and Millennial all increasingly want to live in a more

urban setting, where they can walk to amenities and services and have little outside maintenance. The city currently has no mixed use developments and offers few housing options outside of single family residential housing and large apartment complexes. Additionally few residential neighborhoods offer a mixture of housing types and price points.

Ensuring Housing Affordability

Within the regions strong residential market, there is a relative shortage in affordable new housing stock, compared to demand. High demand combined with rising land and infrastructure costs, has increased the price of an entry level home and the price is only anticipated to continue to increase.



RECOMMENDATIONS

- Create and Maintain residential neighborhoods that provide pleasant places to live
 - Ensure new developments includes adequate infrastructure (including sidewalks, trails, open space)
 - Require traffic studies for new development to identify any off site improvements need to adequately accommodate proposed growth.
 - Amend land development regulations to encourage perimeter buffers and preservation of tree canopy where possible.
 - Encourage the development of neighborhood associations for the city's subdivision to proactively address neighborhood issues and concerns.
 - Develop design guidelines for multi family developments to address the scale, architecture and site context.
- Provide a diversity of housing choices
 - Develop strategies and recommendations to encourage Lifelong Communities that address senior need and allows for aging in place.
 - Encourage mixed use projects that integrate denser housing with commercial development and amenities.
 - Encourage Missing Middle Housing – a range of house scale building with multiple units which are compatible in scale and form with the single family detached homes, located in walkable neighborhoods.
 - Further city and community involvement with private and non profit affordable housing partners.
 - Encourage alternative housing types such as tiny homes and pocket neighborhoods to provide more affordable single family housing types.
 - Revise regulatory framework to allow accessory dwelling units for single family residential lots.



6 ECONOMIC DEVELOPMENT

This chapter summarizes key findings related to the existing conditions and economic analysis for the Easley area. Recent market studies done for the Highway 153 Masterplan and the HVS Hotel Summary of Findings are the basis for the majority of these findings.

The Easley area is considered part of the greater Greenville MSA (includes Greenville, Mauldin and Easley) economic base which is anchored by health services, education and automotive sectors.

Furthermore, Easley benefits from its proximity to Clemson, which is home to Clemson University; the university has reported increasing enrollment figures year over year since 2002.

Over the past decade the City of Easley has been investing in economic development with several projects and achievements that will continue to contribute to the overall economy of the area.

KEY FACTS & FIGURES

Population & Job Growth

- Population in the Greenville MSA has grown over 12% during the past nine years with the current population estimated as nearly 923,690 and is expected to reach more than 978,650 by 2024.
- Current and planned developments in the pipeline for the City of Easley and surrounding area, will exceed the 8% experienced over the past 10 years.
- The average household income is \$73,387 for the Greenville MSA. Pickens County household income is \$66,798 on average.

The City of Easley falls within the range of the MSA and county incomes with a 2019 average household income of \$69,117.

- The Greenville MSA area currently has an unemployment rate of 2.8% which is lower than the State of South Carolina at 4.1% and the national average of 4.8%.
- The potential for strong job growth could improve significantly over the next decade as the city invest in downtown redevelopment and other development projects designed to encourage investment that attracts new companies and quality talent in the workforce.

Retail Market Analysis

- The primary trade area is defined within a 15 minute drive time and the secondary trade area include a 30 minute drive time, providing access to major employers and assets in the region.
- The demand dynamics for retail comes primarily from population and household income. Income levels within the primary and secondary trade areas are healthy and support the regional retail that exists in the area.
- The expansion of small boutiques in the downtown area, together with the redevelopment of Town N Country center and Walmart/Kohls Town Center satisfies much of the retail gap found within the primary trade area.

STRENGTHS

SC Hwy 123 is the primary corridor for commuter to Greenville County. Within Pickens county, major job clusters are located in Clemson and Easley. Jobs in Easley are primarily located in and around the hospital and commercial corridors on SC Hwy 123 and SC Hwy 153 towards Powdersville. As Easley continues to encourage redevelopment both downtown and along these major commuter corridors, its overall appeal and access to conveniences will continue to attract a wide array of households from the GenX/GenZ population groups.

The City has a few important tools to continue to help redevelop the downtown.

In 2019 the Downtown TIF(Tax Increment Financing) District was renewed for an additional 10 years. TIF's are a financial tool sued by local government to pay for economic growth and redevelopment. The basic idea is that public investment in an area, often in the form of infrastructure, induces property value growth which increase property tax revenue, which is used to pay for the initial investment.

In 2016, the city adopted an Economic Development Incentives Program designed to encourage investment and redevelopment in the downtown area as defined by the Downtown TIF District.

Sports Tourism

The City of Easley offers a premier tournament facility, the J.B. Red Owens Sports complex and averages around 65 tournaments a year, including the Big League Baseball World Series and the Senior League Baseball World Series, which has significant economic impact for the community.

The Parks and Recreation department has successfully developed partnerships with several recreational venues in the upstate regions to help promote sports tourism.

Events

Redevelopment Achievements include:

- Renovation of Old Market Square
- Farmers Market
- Downtown Parking Improvements
- West End Hall Renovations
- Silos
- The Woodside Loft apartments
- Doodle Trail
- Relocation of Operations and Maintenance to new facility to allow for future mixed use redevelopment in downtown.

Over the past decade the City of Easley has been investing in economic development with several projects and achievements that will continue to contribute to the overall economy of the area.

CHALLENGES

Based on the ESRI 2019 numbers provided in the recent market analysis by Rose and Associates. Pickens County (\$46,893) and Easley (\$47,921) lag behind both the nation (\$ 60,548) and the region (\$52,541) when comparing median annual household income.

Downtown Easley is bisected by the railroad tracks and currently has about 28 active trains daily which can create a challenge for connectivity and the redevelopment of this area.

The City of Easley has achieved much of its success with limited administrative staff, however to jump-start after the pandemic slowdown it might consider adding staff to assist with continuing the marketing and economic development efforts.

One of the main challenges mentioned frequently in the public outreach was the need for more communication and this is especially important to be able to market the City as an attractive, responsive and business friendly community.

RECOMMENDATIONS

- Encourage, aid and support the existing businesses while actively recruiting new businesses into the city.
- Continue to work with the Greater Easley Chamber of Commerce to support existing businesses and attract new business to the city.
- Expand to include other commercial corridors and consider increasing the funding available for the Façade Improvement Grant Program
- Establish an Economic Development staff position.
- Advertise the city through the use of newsletters, brochures and social media.



- Commission an updated market analysis and economic development plan
- Seek partnerships with other stakeholders to fund and promote an economic development strategy (Pickens County, Easley Combined Utilities, Fort Hill Natural Gas Authority etc.
- Continue to support and market sports and recreational tourism
- Promote a diversified local economy
 - Identify all commercial corridors and districts and define opportunities for improving the image and distinct identities for each area, i.e., West End Master Plan, etc.
 - Encourage small local businesses
 - Promote community assets, such as the Doodle Trail, to attract tourism
 - Promote more entertainment businesses that cater to children and teenagers.
 - Assemble a database on properties and property owners to better market development opportunities in the City of Easley

- Continue to support the redevelopment of the Downtown District.
 - Continue to support and pursue development projects outlined in the Downtown TIF district
 - Partner with a developer to envision and implement a mixed use project on the 12.4 acres of city owned property vacated with the move of the operation and maintenance department to the new facility.
 - Continue to promote and sponsor city events (farmers market, concerts, etc.) to attract people to the downtown.
 - Facilitate a downtown business association to encourage expanded marketing strategies and sales events.
- Continue to expand the City of Easley's Market
 - Develop a targeted marketing campaign for visitors and growing number of residents in the area.
 - Market directly to the Tri County Technical College.



7 TRANSPORTATION

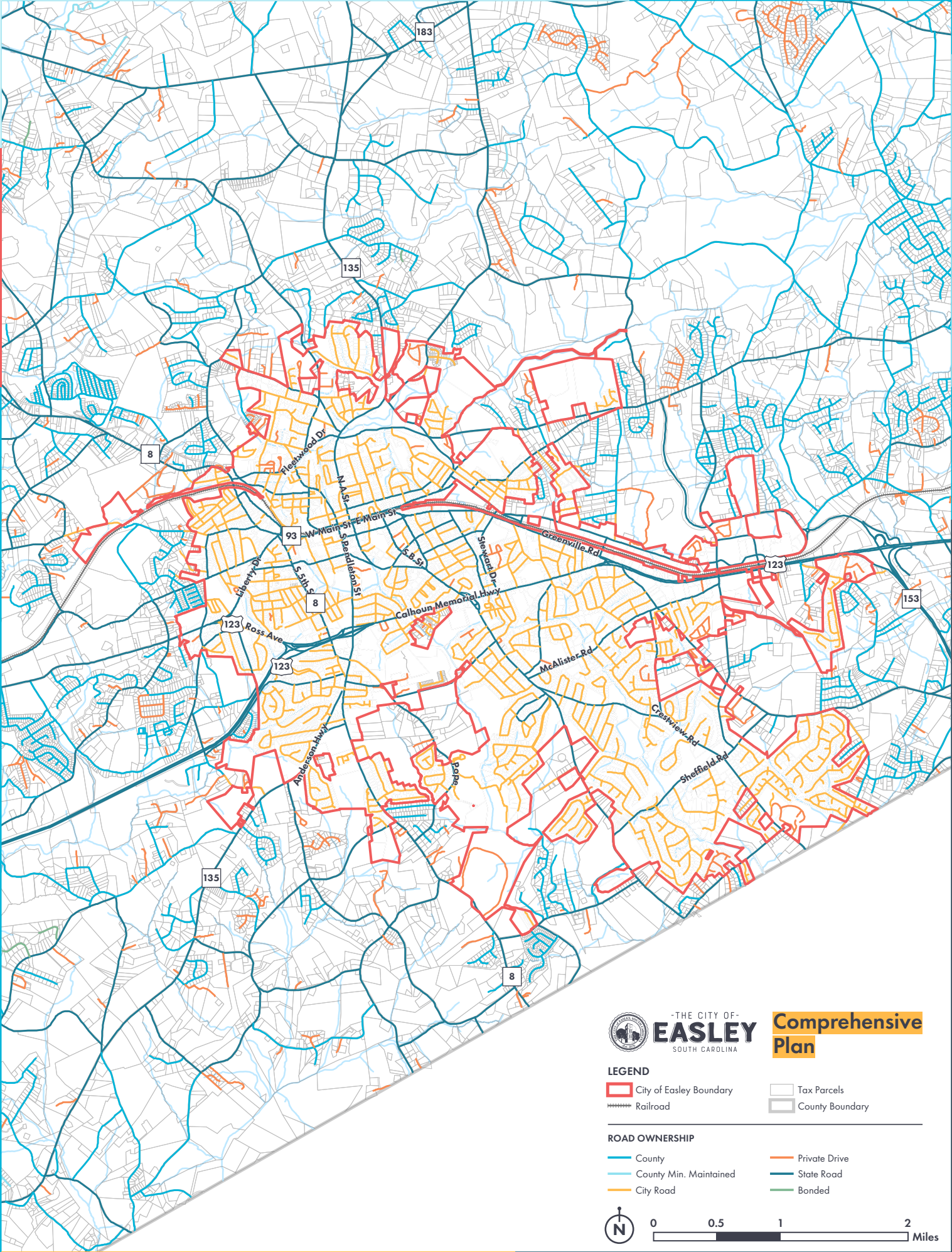
KEY FACTS & FIGURES

Roads

- The City of Easley maintains over 93 miles of county and city roadways, in agreement with Pickens County the city is provided funds to maintain county roads. As growth continues this number will continue to increase.
- US HWY 123 and SC HWY 153 have the highest traffic volumes in the city and serve as primary commuter routes to Greenville and Anderson County.
- SC HWY 153 Extension project which is an extension of SC 153 from US 123 to Saluda Dam Road was completed in 2020 and provides residents an alternative route to SC 153 and I-85 without using US 123.
- GPATS (Greenville Pickens Area Transportation Study) Long Range Transportation Plan (LRTP) Horizon 2040 is a 20 year plan for state and federal highway, transit, bicycle and transportation projects in the regional area.
- The LRTP, approved in May 2021 includes several proposed projects located in Easley. Near – term projects include a proposed widening and access management of US 123.
- Recently completes 2020 Capital Improvement Plan and Development Impact Fee Study estimates an increase of 29,037 vehicle trips in the city by 2020. This study highlights several 10 year projects and are listed in the Baseline Conditions Report at the back of this plan.

BICYCLE & PEDESTRIAN

- In 2010 the City adopted the Bicycle & Pedestrian Master Plan prepared by Alta, a planning and design firm, which provides an assessment of the existing walking and bicycling infrastructure and recommends a network of bike and walk ways for system wide improvements.
- In 2012 , the City of Easley in partnership with the City of Pickens completed the Doodle Trail, a shared use path along the old railroad right of way between the two cities. The City is currently look to expand and extend this popular trail to other areas of the city.
- In 2011, The Brushy Creek Greenway Feasibility Study was completed and in 2013 the project was award \$534,000 through the GPATS Transportation Alternative Program.
- In 2018, the City's Strategic Plan adopts a goal to increase the walkability and bikeability throughout the city with the objective to encourage active and healthy community.



US 123 | Jasper Street to Powdersville Road

LENGTH

2.6 miles

JURISDICTION

City of Easley

WIDENING

TRAFFIC VOLUME

2015: 22,000 - 35,000 vehicles per day

2040: 34,000 - 45,000 vehicles per day

CONGESTION

2015: 0.6 - 0.9 **2040:** 0.6 - 0.8

Measured as ratio of traffic volume to road capacity. 2040 values indicate projected congestion after improvements.

FREIGHT

Priority freight route

TRANSIT

Not a transit route

BICYCLE & PEDESTRIAN

Include sidewalk improvements and upgraded crossings as part of roadway widening

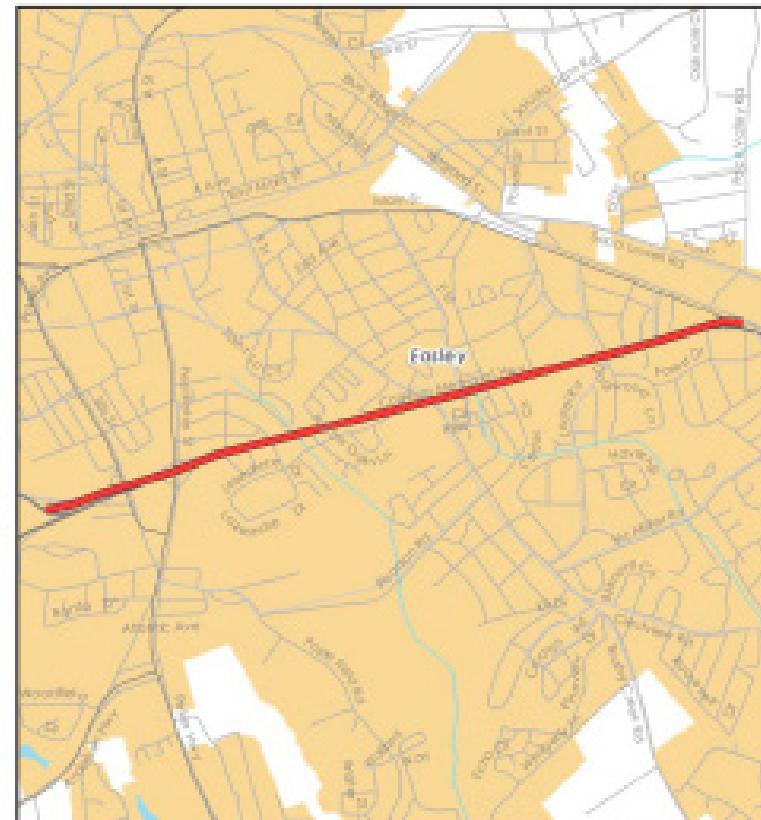
PURPOSE AND NEED

To mitigate congestion and operational concerns

PLANNING COST ESTIMATE

First phase: \$13,500,000. Total project: \$22,500,000

*Additional funding may be necessary for multimodal facilities



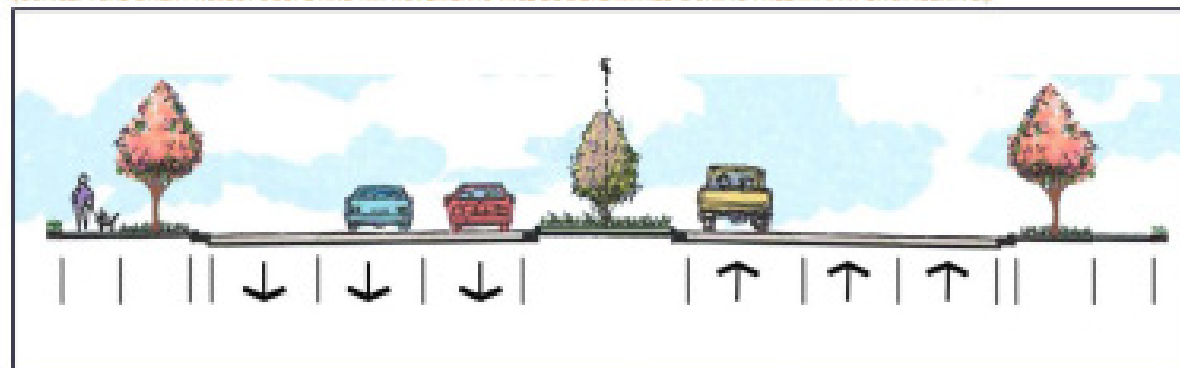
— Widening — Access Management — Corridor Improvements

GUIDING STATEMENTS



PROPOSED CROSS-SECTION

(CONCEPTUAL ONLY. PROJECT SCOPE AND IMPROVEMENTS WILL BE DETERMINED DURING PRELIMINARY ENGINEERING.)



Six lanes, divided, with sidewalks on both sides

STRENGTHS

- The recent adoption by the City of the Development Impact Fee establishes a funding source that while it is not a total solution for infrastructure funding, it is a component that is part of an overall strategy to ensure adequate provision of public facilities. Development Impact Fees must be used for capital improvements or debt service for growth related infrastructure.
- The 2018 Strategic Plan highlights the need for a transportation master plan to address the increase traffic congestion on arterial and collector streets and revisit the Transit Feasibility Study to provide a comprehensive look at transportation methods and alternatives. The City has a consultant on contract to initiate this planning effort.
- As part of the initial public participation for the Comprehensive Plan the community indicated significant support for investment in the city's infrastructure, ranking it the top priority in the budget priority exercise.

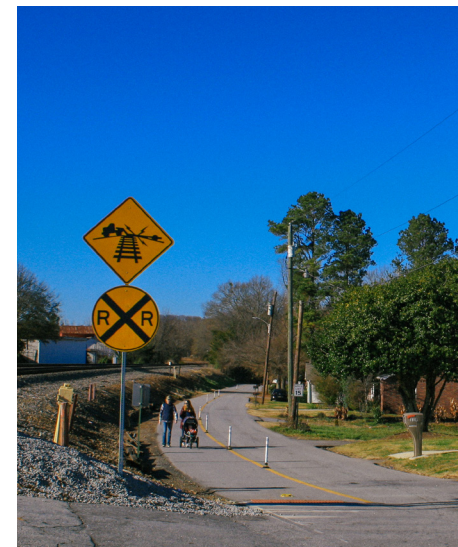
CHALLENGES

- The recent South Carolina Supreme Court decision to strike down all South Carolina's County road fees will require Pickens County to find an alternative revenue source to fund the city to maintain the county roads within the municipal boundaries. In addition, as the city continues to grow and accept new roads and infrastructure this will require additional operational and maintenance funding that is not covered with the Development Impact Fees.
- The City's development standards addressing the infrastructure for new construction should be review and updated to meet the city's current goals for transportation and connectivity; (number of entrances, sidewalks, trail extensions etc.)



RECOMMENDATIONS

- Complete Transportation Master Plan; addressing increased traffic and congestion and provide a comprehensive look at possible transportation alternatives. Identify short, mid and long term strategies for addressing the plans recommendations
- Add a City Engineer staff position –
 - Professional review of all development plans; traffic and infrastructure impacts
 - Review and update development standards for new construction and redevelopment projects.
 - Project manager for projects outlined in the Development Impact Study for infrastructure.
 - Attend all GPATS meetings to advocate for funding and prioritizing city projects.
 - Pursue grant funding with ACOG, SCDOT, and others
- Complete corridor plans for Highway 123 and other major commercial corridors to incorporate community input and propose desired cross section and details prior to preliminary engineering by SCDOT/GPATS.
- Any streetscape improvements must address access management, cross easements and connectivity.
- Require all subdivisions to provide sidewalks on both sides of the street and connect to existing sidewalks and trails.
- Continue to implement the Bicycle and Pedestrian Master Plan recommendations. Provide update of current walking and bicycle infrastructure.
- Continue to pursue additional funding for implementation of the Brushy Creek Greenway.



COMMUNITY FACILITIES

This element includes many activities essential to the growth, development or redevelopment of the community.

KEY FACTS & FIGURES

EASLEY COMBINED UTILITIES

Is a municipality owned utility and is governed by an elected three member Commission of Public Works, each member serves a six year staggered term and must be a resident of Easley. This utility provides water, wastewater collection and treatment and electricity for the City of Easley and surrounding area.

Easley Combined Utilities Strategic Plan 2018 – 2022 acknowledges the growth which is occurring and has plans to continue to upgrade its infrastructure to be able to accommodate the projected growth and does not anticipate any capacity issues for water and sewer.

Additional information is available in the Baseline Conditions report, an appendix to this document.

SOLID WASTE

The city collects garbage, yard waste and the collection of some household furniture and appliances for approx.. 8500 units weekly. In August 2021, a new waste roll cart program was implemented. In addition, there are two recycling centers available, one located behind the City Hall and a second center located at the new Operations and Maintenance Facility.

STORM WATER

DHEC designated the stormwater department for the city as a Regulated Municipal Separate Storm System in 2012, which allows the stormwater manager to review proposed development infrastructure and issue permits for construction. In addition, managing existing infrastructure and administering a recent bond to repair aging infrastructure.

PUBLIC SAFETY

The Easley Police Department is managed by Chief Stan Whitton with a rank structure that includes 3 Captains overseeing

Dispatch/Records

Road Patrol

Investigations/School Resource Officers.

The department has 51 sworn officers.

The current police department occupies two buildings, totaling 33,195 square feet.

The City of Easley Fire Department operates out of 3 fire stations located with the city limits with Station 1 having recently completed extensive renovations. The department has a total of 31 firefighters, 21 are full-time and 10 are volunteer. The city has a fire protection ordinance and an ISO rating of 2.

EMS , Emergency Medical Services, are provided by Pickens County.

SCHOOLS

The city is served by the Pickens County School District and has 3 elementary Schools, one middle school and one high school. The District currently has no plans for additional facilities in the city at this time.

East End Elementary – 750 students with a pupil/teacher ratio of 18.7 students to every teacher

Forest Acres Elementary. – 703 students with a pupil/teacher ratio of 16.1 students to every teacher

West End Elementary -713 students with a pupil/teacher ratio of 15.5 students to every teacher.

FH Gettys Middle School – 1418 students with a pupil/teacher ration of 18 students to 1 teacher.

Easley High School. – 1680 students with a pupil/teacher ration of 19 students to 1 teacher.

In addition, Lakes and Bridges Charter School opened in 2018 to serve the need of children grades 1 through 8th that have been diagnosed with dyslexia.

Tri County Technical College, Easley campus is a public community and technical college located adjacent to the city.

LIBRARY

The Hampton Memorial Library opened in 2005 and is operated by Pickens County. Located on Biltmore Road this community asset expanded in March 2020 to the Captain Kimberly Hampton Memorial park, located next to the library facility.

PARKS & RECREATION

The City of Easley Parks and Recreation Department (EPRD), housed at the J.B. Red Owens Sports Complex, works hard to provide a variety of programs, special events, and athletic

activities for residents of all ages. Resources range from passive recreation, such as nature trails, to more active physical recreation that is found on our athletic fields.

A combination of government, nonprofit, and private facilities represent the overall recreation system available to all City of Easley residents.

These resources consist of eight community parks, including the JB Red Owens Sports Complex, Rotary Park on the Doodle Trail, Old Market Square in

Downtown Easley, approximately 9.5miles of trails as well as both the athletic facilities for Easley High School and Getty's Middle School.

The City completed the Easley Parks and Recreation Plan in the spring of 2017 that states;

Our vision is to become a City with diverse programs and strategically located open spaces, cultural resources and recreation facilities that celebrate Easley's character, fosters civic pride, attracts visitors and promotes daily health and wellness.

This Master Plan developed a base understanding of the community, current parks and facilities and available programming to develop a Needs Assessment that then evolved into recommendations and action items. This road map is meant to be updated on a regular basis as the city grows and develops.

PARKS DIVISION

The city offers several beautiful and unique parks, Nalley Brown Nature Park is particularly unique given the scenic feel, while still located inside the city limits. With close to 9.5 miles of trails and nine public park area, the city exceeds the National Recreation and Parks Association national averages of acres of parks per residents.

ATHLETICS DIVISION

One unique aspect that separates EPRD from the other city’s departments is the service population. We currently serve residents both within the city limits and outside the city limits and offer scholarships to all who meet qualifications and we have participants from Pickens County, Anderson County and Greenville County.

TOURNAMENT DIVISION

The development of the J.B. Red Owens Sports Complex has been a game changer for the city in being able to attract an average of around 65 tournaments a year , including the Big League Baseball World Series and the Senior League Baseball World Series, which has significant economic impact for the community.

The Parks and Recreation department has successfully developed partnerships with several recreational venues in the upstate regions to help promote sports tourism.

GENERAL GOVERNMENT FACILITIES

City Hall is currently located at 205 North 1st St. and houses the majority of administration offices.

The Easley Law Enforcement Center currently accommodates the police department and the Municipal Court. The City Council public meetings are held in this facility.

Historic West End Hall located at 201 South 5th St, accommodates multiple users including the Foothills Community Theater and the William Carr Room, which is available for rent by the community.

Operations & Maintenance Facility located at the J.B. Red Owens Sports complex offers and expanded and updated headquarter for the city’s sanitation, streets, stormwater and fleet maintenance divisions.

STRENGTHS

Recent city investment in the new Operations and Maintenance Facility and renovation of the Fire State #1 headquarters provides for future capacity to maintain these critical services. The relocation of the Operations and Maintenance facility to the JB Red Owens facility vacates 12 acres of land downtown and next to city hall for redevelopment.



Easley Combined Utilities is a stable and professional partner with the city in providing services to the community and has also made investments in the infrastructure to be able to sustain the commitment to high level of service as the community grows and expands.

The recent adoption by the City of the Development Impact Fee establishes a funding source that while it is not a total solution for infrastructure funding, it is a component that is part of an overall strategy to ensure adequate provision of public facilities. Development Impact Fees must be used for capital improvements or debt service for growth related infrastructure.

The City of Easley is committed to maintain a high level of excellence of municipal services (2018 Strategic Plan). This includes not only providing up to date facilities but also working with staff to remain up to date on current laws, operating guides line and modern trends to ensure the highest level of service.

RECOMMENDATIONS

- Continue replacement programs for police and fire equipment to ensure it is replaced on a regular schedule.
- Continue to implement stormwater rehab projects as necessary to upgrade the system.
- Adequately review and provide analysis of annexing additional land to fully inform leaders of impacts on services and facilities. Identify possible sites for future facilities in areas of growth, i.e., HWY153 Extension master plan.
- Continue to partner with Easley Combined Utilities to adequately address planning for the future growth and development.
- Develop a building maintenance program to provide funding to renovate facilities as they age and promote sustainability as a guiding principle for all community facilities.
- Update the Parks and Recreation Master Plan with a neighborhood/ community focus.
- Parks & Recreation Committee to evaluate the request for an additional indoor athletic facility in the north or northwest quadrant of the city.
- Advocate to Pickens County School Board to provide an additional middle school to relieve current overcrowding.

CHALLENGES

While the Development Impact Fees provides a funding source for improvements to infrastructure it does not address the need to provide additional funding to staff and maintenance. Parks and Recreation is struggling to address current and deferred maintenance of its facilities.

The Pickens County Landfill has closed and the trash currently left at a transfer station that then sends if to the Twin Chimney facility in Greenville county.

As the city grows and expands area through annexation, additional police, fire, parks and recreation facilities will need to be developed and staffed to maintain the city’s level of service and response times.

9 CULTURAL RESOURCES

Cultural resources help define a community's character and enhance quality of life. They help to create community identity and help us learn about and remember our past, understand and celebrate different cultures and appreciate art and architecture. Additionally,, preservation and protection of historic and cultural resources can provide substantial social and economic benefits that enhance the livability and distinctiveness of a community.

KEY FACTS & FIGURES

OLD MARKET SQUARE

A redevelopment project located in the downtown district and includes an outdoor amphitheater, clock center piece, improved parking and is a great venue for many community festivals and entertainment events such as the Easley Farmers Market.

EASLEY AREA MUSEUM

A non profit museum opened in 2015 with the purpose of creating a physical presence in the downtown for gathering, displaying and preserving history of the town.

HISTORIC BUILDINGS

John Allen Easley Residence

Structure was built in 1840 with trees around the house over 200 years old with mostly Victorian furnishings. Was the home of William King Easley during the time he was negotiating the routing of the Richmond- Atlanta Air Line railroad.

Former Easley High School

This 1909 school building is one of the oldest in downtown Easley. It was preserved and renovated in 2012 by the Pickens School District and currently serves as the F.H. Gettys middle school for the community.

Golden Creek Mill

A replica/restoration of the 1825 mill which is nestled on the wooded banks of Golden Creek, the fully operational mill is open for tours and houses a country store.

West End Hall

A renovated school building dating from the 1920's serves as the home for the Foothills PlayhouseTheater and other community groups.

CLUBS & ORGANIZATIONS

Greater Easley Chamber of Commerce

Rotary Club of Easley

Easley YMCA

Foothills Playhouse

Lions Club of Easley

Habitat for Humanity

American Legion

Bates Masonic Lodge

Tri County Business & Professional Womens Club

Easley Jr. Womens Club

EVENTS & ENTERTAINMENT

The City of Easley hosts multiple events throughout the year, this list provides just some examples.

Events:

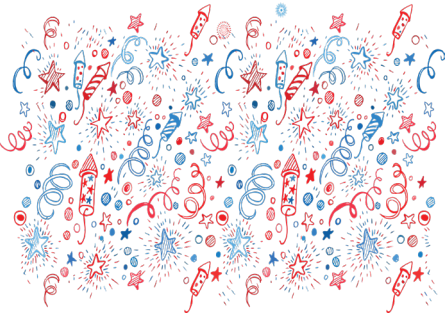
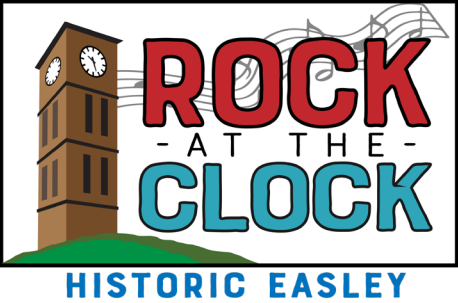
Historic Easley Farmers Market April – September

Historic Easley 4th of July 4th of July Weekend

Rock at the Clock September – October

Treat on the Street Halloween Weekend

A Small Town Christmas November – December



STRENGTHS

Old Market Square and West End Hall are two city assets that offers outdoor and indoor venues for community events and entertainment

There has been a number of recent additions to the downtown scene including the recent renovation of the Silos, the old Dixie Milling Company building to create a community space with a brewery and local restaurants and the opening of Smileys Acoustic Café offering dining and live music next to the Old Market Square.

CHALLENGES

The City of Easley has many historic and cultural assets which need to be identified and preserved. Many people during the public participation phase of this plan mentioned the desire to embrace and preserve the history of Easley as a means to strengthen the Sense of Community. This history includes buildings and sites from the 20th century that should be included in any historic resource database.

The amphitheater in the Old Market Square has limited seating and capacity which works will with smaller events. However, the city may wish to broaden the events to a future larger facility to accommodate the growing community.

RECOMMENDATIONS

- Enhance public awareness of preserving historical resources, consider forming a public-private partnership to initiate a Historic Preservation program with the goal of compiling a historic database to compile the archaeological, cultural and historical resources of Easley.
- Consider forming an Arts Council of Easley to promote the local cultural events and activities.
- Consider future opportunities for development of larger facilities to accommodate larger events and community festivals.



SECTION 10 NATURAL RESOURCES

KEY FACTS & FIGURES

The City is located in the northwestern portion of the state known as the piedmont which is characterized by rolling to hilly topography.

The climate is desirable with four distinct seasons and temperatures are mild with an annual average of 60.5, January average of 41.6 and July average of 78 degree. The annual average precipitation is 55.3 inches. with March being the wettest month with an average of 5.7 inches of rainfall.

The city of Easley is traversed by several rivers and streams including Georges Creek, Middle Branch, Brushy Creek and Eighteen Mile Creek. The creeks are an amenity to the community and may serve as wildlife corridors and with proper buffers provide flood protection. Easley currently has four flood hazard zones as outlined on the Flood Insurance Maps. FEMA is currently in the process of updating these maps to provide current 100 year flood boundaries.

In 2012, DHEC established the city as a MS 4, Regulated Municipal Separate Storm sewer system which establishes a stormwater program that must include the following:

- Public education and outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site run off control
- Post construction site runoff control from new and redeveloped sites
- Good housekeeping of municipal operations.

As the continues to grow it is critical that development follows these standards to protect the water quality and control the runoff to minimize flooding in the area.



STRENGTHS

The Doodle trail is a classic country drive on a bicycle through the foothills, passing rolling farmland and scenic pastures with the Blue Ridge Mountains in view in the distance.

The city being designated as a MS 4 is able to enforce DHEC regulations as well as establish any additional local ordinances that will assist in good stormwater management. An example is the recent ordinance passed in 2021 which requires review for all primary as well as secondary or accessory structures is meant to prevent obstruction of any easements meant to allow for water conveyance or utilities and prevent off-site runoff and minimize any flooding impacts from these structures.

The Brushy Creek Greenway Feasibility Study was completed and in 2013 the project was award \$534,000 through the GPATS Transportation Alternative Program with the purpose of developing a multi use trail “to connect people and nature along Brushy Creek in Easley”

Nalley Brown Nature Park is located just seven minutes from downtown and with three trail options spanning 38 acres and an ADA accessible trail section is the perfect spot to experience nature while in the city.

CHALLENGES

The public participation phase of this plan heard many express concern that the current growth and development would eliminate or harm the environment and open space they believe is an important aspect of the community. The city must try to balance the competing interests of land preservation, community design and economic development.

The loss of trees, natural streams and creeks, alteration of the topography and loss of unique plant and animal life may all have negative impacts on the community.



RECOMMENDATIONS

- Adoption of policy and regulations that includes conservation, protection, management and enhancement of crucial and sensitive features of the natural environment in Easley.
- Inventory and develop a data base of critical and sensitive natural features, including wetlands, unique or rare plant and animal life, and specimen trees.
- Amend existing regulations to encourage and in some cases require maintenance of natural conditions during and after development including;
- Preventing alteration of natural drainageways, clear cutting and mass grading the site, protection of specimen trees.
- Require green space buffers that can not be altered other than to add plant material for additional coverage.
- Allow for fee in lieu alternative to address and enhance designated off site natural areas to allow for smart growth development.
- Develop an open space and environmental master plan to develop strategies and specific policies to address the preservation of open space and alternative development strategies such as clustering, greenway zoning and subdivision techniques.
- As development increases additional professional staff or consultants may be needed to adequately review plans and inspect construction to ensure compliance to the adopted regulations.



PRIORITY INVESTMENT AREAS

The South Carolina Development Impact Fee Act requires a city to prepare a Study to outline specific capital improvement projects related for growth related infrastructure. The 2020 Capital Improvement Plan and Development Impact Fee Study produced by Tischler Bise outlines specific projects for the city's Parks & Recreation, Police Fire and Transportation facilities for the next 10 years based on the projection of the growth related needs.

PARKS & RECREATION

The facilities included are the City's regional, neighborhood, recreational and multipurpose trails.

Regional Parks

To estimate growth related needs for regional parkland in the city, the current level of service (6.1 acres per 1,000) persons is applied to the residential growth projected. For the purposes of this study the projected growth is 7,307 residents over the next 10 years which would require a total of 185.6 acres of regional parks to accommodate the growth with future development accounting for 44.60 acres with an average cost of \$25,000 per acre for a projected expenditure of \$1,115,000.

Similarly to estimate the 10 year growth need for regional park improvements the level of service is applied to the residential growth projected for a total of 1,083 improvements to accommodate growth with future developments accounting

for 260 new improvements. The average cost of improvement at \$ 7,600 for a projected improvement of \$1,976,760.

Neighborhood Parks

To estimate growth related needs for neighborhood parkland the current level of service is applied (2.34 acres per 1,000) so over the next 10 years a total of 71.2 acres of neighborhood parks will be need with future developments accounting for 17.1 new acres for a projected cost of \$ 427,500.

To estimate growth related needs for neighborhood park improvements the current level of service is applied (3.55 improvements per 1,000) There will need to be a total of 108 improvements with future developments accounting for 26 new improvements. By applying the cost of a neighborhood park improvements (53,500) the projected cost for neighborhood park improvements is \$1,391,000.

Multipurpose Trails

Over the past several years, the City of Easley has expanded the Doodle Trail with a final portion of the (2.5 miles) is necessary and the City plans to complete the project over the nextten years. Along with multipurpose improvements and standards this trail section will run through populated areas requiring relatively high land costs to purchase land. As a result, the city estimates a total cost of \$2.5 million for the extension.

POLICE

Police Facilities

The 10 year growth needs for police facilities in the City of Easley is estimated by applying the current level of service (919 SF per 1,000) to the projected residential growth of 7,307 new residents over the next ten years. There will need to be a total of 42, 165 SF with future development accounting for 8,956 new square feet, By applying the average cost of a police facilities (\$194 per SF) the projected coast for growth is \$1,737,464.

FIRE

Fire Facilities

The 10 year growth needs for fire stations is estimated by applying the current level of service (582 per 1,000 persons and 141 per 1,000 non residential trips.) As a result there will need to be a total of 27,525 SF to accommodate the growth , with future development accounting for 5,802 new Square feet. By applying the average cost of a fire station the total expenditure for growth is \$1,775,412.

Fire Vehicles

The 10 year growth needs for fire vehicles is 11.17 vehicle to accommodate the growth, with future development accounting for 2.34 vehicles. By applying the average cost of a fire vehicle the total expenditure for the growth is \$1,345,500.

TRANSPORTATION

Roadway Improvements

There are five roadway improvement projects totaling \$57.5 million. The City anticipates the majority of the cost will be funded by other sources (SCDOT) and the City's share totals \$6,000,000.

- US 123 from Ross Ave. to SC 93
- Saco Lowell from SC 93 to Prince Perry Road.
- South 5th St. from SC 8 to SC 135
- SC 93 from US 135 to Powdersville Road
- Brushy Creek from Laurel Road to Pineview

Intersection Improvements

There are 12 intersection improvement projects totaling \$27.6 million. The City's share totals \$4,500,000.

- Hillcrest Dr. and 2nd Street
- Fleetwood Dr. and Cedar Rock Road
- Pearson Road and Pope Field Road
- Rock Springs Road and Dayton School Road
- SC 93/US123 and Powdersville Road
- Pelzer Hwy (SC8) and Anderson Hwy (SC135)
- Pelzer Hwy (SC8) and Pope Field Road
- Sheffield Road and Crestview Road
- Sheffield Road and Powdersville Road
- Blue Ridge/Glenwood/Front Streets
- Highway 93 and Brushy Creek/Southbound
- Crestview Road and Meadow Ridges

SECTION 12 RESILIENCY

Resiliency is the ability of our community to respond, recover and thrive despite natural disasters, accidents or attacks.

In response to five years of unprecedented flood events, the South Carolina General Assembly passed the Disaster Relief and Resilience Act in 2020 which requires this element to include an inventory of existing resiliency conditions, promote resilient planning, design and development and be coordinated with adjacent and relevant jurisdictions and agencies.

INVENTORY OF EXISTING CONDITIONS

The natural environment’s existing conditions are detailed in the Natural Resources element. Detailed existing conditions about our built environment are included in the Land Use, Housing, Transportation, Community Facilities and Cultural Resources elements. Existing conditions about our economic environment are primarily detailed in the Economic Development, Population and Priority Investment elements. The social environment is described in a number of elements including Population, Housing, Community Facilities, and Cultural Resources.

Hazards and Risks

For purposes of this plan, type of disasters are categorized into three groups

- Natural; weather, flood, wildfire, earthquake, disease/pandemic
- Technological failure or Human-caused Accident; trail derailment, transportation or infrastructure accidents, utilities, hazardous material incidents, fire, industrial site hazards etc.

- Human-caused attack; terrorism, cyber attack, shooter incident, contaminated water, arson.

PLANS AND EXISTING PROTECTIVE MEASURES

The City and Easley Combined Utilities has and is a partner with Pickens County and the State of South Carolina in a number of plans, policies and other existing protective measures that prescribe how to prepare, respond and mitigate various type of emergencies and hazards. Most are updated on a periodic basis and some are not public documents due to their sensitive nature. Many of these plans are written for personnel who have a role and/or job pertaining to public health, community safety, environmental health or a strong economy.

South Carolina Emergency Operational Plan

An all-hazard plan developed for use by state government departments and agencies to ensure a coordinated and effective response to natural, technological, or man-made disasters that may occur in South Carolina. The plan is organized to correspond to the four phases of emergency management: mitigation, preparedness, response, and recovery.

Pickens County Emergency Operations Plan

Emergency Operations Plans are based upon the principle that local authorities bear the initial responsibilities for disaster relief. Each level of government accomplishes the functions for which it is responsible, requesting assistance from the next higher level of government only after local resources have been expended and/or are clearly inadequate to cope with the effects of the disaster.

The county government will support disaster operations of the municipalities with county resources only after all local resources have been used or are inadequate to handle the situation. All resources, including the military, made available to the county from outside agencies will be assigned tasks and functions by the county on a mission-type basis, but will remain under the direction and control of their parent organization. Each county office, department, agency, services, etc., will coordinate as appropriate to assure efficient utilization of all resources made available to it. County government will also assume responsibility for direction of combined emergency operations in areas where municipal capability has broken down or does not exist, or when the nature or magnitude of a disaster is such that county government direction of operations is required for effective response

2018 Pickens county Multi-Jurisdictional Hazard Mitigation Plan

The 2018 Pickens County Natural Hazards Mitigation Plan is an update to the 2011 plan which focused solely on Pickens County government. Prior to the 2011 plan, the county participated in the Appalachian Council of Governments multi-jurisdictional hazard mitigation plan which focused solely on natural hazards. Pickens County made the decision to create a plan specific to Pickens County and in this 2018 version, to include all of the local jurisdictions within the county. Another key change that was made was to focus on man-made as well as natural hazards.

Pickens County Emergency Management coordinates and integrates all activities necessary to build, sustain, and improve the capability to mitigate against, prepare for, protect against, respond to, or recover from threatened or actual natural disasters, acts of terrorism or other man-made disasters.

The City of Easley Emergency Operations Plan

Details key activities that each city department must continue to facilitate, establishes an Emergency Response Center in anticipation of major weather events or other identified hazards. The City follows the Pickens County and State procedures based on the National Incident Management System.

The City of Easley Strategic Plan 2018

The City’s Strategic Plan is structured around three core strategic initiatives – Quality Services, Quality Places and Quality Community. Thus, it considers the current and future state of the city in each of these initiatives. The goals and objectives in part address the communities resiliency and sustainability.

CITY ORDINANCES

Both the City’s Code of Ordinances and Zoning Ordinance include regulations that safeguard public health, safety and general welfare of the community and as such, they encompass many topics related to the community’s resiliency. This is not intended to be a comprehensive list but rather a cross reference list to major topics related.

Code of Ordinances Chapter 52 Stormwater Management – stormwater system design and management standards.

Code of Ordinance Chapter 53 Illicit discharges and illegal connection to storm sewer system

Code of Ordinance Chapter __ Traffic Code

Code of Ordinance Chapter 93 Fire Protection

Code of Ordinance Chapter 94 Health & Sanitation

Code of Ordinance Chapter 95 Parades, Events, Block Parties, Performances, picketing and demonstrations.

Code of Ordinance Land Usage

- Chapter 150 Building Regulation
- Chapter 152 Flood Damage
- Chapter 157 Land Development Regulations
- Chapter 158 Zoning

INTERNATIONAL BUILDING CODE SERIES

The City of Easley has adopted by ordinance the state approved versions of the International Building Code Series. This series includes regulations to protect the public health, safety and general welfare by regulating and controlling the design, construction, quality of materials and maintenance of all buildings, structures and certain equipment.

EASLEY COMBINED UTILITIES

Easley Combined Utilities (ECU) operates the electric, water, and sewer systems for the City of Easley and surrounding area. The following is a list of the major assets of the ECU system and contingency plans.

Electric System

- 6 electrical distribution substations
- 25, 12 kV distribution circuits
- 112,000 kVA system capacity with a peak load of 74,673 kVA (67% loaded).
- 4 - 1600 kW generators located at the Operations Center
- 3 - 1500 kW generators located at the Water Treatment Plant.

Contingency Plan – the ECU electric system is designed to allow for one substation to be out of service with the remaining five substations having adequate excess capacity to serve all electrical load. To serve load in emergency conditions requires manual switching to be performed by ECU personnel. The electrical circuits are designed and constructed to allow for alternate feed paths. ECU has 15 trained electrical linemen on staff that perform the switching function. ECU has personnel on-call at all times to respond to electrical service requests. ECU is a member of the South Carolina Association of Municipal Power Systems which provides mutual aid when

requested. Adequate material, equipment, and inventory are kept on-hand for restoration of service interruptions.

Water System

- 18 MGD water treatment plant located on the Saluda River
- 24 MGD raw water pump station
- 24 MGD finished water pump station
- 24 MGD high service pump station
- 11 million gallons of ground-level water storage
- 4.5 million gallons of elevated water storage
- 30-inch connection to Greenville Water System finished water line for emergency service

Contingency Plans – ECU’s peak water usage is 8 MGD with an average water use of 5 MGD. Based on existing water usage versus installed capacity, ECU has adequate excess capacity in the water system to serve existing and future customers. All pump stations are designed and constructed to pump rated capacity with one pump out of service; so, in effect all pump stations have an extra pump installed to allow for one pump failure. All pump stations have either an alternate electrical feed from ECU distribution system for back-up electrical power or have a generator installed in case of electrical outage. The high-service pump station has both a generator and an alternate electrical feed. The water system is a looped design so water can flow to its destination from alternate directions for most areas of the system. This allows water to remain in service during repair of line breaks at most all locations within the system with minimum valving. ECU employs 17 water distribution personnel trained

and certified in the operation of the water system and has adequate material, equipment, and inventory on-hand for repairs and restoration of service. ECU has personnel on-call at all times to respond to water service requests. ECU is also a member of SC Water/Wastewater Agency Response Network which provides mutual aid when requested.

Sewer System

- 3 waste water treatment plants:
 - Middle Branch: 3.5 MGD capacity
 - Georges Creek: .82 MGD capacity
 - Golden Creek: .58 MGD capacity
- 500 GPD capacity entitlement in the ReWa Georges Creek WWTP
- 27 sewer lift stations

Contingency Plans – all pump stations are designed and constructed to pump design capacity with one pump out of service; so, in effect all pump stations have an extra pump installed to allow for one pump failure. All treatment plants have emergency generation installed on-site in case of electrical outage. All pump stations either have emergency generation installed or have an external generator plug to allow for connection to a portable generator. ECU owns one portable generator. ECU has 17 sewer collection personnel trained and certified to work on pump stations and repair breaks in the sewer system. ECU has personnel on-call at all times to respond to sewer service requests. Adequate material, equipment, and inventory are kept on-hand for repair and restoration of service interruptions. ECU is also a member of SC Water/Wastewater Agency Response Network which provides mutual aid when requested.



SECTION

13

MATRIX OF
RECOMMENDATIONS

LAND USE

Recommendations	Responsible Parties	Time Frame
Consider core values of community when making future development decisions such as zoning and annexations.	Planning Commission City Council	Ongoing
Align growth goals with annexation policy that evaluates the economic and physical impact of the city’s infrastructure and services.	Planning Commission City Council	Short
Partner with Easley Combined Utilities to implement the city’s growth goals.	City Council	Short
Encourage annexation of neighboring properties which currently use city services.	Planning Commission City Council	Ongoing
Encourage smart growth principles with focus on infill and redevelopment.	Planning Commission/Staff City Council	Ongoing
Hire a professional planning director that can help implement the city’s growth goals.	City Council	Short
Improve communication and encourage citizen participation in meeting and public hearing for rezonings, subdivisions and annexations.	Planning Commission/Staff City Council	Ongoing
Develop a Uniform Development Ordinance that incorporates and updates the city’s land development regulations, zoning and design guidelines.	Planning Commission City Council	Medium
Develop zoning overlays, corridor plans and small area plans to establish character and development standards for critical districts.	Planning Commission City Council	Long
Communicate the positive benefits of well designed mixed use developments in appropriate areas.	Planning Commission/Staff City Council	Ongoing
Regularly conduct research and engage the development community in discussions about consumer preferences and market trends to consider updates to standards.	Planning Commission/Staff City Council	Ongoing
Develop an inventory of critical and sensitive features in the natural environment, including wetlands, forests and environmentally sensitive lands.	Planning Commission/Staff City Council	Medium

Short term is 1 to 3 years

Medium term is 3 - 5 years

Long term is 5-10 years

LAND USE (continued)

Recommendations	Responsible Parties	Time Frame
Develop policies and regulations which include conservation, protection, management and enhancement of critical and sensitive lands.	Planning Commission City Council	Medium
POPULATION		
Recommendations	Responsible Parties	Time Frame
Develop strategies with land use, transportation and housing components to provide services for all and support the aging population.	Planning Commission City Council	Medium
Continue to work with Pickens County and the Pickens County School District to monitor population trends for the area.	Planning Commission/Staff	Ongoing

HOUSING

Recommendations	Responsible Parties	Time Frame
Require new developments to include adequate infrastructure (including sidewalks, trails, open space).	Planning Commission City Council	Short
Require traffic studies for new developments to identify any off site improvements needed to adequately accommodate proposed growth.	Planning Commission City Council	Short
Amend land development regulations to encourage perimeter buffers and preservation of tree canopy where possible.	Planning Commission City Council	Short
Encourage the development of neighborhood associations for to proactively address neighborhood issues and concerns.	Planning Commission/Staff	Ongoing
Develop strategies and recommendations to encourage Lifelong Communities that address senior needs and allow for aging in place.	Planning Commission City Council Citizen Group	Medium
Encourage mixed use projects that integrate denser housing with commercial development and amenities.	Planning Commission/Staff City Council	Ongoing
Encourage Missing Middle Housing – a range of residential scale buildings with multiple units which are compatible in scale and form with the single family detached homes, located in walkable neighborhoods.	Planning Commission/Staff City Council	Ongoing

HOUSING (continued)

Recommendations	Responsible Parties	Time Frame
Encourage alternative housing types such as tiny homes and pocket neighborhoods to provide more affordable single family housing types.	Planning Commission/Staff City Council	Ongoing
Revise regulatory framework to allow accessory dwelling units for single family residential lots.	Planning Commission City Council	Short
Develop design guidelines for multi family developments to address the scale, architecture and site context.	Planning Commission City Council	Short
Consider forming a Housing Task Force with community stakeholders, including developers, non-profits to develop strategies to address housing affordability and design standards.	Planning Commission City Council Citizen Group	Short

ECONOMIC DEVELOPMENT

Recommendations	Responsible Parties	Time Frame
Continue to work with the Greater Easley Chamber of Commerce to support existing businesses and attract new business to the city.	Planning Commission City Council	Ongoing
Establish an Economic Development staff position or consider a continuing services contract with an ED professional.	Planning Commission City Council	Short
Expand the Façade Improvement Grant Program to include other commercial corridors and increase annual funding.	Planning Commission City Council	Medium
Advertise the city through the use of newsletters, brochures and social media.	Planning Commission/Staff	Short
Commission an updated market analysis and economic development plan.	City Council	Medium
Seek partnerships with other stakeholders to fund and promote an economic development strategy.	City Council Stakeholders	Short
Continue to support and market sports and recreational tourism.	City Council Parks & Rec Staff	Ongoing
Define all commercial corridors and districts and outline opportunities for improving the image and distinct identities for each area.	Planning Commission/Staff City Council	Long
Continue to support and market sports and recreational tourism.	City Council Parks & Rec Staff	Ongoing
Promote more entertainment businesses that cater to children and teenagers.	Chamber of Commerce City Council/Staff	Medium

ECONOMIC DEVELOPMENT (continued)

Recommendations	Responsible Parties	Time Frame
Assemble a database of properties and property owners to market development opportunities in the City of Easley.	City Council/Staff	Long
Continue to support and pursue development projects outlined in the Downtown TIF district.	Planning Commission City council	Ongoing
Partner with a developer to envision and implement a mixed use project on the 12.4 acres of city owned property vacated with the move of operation and maintenance department to the new facility.	Planning Commission City council	Medium
Continue to promote and sponsor city events to attract people to the downtown.	City council	Ongoing
Facilitate a downtown business association to encourage expanded marketing strategies and sales events.	City Council/Staff	Short
Continue to expand the City of Easley's market by developing a targeted marketing campaign for visitors and growing number of residents in the area.	City Council Staff Chamber of Commerce	Medium
Market directly to the Tri County Technical College.	Chamber of Commerce	Medium

TRANSPORTATION

Recommendations	Responsible Parties	Time Frame
Complete Transportation Master Plan.	City Council/Staff	Short
Add a City Engineer Staff Position.	City Council	Short
Complete corridor plans for Highway 123 and other major commercial corridors to incorporate input and desired cross section prior to preliminary engineering by SCDOT.	Planning Commission City Council/Staff	Medium
Require streetscape improvements to address access management, cross easements and connectivity.	Planning Commission City Council	Medium
Require all subdivision to provide sidewalks on both sides of the street and connect to existing sidewalks and trails.	Planning Commission City Council	Short
Continue to implement the Bicycle and Pedestrian Master Plan recommendations. Provide update of walking and bicycle infrastructure.	City Council/Staff	Ongoing

TRANSPORTATION (continued)

Recommendations	Responsible Parties	Time Frame
Continue to pursue additional funding for implementation of the Bushy creek Greenway.	City Council/Staff	Ongoing

COMMUNITY FACILITIES

Recommendations	Responsible Parties	Time Frame
Continue replacement programs for police and fire equipment to ensure it is replaced on a regular schedule.	City Council Fire/Police	Ongoing
Continue to implement stormwater rehab projects as necessary to upgrade the system.	City Council Public Works Staff	Ongoing
Adequately review and provide analysis of annexations to inform leaders of impacts on services and facilities.	Planning Commission City Council/Staff	Short
Continue to partner with Easley Combined Utilities to adequately address planning for future growth and development.	City Council Easley Combined Utilities	Ongoing
Develop a building maintenance program to provide funding to renovate facilities as they age and promote sustainability as a guiding principle for all facilities.	City Council Staff	Short
Update the Parks and Recreation Master Plan with a neighborhood/community focus.	City Council Parks & Recreation Staff	Medium
Work with Pickens county to find a long term sustainable solution to replacing the Land Fill in Pickens County.	City Council	Short
Parks & Recreation Committee to evaluate the request for an additional indoor athletic facility in the north or northwest quadrant of the city.	Parks & Recreation Staff	Medium
Advocate to Pickens County School Board to provide an additional middle school to relieve current overcrowding.	City Council	Ongoing

CULTURAL RESOURCES

Recommendations	Responsible Parties	Time Frame
Enhance public awareness of preserving historic resources by forming a public-private partnership to initiate a Historic Preservation program with the goal of compiling a historic database of the archaeological, cultural and historical resources.	City Council Citizen Group Possible collaboration with Clemson	Short

CULTURAL RESOURCES (continued)

Recommendations	Responsible Parties	Time Frame
Consider forming an Arts Council of Easley to promote the local cultural events and activities.	City Council Citizen Group	Medium
Consider future opportunities for development of larger facilities to accommodate larger community events.	Planning Commission City Council Staff	Ongoing

NATURAL RESOURCES

Recommendations	Responsible Parties	Time Frame
Inventory and develop a database of critical and sensitive natural features and adopt policy and regulations to conserve, protect, manage and enhance those natural features.	City Council/Staff	Long
Develop an open space and environmental master plan to develop strategies and specific policies to address the preservation of open space and alternative development strategies such as clustering, greenway zoning, and subdivision design.	Planning Commission City Council Staff	Short/Medium
Amend existing regulations to encourage and require maintenance and protection of the natural features during and after development including; <ul style="list-style-type: none">Preventing alteration of natural drainage ways, clear cutting and mass grading of site, protection of specimen trees.Require open space buffers.Allow for fee in lieu alternative to address and enhance designated off site natural areas.	Planning Commission City Council Staff	Medium
As development increases additional professional staff or consultants may be needed to adequately review plans and inspect construction to ensure compliance to the adopted regulations.	City Council	Ongoing

1 BASELINE CONDITIONS REPORT

INTRODUCTION

The City of Easley is located in the foothills of the Blue Ridge Mountains, midway between Atlanta GA and Charlotte NC and most of Easley's 12.3 square miles is within Pickens County with a small portion in Anderson County adjacent to Powdersville. It is composed of mostly residential land use with two major commercial corridors, US Highway 123 and Highway 93 which leads into downtown Easley.

The past decade has been one of considerable growth driven by regional job growth, attainable housing and lifestyle choices including those for working families, empty nesters and retirees. The city's population has expanded and new development has occurred in many parts of the community. These general trends and conditions are analyzed to inform the comprehensive plan and the community's vision for the next 10 years.

COMMUNITY SUPPORT SYSTEMS

Schools

Easley is currently served by the Pickens School District and has 3 elementary schools, one middle school and one high school. Recent conversations with a representative of the Pickens School District indicate there are no plans for additional facilities at this time. They have requested the demographer review the recent growth in the area to update any strategic plans.

- East End Elementary
- Forest Acres Elementary
- West End Elementary
- F.H. Gettys Middle School
- Easley High School

In addition, Lakes and Bridges Charter School opened in 2018 to serve the needs of children grades 1 through 8th that have been diagnosed with dyslexia.

Tri County Technical College, Easley campus is a public community and technical 2 year college located adjacent to the city.

Pickens Library System

The Hampton Memorial Library, which is operated by Pickens County, opened in 2005 and is located on Biltmore Road and is a major asset for the community. In March 2020 The Captain Kimberly Hampton Memorial park was opened adjacent to the library and both stand in memory of the Easley native Captain Kimberly Hampton who was the first female pilot killed by enemy fire in US history.

Healthcare

Prisma Baptist Easley Hospital is a 109-bed acute care facility located on Fleetwood Street in Easley. Founded in 1958, the Hospital provides services including surgery, obstetrics, orthopedics, imaging and diagnostics, cardiopulmonary services, outpatient care, and emergency services.

Adjacent to the hospital is a 40,000 square foot outpatient services facility that houses Fleetwood Convenient Care.

Fire Department

The City of Easley Fire Department operates out of three fire stations located within the city limits with Station 1 having recently completed extensive renovations. The department has a total of 31 firefighters; 21 are full time and 10 are volunteer. The city has a fire protection ordinance and an ISO (Insurance service office) rating of two. A low ISO rating has two main benefits: 1) a lower rating corresponds with the ability to serve the citizens of the community and 2) a lower rating means lower insurance rates which can be helpful in attracting new businesses. The department operates 25 vehicles including 5 pumper trucks and an aerial truck. The department provides first response and rescue services. EMS services are provided by Pickens County.

Law Enforcement

Residents within the City are served by the Easley Police Department which is managed by Chief Stan Whitton with a rank structure that includes 3 Captains overseeing

- Dispatch/ Records
- Road Patrol
- Investigations/School Resource Officers.

There are fifty one sworn Officers and ____ administrative staff that partners with local, county and state resources "To Protect and To Serve" the community.

Response times may vary based on numerous factors, such as time of day, traffic etc. Currently the department has an average emergency response time of 1-2 minutes and non-emergency of 5-7 minutes.

The current police department occupies two

buildings, totaling 33,195 Square feet which will reach capacity and require expansion to serve the future growth.

PUBLIC WORKS DEPARTMENT

The Public Works Department provides a wide array of public services that are vital to the efficient daily operations of the city. The Department recently relocated to the new Operations and Maintenance Facility located adjacent to Pope Field. With this new facility, public works is now servicing the entire City's fleet. The current staff consists of 46 employees

The Street division maintains city streets, street signs, performs work on sidewalks, curb and gutter sections, and storm drainage systems, performs equipment and fleet maintenance on all city equipment. Repairs also include maintenance activities such as roadway patching, improving sight distances at intersections to ensure the safety of the motoring public on city streets. This department also is responsible for the maintenance of West View Cemetery and Old Market Square as well as landscaped areas throughout the city.

The Sanitation Division collects garbage, yard waste, and the collection of Brown and White goods which includes household furniture and appliances for 8500 units weekly. In August 2021 a new Waste Roll Cart program will be implemented. In addition, a Recycling Center has been opened behind City Hall with plans to open a second location at the new Operations and Maintenance Facility.

The Stormwater department for the City of Easley was designated by the DHEC as a Regulated Municipal Separate Storm Sewer System (MS4) in 2012. As a designated MS4 the City is regulated under the Federal National Pollutant Discharge Elimination System (NPDES) Phase 11 Stormwater Program. This program must cover each of the following

- Public Education and outreach
- Public involvement and participation
- Illicit discharge detection and elimination
- Construction site run off control
- Post construction site runoff control from new and redeveloped sites.
- Good housekeeping a municipal operations

The stormwater manager currently oversees the review of proposed development infrastructure as well as managing existing infrastructure such as culverts, ditches, streams and other drainage features that convey runoff through the City. The department received a bond for \$790,00 to repair aging infrastructure, there is currently \$245,000 remaining to complete this effort.

PARKS & RECREATION

The City of Easley Parks and Recreation Department (EPRD), housed at the J.B. Red Owens Sports Complex, works hard to provide a variety of programs, special events, and athletic activities for residents of all ages. Resources range from passive recreation, such as nature trails, to more active physical recreation that is found on our athletic fields.

A combination of government, nonprofit, and private facilities represent the overall recreation system available to all City of Easley residents.

These resources consist of eight community parks, including the JB Red Owens Sports Complex, Rotary Park on the Doodle Trail, Old Market Square in Downtown Easley, approximately 9.5miles of trails, as well as both the athletic facilities for Easley High School and Getty’s Middle School.

Divided into four different divisions, the staff works collectively to maintain a high level of Parks and Recreation in the City of Easley.

Divisions:

- Maintenance
- Athletics
- Tournaments and Special Events
- Administration

While other community organizations and private sector providers offer programming and maintain facilities for recreation, athletics, and leisure pursuits, the following list summarizes the existing park and recreational facilities maintained by the City of Easley Parks and Recreation Department. These parks are available to the people both inside and outside the city limits. There is no admission to enter the parks other than for special programmed events.

EASLEY COMBINED UTILITIES

Is a municipally owned utility, governed by a three member Commission of Public Works, each member serves a six year staggered term and must be a resident of the City of Easley. The community of Easley is largely a residential area, with many small, locally owned businesses dotting the landscape as well as several larger chains. Currently few industrial customers are located inside the ECU territory.

Easley Combined Utilities provides water supply treatment and distribution services for the City and its surrounding area. The utility gets its water supply from Saluda Lake located on the Greenville/Pickens county line and does not anticipate a capacity issue based on the Master Plan completed in 2000.

Easley Combined Utilities provides wastewater collection and treatment service for the City and its surrounding area. The current system consists of three sewer treatment plants and has increased capacity by purchasing the Georges Creek line from ReWa with a total capacity of 4.9 MGD. ECU also utilizes 26 pump stations to transfer sewer to the treatment plants.

Electricity is also provided by Easley Combined Utilities to both customers inside and outside the city limits. It is a member of the Piedmont Municipal Power Agency and gets the majority of its power through nuclear (Catawba plant) and natural gas (Santee Cooper) and owns and operates six electrical substations.

Easley Combined Utilities Strategic Plan 2018-2022 acknowledges the growth that has occurred and will continue to upgrade its infrastructure, and with it its electric reliability and water quality. ECU looks forward to partnering with the City to facilitate economic development and smart growth.

Natural Gas is provided by Fort Hill Natural Gas Authority.

GROWTH

The total population of the City of Easley is 21,626 based on the recently completed 2020 census, with a projected growth rate of 8.2%. It is our belief that this projected growth rate is not reflective of Easley’s current growth and does not include many of the permitted projects which are still under construction and would not reflect the acknowledged population impact in a census.

Surrounding communities, including Greenville, Anderson, Clemson have posted growth in the

twenty and thirty percentage ranges. The recently completed Development Impact Fee Study looked at the current planned and permitted projects within the city (City pipeline) and projected both the residential and nonresidential development for the next ten years.

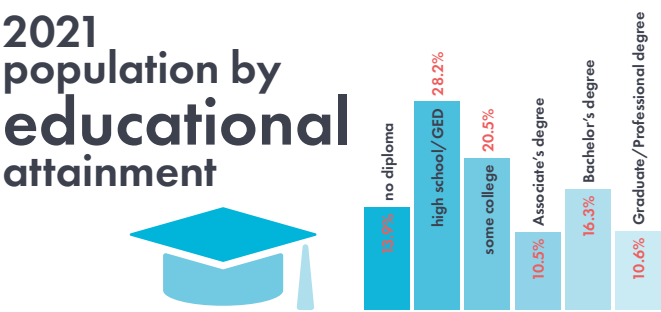
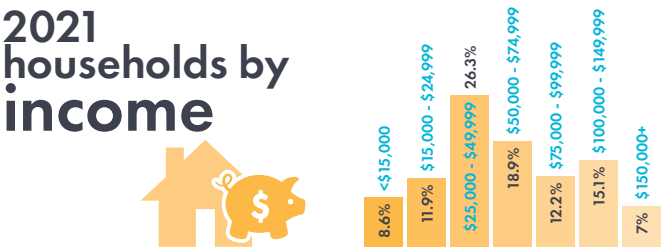
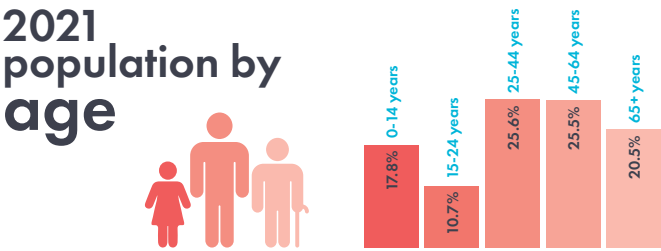
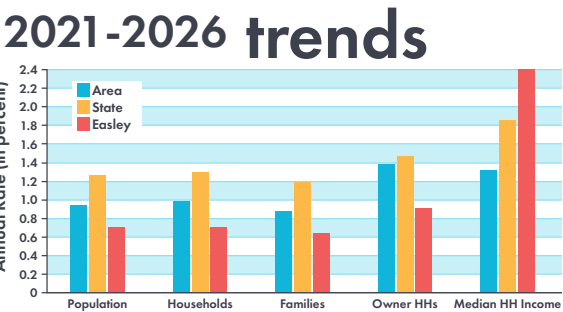
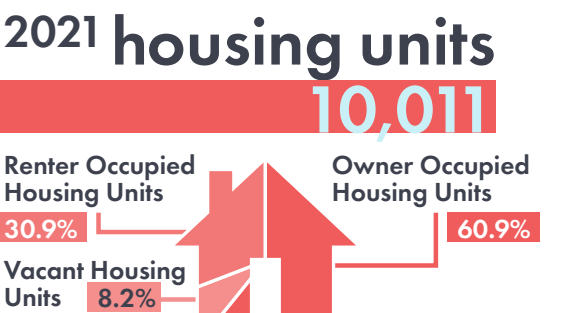
The near term housing growth is based on the City’s project pipeline and after the initial developments there are three developments (Easley North, Easley East and Mayfair Mill) which are anticipated to begin construction in the next few years and reach buildout by 2030. Official plans for Easley North and Mayfair Mill are not yet complete so general land use factors are used to estimate multifamily growth. The Easley East Master Plan has been recently published and is included in the projections.

As a result over the next ten years, 2,167 single family units and 1,469 multifamily units are projected with 7,307 resident, a 32 percent increase from 2020.

Job growth is projected based on the nonresidential floor area growth and employee density factors and over the next ten years, the City is projected to grow by 5,230 jobs, a 52 percent increase from 2020.

Community Growth	Greenville MSA	Pickens County	City of Easley
2019 Est. Total Population	923,689	128,097	21,844
2010-2019 Population Growth (9 years)	12.08%	7.44%	8.44%
2024 Estimated Total Population	979,656	133,156	22,840
2019-2024 Population Growth Annual Rate	1.18%	0.78%	0.90%
2019 Average Household Income	\$73,387	\$65,798	\$69,117
2019 Median Age	39.3	36.8	41.4
2019 Educational Attainment - College Degree or Higher (%)	39.60%	36.00%	35.50%

DEMOGRAPHICS



TRANSPORTATION

With the expected growth and auto oriented land development the 2018 Strategic Plan recommends a Transportation Master Plan and update the Mass Transit Feasibility Study be done to help address the increased traffic and congestion.

Roads

The City of Easley currently maintains over 93 miles of city and county roadways within the municipality's boundaries with approximately 27

miles of collector and arterial roads. In agreement with Pickens County the city is provided funds to maintain the county roads.

The recently completed 2020 Capital improvement Plan and Development Impact Fee Study estimates an increase of 29,037 vehicle trips in the City based on future development, an increase of 27 percent through 2029.

This study has highlighted the following 10 year roadway improvements:

Corridor	Study Cost	Total Project Improvement Cost	City of Easley Cost
US 123 from Ross Ave to SC 93	\$39,000	\$20,000,000	\$1,000,000
Saco Lowell from SC 93 to Prince Perry Road	\$29,000	\$20,000,000	\$2,000,000
South 5th Street from SC 8 to SC 135	\$29,000	\$5,000,000	\$1,000,000
SC 93 from US 135 to Powdersville Road	\$33,000	\$5,000,000	\$1,000,000
Brushy Creek from Laurel Road to Pineview	\$40,000	\$7,500,000	\$1,000,000
	\$170,000	\$57,500,000	\$6,000,000

Estimated City Capital Cost	\$6,000,000
2029 Vehicle Miles Traveled (VMT)	163,359
Capital Cost per VMT	\$36.68

10 year Intersection Improvements:

Corridor	Study Cost	Total Project Improvement Cost	City of Easley Cost
Hillcrest Drive and 2nd Street	\$8,000	\$10,000	\$10,000
Fleetwood Drive and Cedar Rock Road	\$10,000	\$150,000	\$150,000
Pearson Road and Pope Field Road	\$8,000	\$300,000	\$300,000
Rock Springs Road and Dayton School Road	\$10,000	\$50,000	\$50,000
SC 93/US 123 and Powdersville Road	\$12,000	\$1,000,000	\$1,000,000
Pelzer Hwy (SC 8) and Anderson Hwy	\$8,000	\$400,000	\$400,000
Pelzer Hwy (SC 8) and Pope Field Road	\$10,000	\$400,000	\$400,000
Sheffield Road and Crestview Road	\$8,000	\$500,000	\$500,000
Sheffield Road and Powdersville Road	\$10,000	\$400,000	\$400,000
Blue Ridge/Glenwood/Front Streets	\$10,000	\$500,000	\$500,000
Highway 93 and Brushy Creek/South B	\$15,000	\$500,000	\$500,000
Crestview Road and Meadow Ridges	\$10,000	\$250,000	\$250,000
	\$119,000	\$27,610,000	\$4,460,000

Estimated City Capital Cost	\$4,460,000
2029 Vehicle Miles Traveled (VMT)	163,359
Capital Cost per VMT	\$27.27

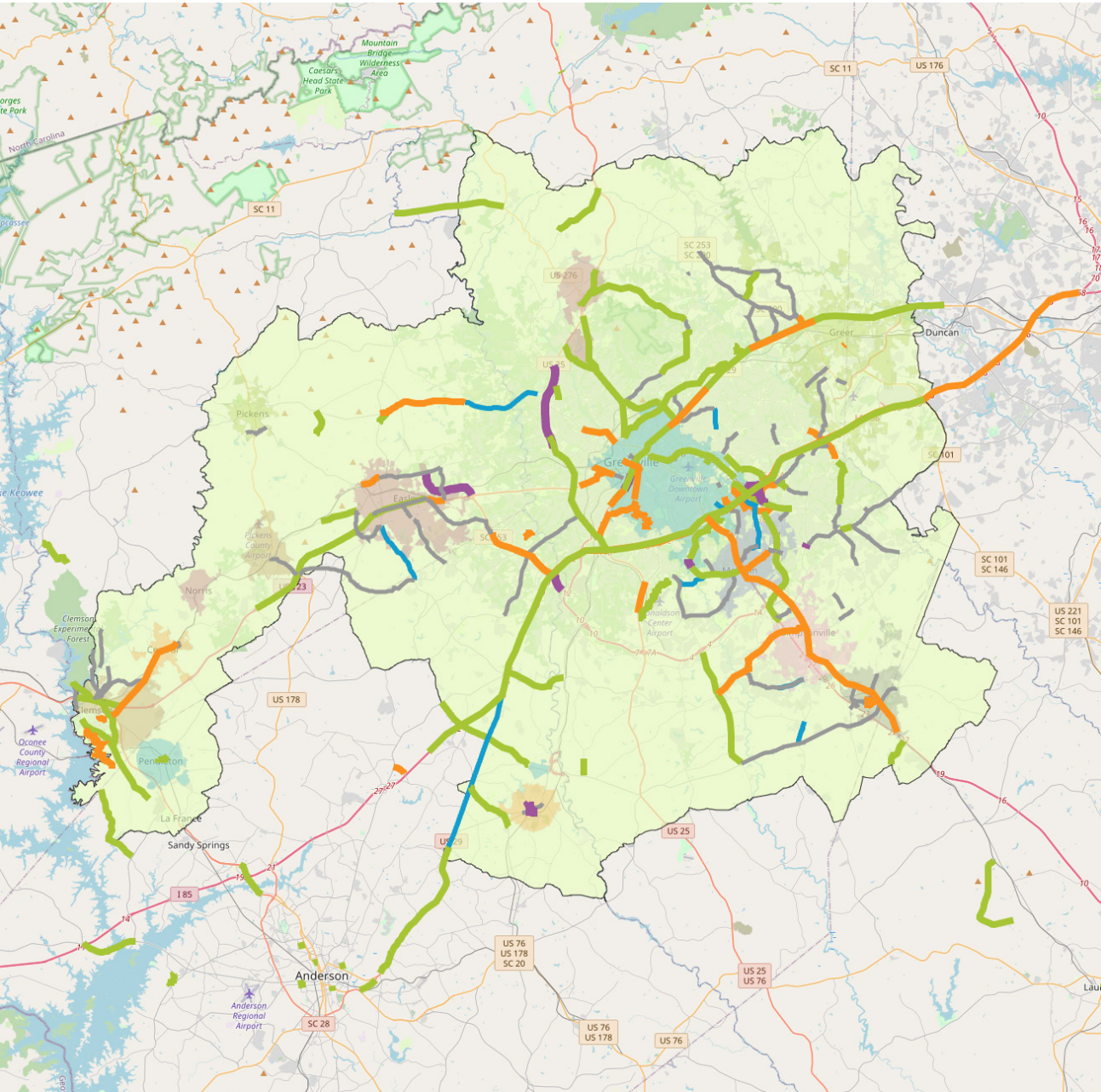
GPATS (Greenville Pickens Area Transportation Study) Long Range Transportation Plan (LRTP) Horizon 2040 is a 20 year plan for highway, transit, bicycle and pedestrian projects in the regional coverage area. The LRTP is reviewed and updated every five years. As projects on the LRTP get closer to construction, they are moved to the Transportation Improvement Program (TIP) which schedules funding for projects to be completed in the next six years.

Currently there are several proposed projects located in Easley that are within the LRTP which was approved in May 2021. . These include corridor improvements, widenings, new roadway, Intersection and Interchange recommendations and Access Management Improvements. Using a combination of qualitative and quantitative metrics the projects are ranked and initially are grouped into near, mid and long term improvements. The Near –term projects are a proposed widening/access management of

US 123 from Jasper St to Powdersville Road (ranked 12th) to include sidewalks and additional improvements and a corridor improvement project for Black Snake /Adgar/135 from Libery Dr to SC8. (ranked 19th)

The SC153 Extension Project which is an extension of SC153 from US 123 to Saluda Dam

Road and includes new bridges over the Norfolk Southern Railroad and Hamilton Creek was completed in 2020 and will provide residents in the Easley/Pickens area an alternative route to SC 153 and I -85 without using US 123.



GPATS Corridor Projects

- Completed - Recently

Under Construction

Short Term/In Planning
- Long Term/Unfunded

Vision/Unfunded

BICYCLE AND PEDESTRIAN IMPROVEMENTS

In 2010 the City of Easley adopted the Bicycle and Pedestrian Master Plan that was prepared by Alta Planning and Design.

The Plan lays out a comprehensive system of recommended bikeways and walkways connecting key pedestrian and bicycle destinations and surrounding areas. The recommended system was developed based on input from City staff,

stakeholder groups and Easley residents. The network also builds upon recommendations from previous planning efforts, including the SCDOT Complete Streets Policy, the Greenville Area Transportation Study (GPATS) 2030 Long Range Transportation Plan, the City of Easley Transit Feasibility Study, the City of Easley Parks and Recreation Master Plan, and the Easley Comprehensive Plan. The system features a variety of facilities including sidewalks, bicycle lanes, shoulder bikeways, an expanded shared roadway/bike route network, and shared-use paths. The recommended system also includes a variety of intersection and streetscape improvements.

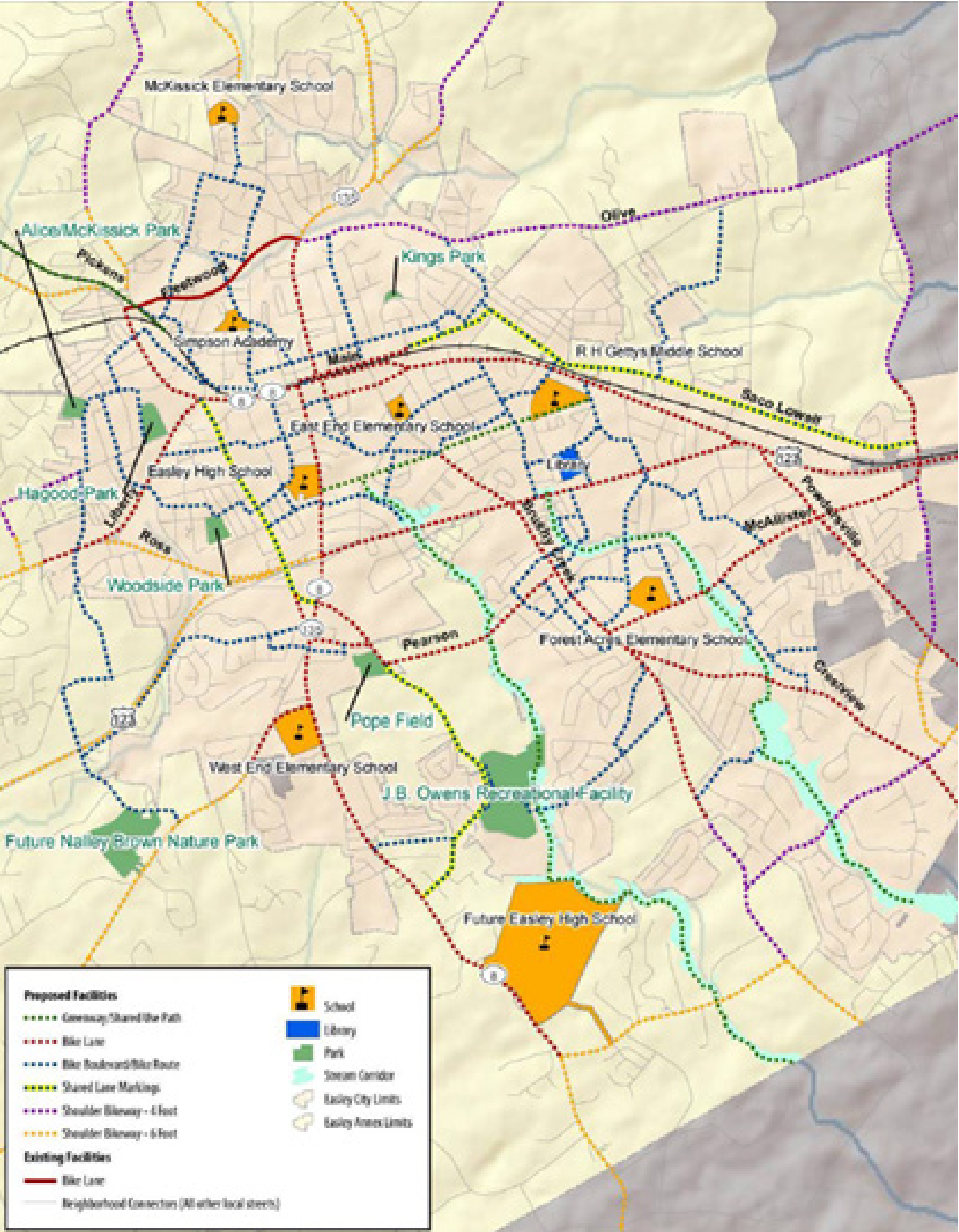
The Doddle Trail, a shared use path along the tight of way between Pickens and Easley was

a recommendation of this plan, was completed in 2012 and the City is continuing to look for opportunities to extend this popular amenity. There is a proposed extension on the GPATS LRTP with the Fleetwood Dr Extension scheduled to enter the Planning and Feasibility Phase in 2022 with funding not available until 2024.

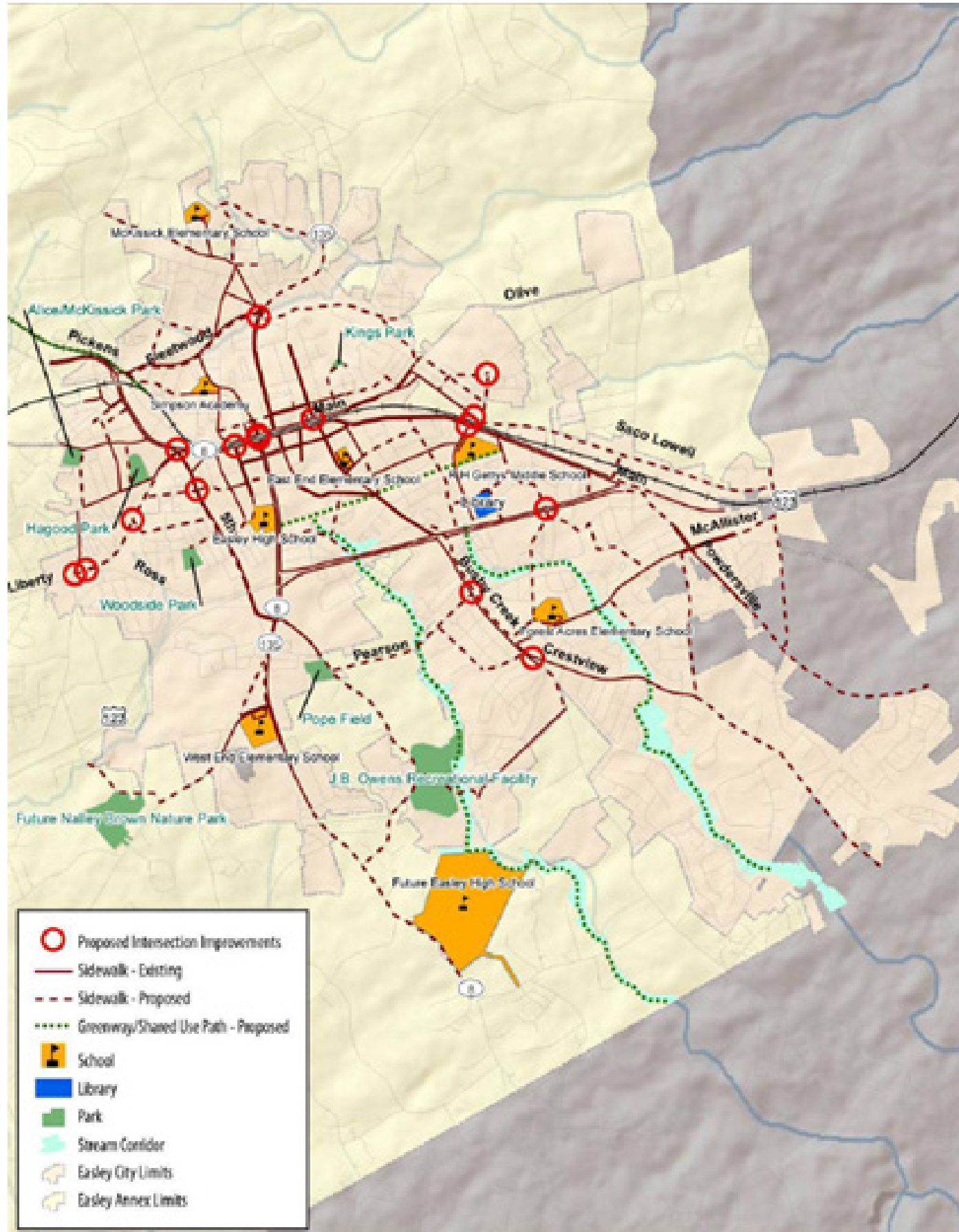
In addition, the Brushy Creek Greenway Feasibility Study was completed in 2011 and the City continues to work to implement the vision for this important component of an interconnected bicycle and pedestrian network that will connect downtown Easley with important local and regional destinations. In 2013 the Brushy Creek Greenway Project was awarded \$534,000 through the Transportation Alternative Program. These projects do require a minimum of a 20% local match and SCDOT project design and management which can be burdensome, especially for a shared use path.

The City's 2018 Strategic Plan – Quality Services, Quality Places and a Quality Community reinforces these early plans, adopting the

Goal to increase walkability and bikeability throughout the City with the objective to encourage an active and healthy community while also ensuring that citizens and visitors safely navigate the City's parks, trails and downtown for work, tourism and exercise.



Long Range Bikeways Facilities Recommendations

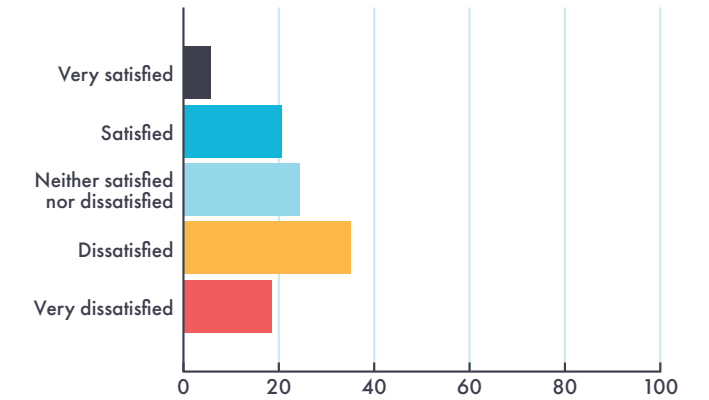
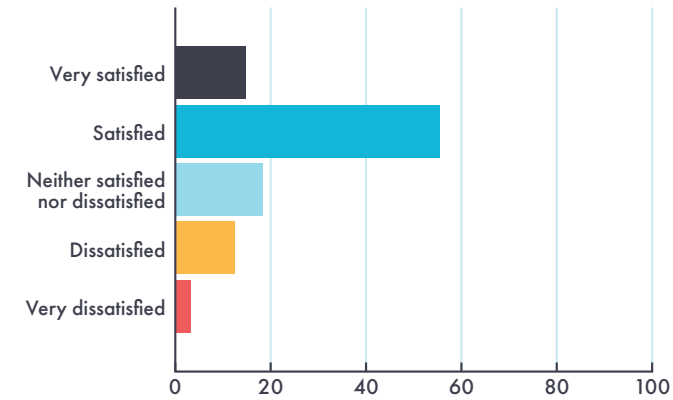


Priority Pedestrian Facilities Map

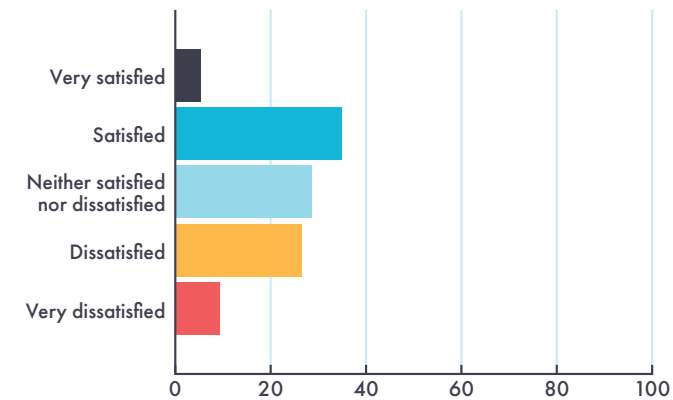
SURVEY RESPONSES

This study represents 489 responses collected as of the date of this report.

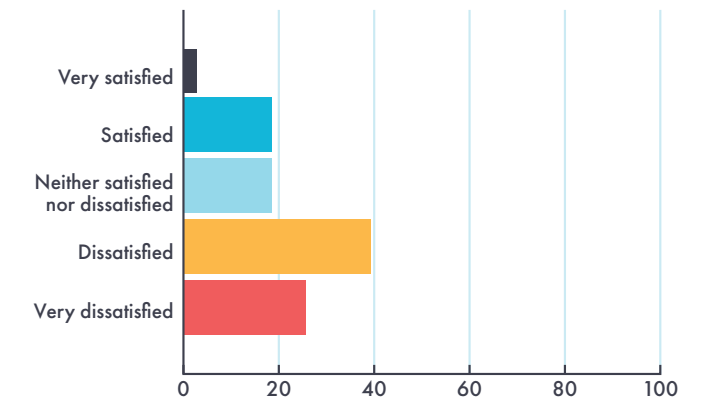
1. How satisfied are you with the overall quality of life in the City of Easley?
2. How satisfied are you with the quality of residential development in the City of Easley?



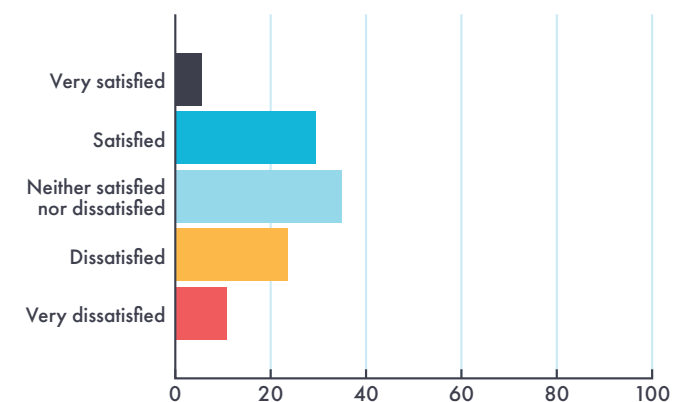
3. How satisfied are you with the quality of commercial development in the City of Easley?



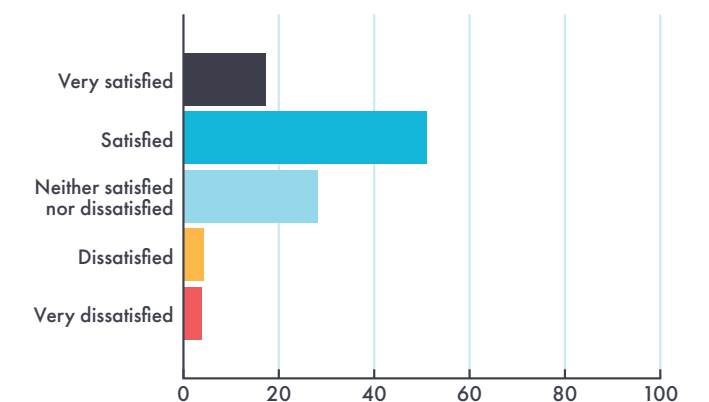
4. How satisfied are you with the existing road network in the City of Easley?



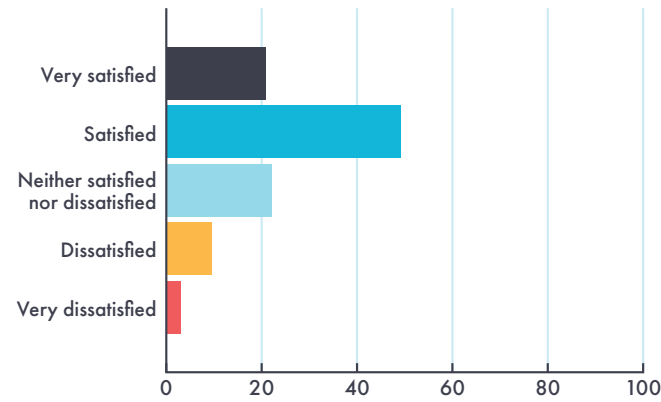
5. How satisfied are you with the existing pedestrian facilities in the City of Easley?



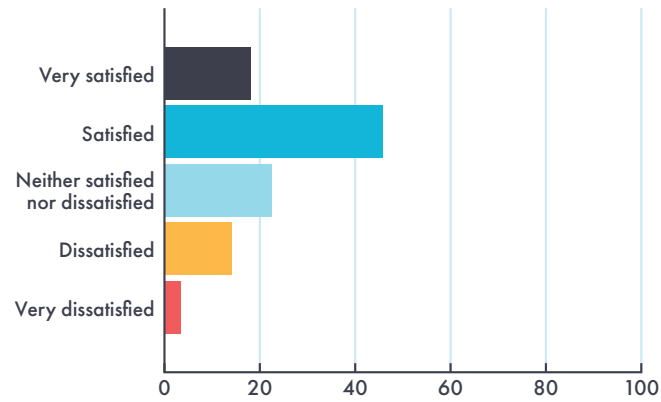
6. How satisfied are you with the emergency services in the City of Easley?



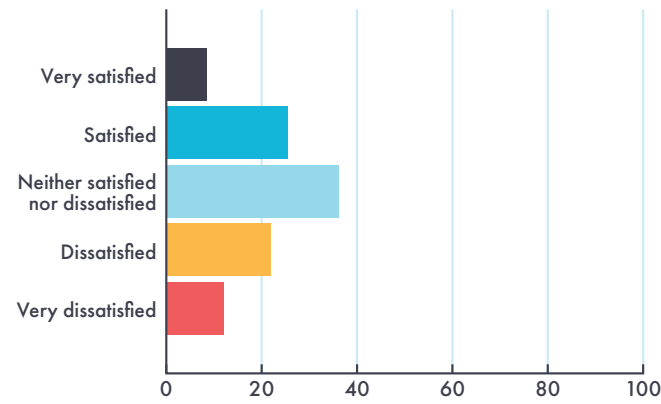
7. How satisfied are you with the schools and libraries in the City of Easley?



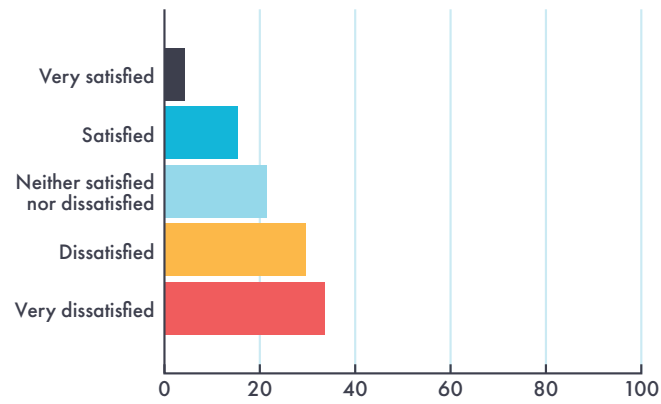
8. How satisfied are you with the parks and recreation in the City of Easley?



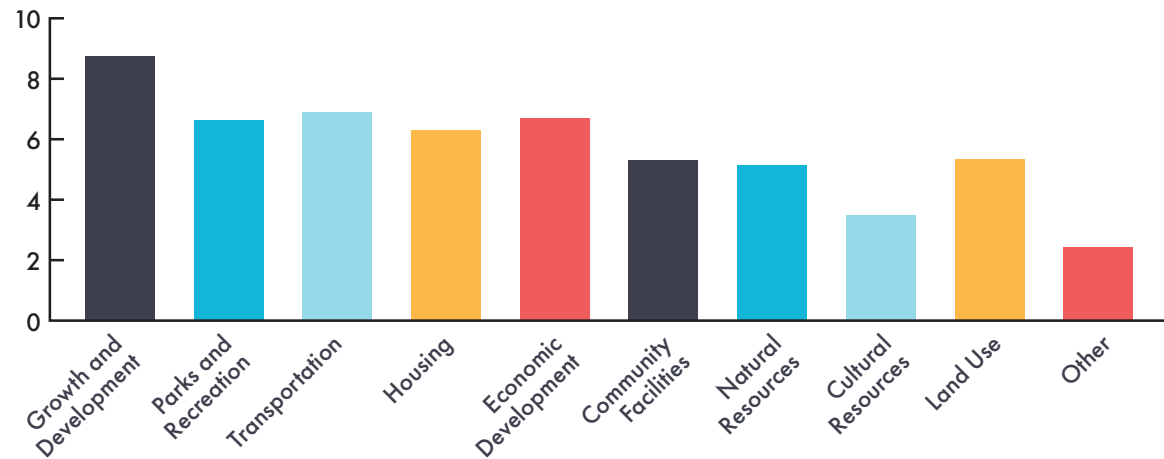
9. How satisfied are you with the efforts to preserve natural resources in the City of Easley?



10. How satisfied are you with the efforts to manage growth responsibly in the City of Easley?



11. What do you think are the three most important subject areas that need to be addressed with this plan? (if you select "Other," please explain in the following "Comments" section.)





-THE CITY OF-
EASLEY
SOUTH CAROLINA

Comprehensive Plan