



Harleyville

2020 Comprehensive Plan

A 2009 Comprehensive Plan Update



At a glance ...



What is a Comprehensive Plan?



Process and Timeline



Existing Conditions



Part 1 - What is a Comprehensive Plan?



What is a Comprehensive Plan?



A document that identifies and communicates a community's goals



Provides a blueprint for future land use decisions



Serves as the basis for land use codes, zoning, subdivisions, etc.



Consists of texts, maps and other visuals



Provides guidance for laws, policies and programs relating to community development



Offers implementation strategies and ways to measure success



Includes the “voices” of a diverse group of community stakeholders’ ideas and expertise in developing goals and action plans

Comprehensive Planning in South Carolina

A bit of history ...

- 1924: General Assembly granted local governments authority to undertake planning and zoning to manage growth and development
- 1994: State Comprehensive Planning Act (SC Code Title 6, Chapter 29) passed, requiring municipalities to
 - 1) Form Local Planning Commission
 - 2) Facilitate Comprehensive Planning update effort every 10-years
 - a) Assess the nine required “elements”
 - b) Inventory existing conditions
 - c) Provide a statement of needs and goals
 - d) Offer implementation strategies and time frames.



Population



**Economic
Development**



**Natural
Resources**



**Cultural
Resources**



**Community
Facilities**



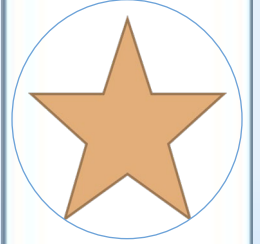
Housing



Land Use



Transportation



**Priority
Investments**

Nine Required Comprehensive Planning Elements in the State of South Carolina



Part 2 – Process and Timeline





Process and Timeline

February – May 2020

Research

- Existing Conditions
- Mapping & visuals

March – August 2020

Public Engagement

- Vision statement, goals and objectives defined
- Workshop / Open House
- Survey
- Webpage
- Recommendations & strategies defined
- Public Hearings open for comments

April – December 2020

Document Production

- Document developed
- Multiple iterations to Town and Planning Commission for review and feedback
- Document finalized and adopted by Town Council



Part 3 – Existing Conditions



Existing Conditions

POPULATION

ECONOMIC
DEVELOPMENT

NATURAL
RESOURCES

CULTURAL
RESOURCES

COMMUNITY
FACILITIES

HOUSING

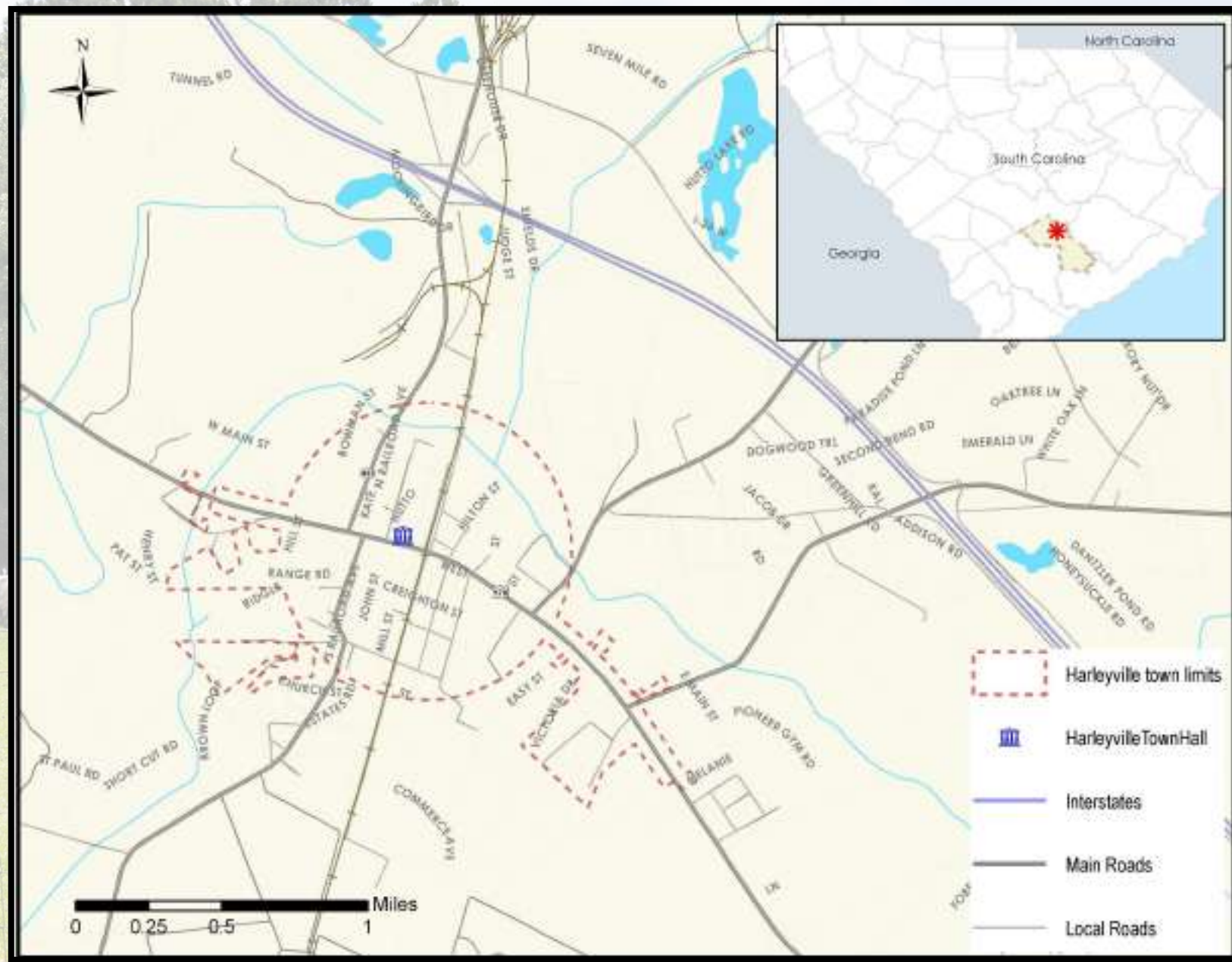
LAND USE

TRANSPORTATION

PRIORITY
INVESTMENTS

OTHER ELEMENTS
TO ADD?

Town of Harleyville Context Map



2009 Comprehensive Plan Summary

POPULATION ELEMENT

Looking Back...



Growth

Town's population growth rate much slower than County's rate

Age

Aging overall population (approx. 5 years older than County average)

Sex

Percentage of females increasing more than the percentage of males

Race

Black population is increasing, white population is decreasing

Education

Attainment levels are lower than the County, State, and nation

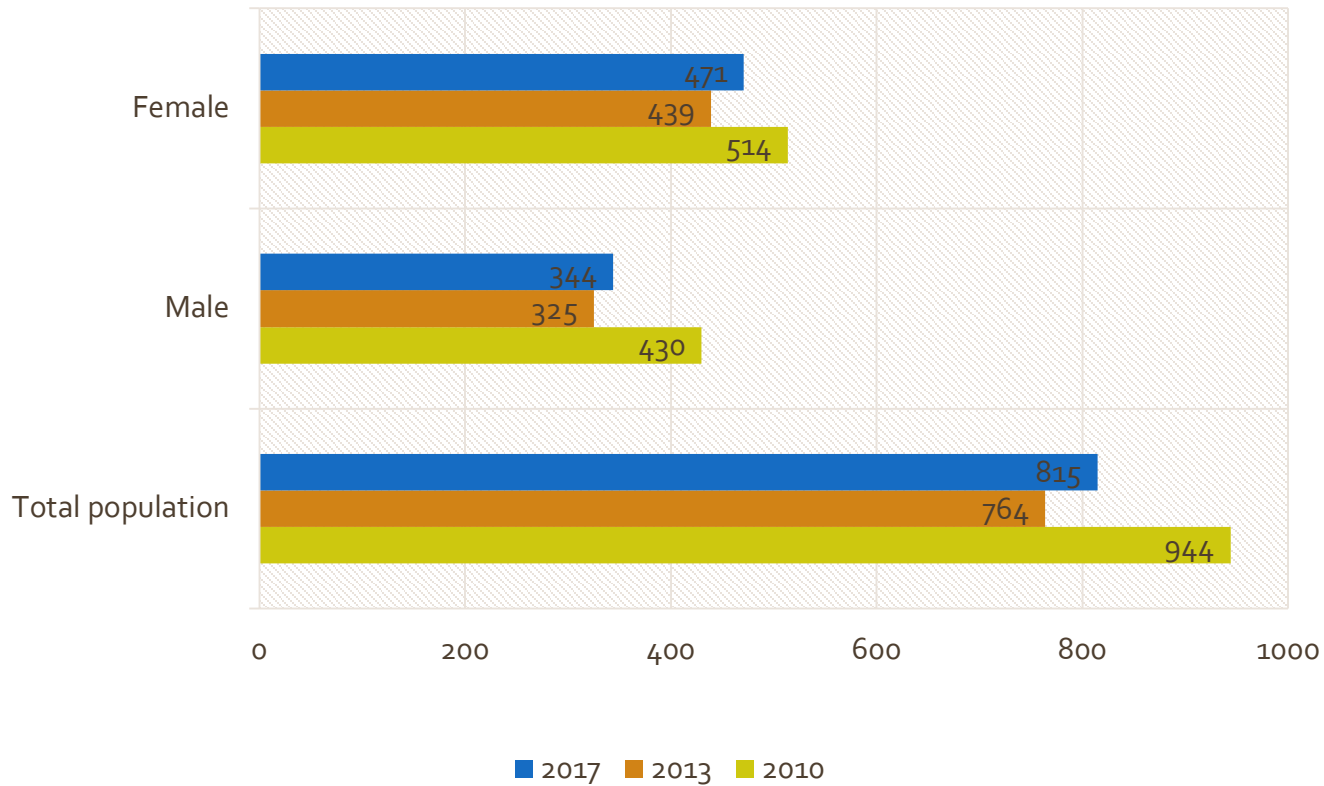
Income

Levels are lower than the County, State, and nation

Households

Number of persons per household is decreasing
Number of non-family households is significantly increasing

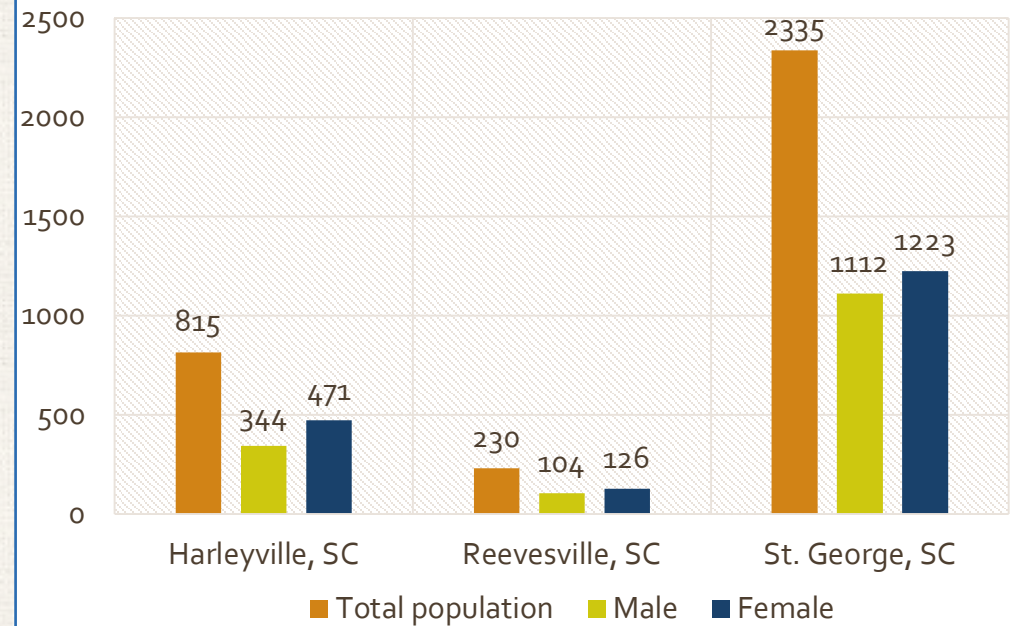
Town of Harleyville Population Change (2010 - 2017)



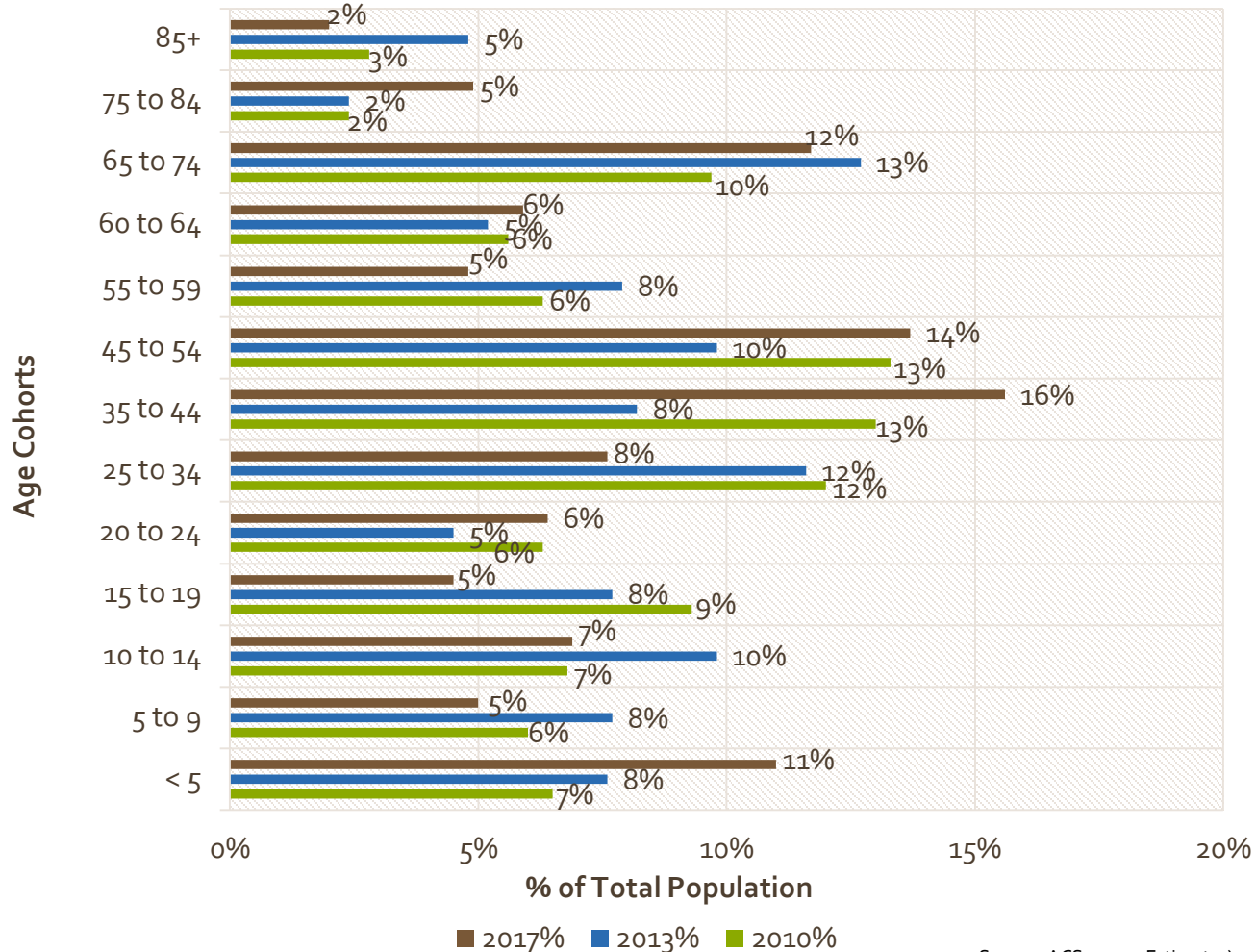
(Source: ACS 5-year Estimates)

POPULATION ELEMENT

Population Comparison (2017)



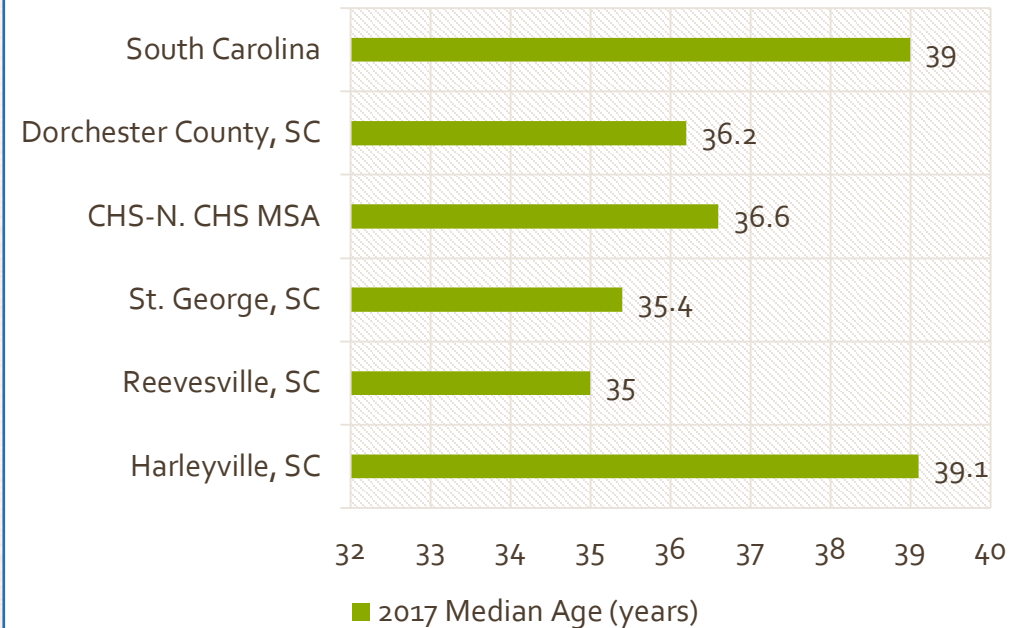
Change in Age Cohorts (2010 - 2017)



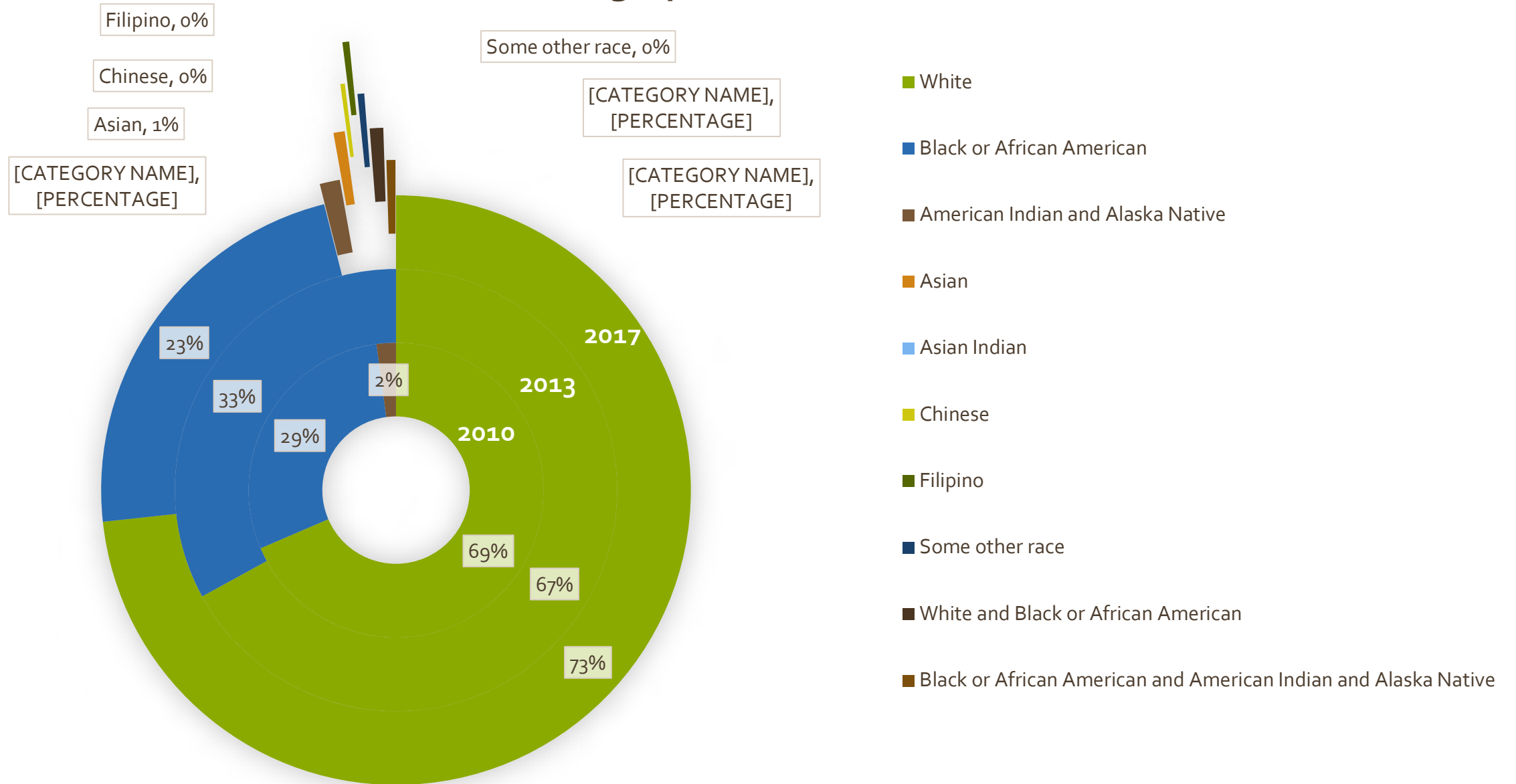
Source: ACS 5-year Estimates)

POPULATION ELEMENT

2017 Median Age (years)



Race Demographics (2010-2017)



2009 Comprehensive Plan Summary

ECONOMIC DEVELOPMENT ELEMENT

Labor Force Participation

Only 55% of Town's population is in the labor force (meaning, employed or actively seeking employment)

Unemployment

Town's unemployment rate was consistent with State level

Resident Occupations

Majority (51%) are in:

1. Technical, sales and administrative support
2. Operators, fabricators and laborers, and 26% in durable goods manufacturing

Industries

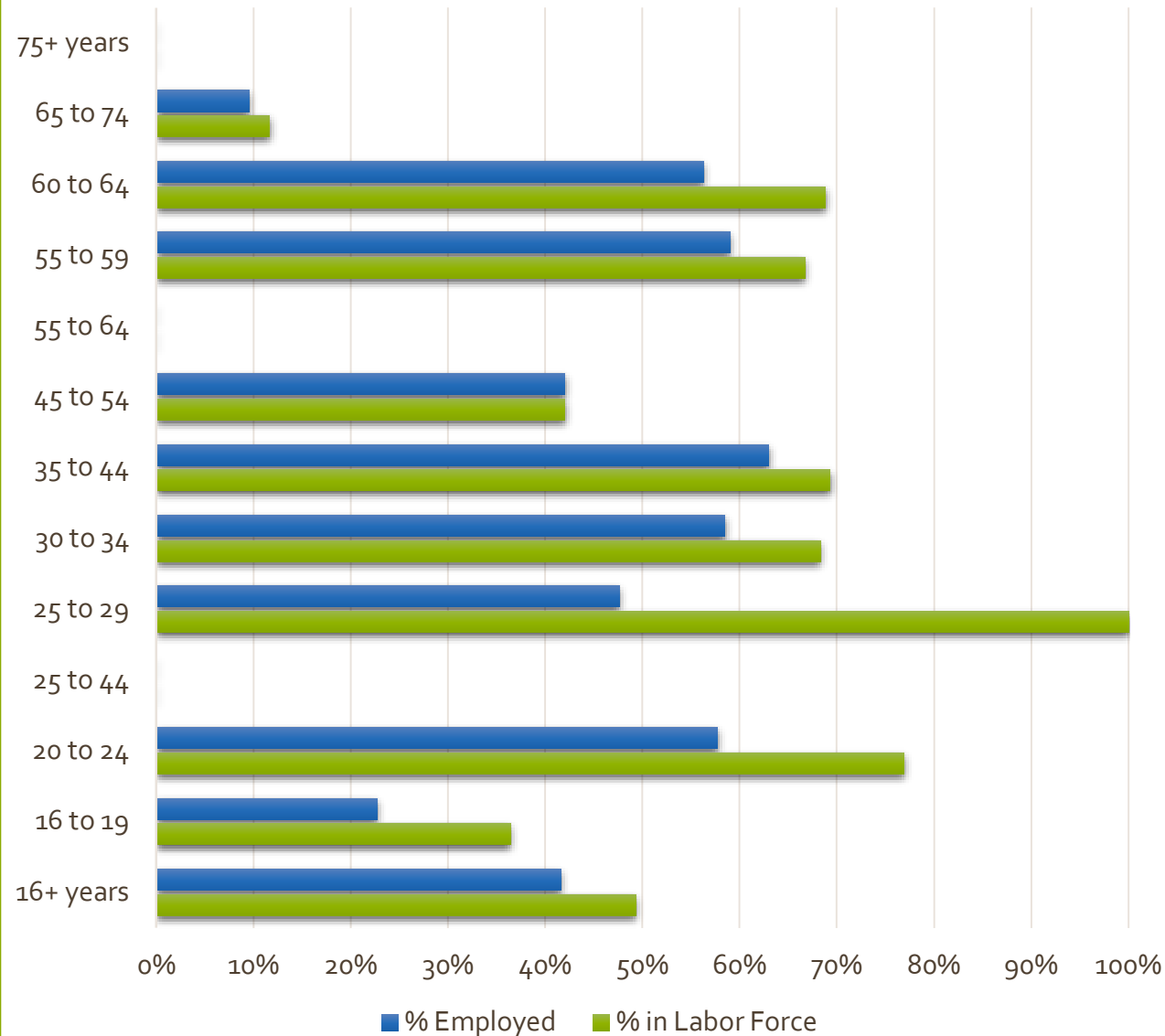
As of June 1998, approximately 40 business establishments in Town

Looking Back...

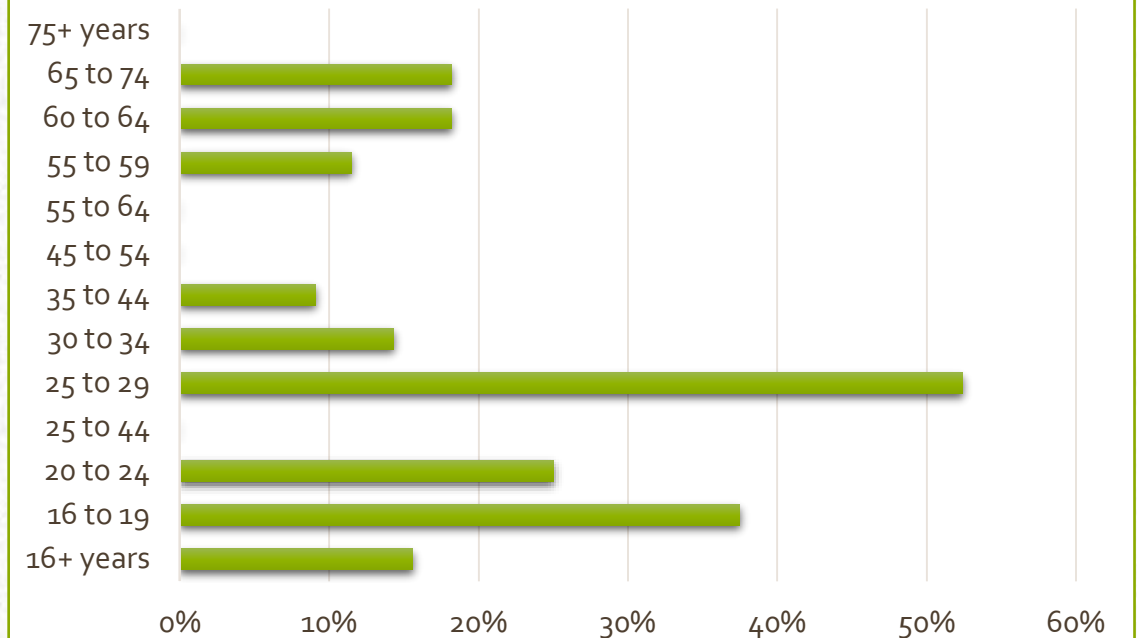


ECONOMIC DEVELOPMENT ELEMENT

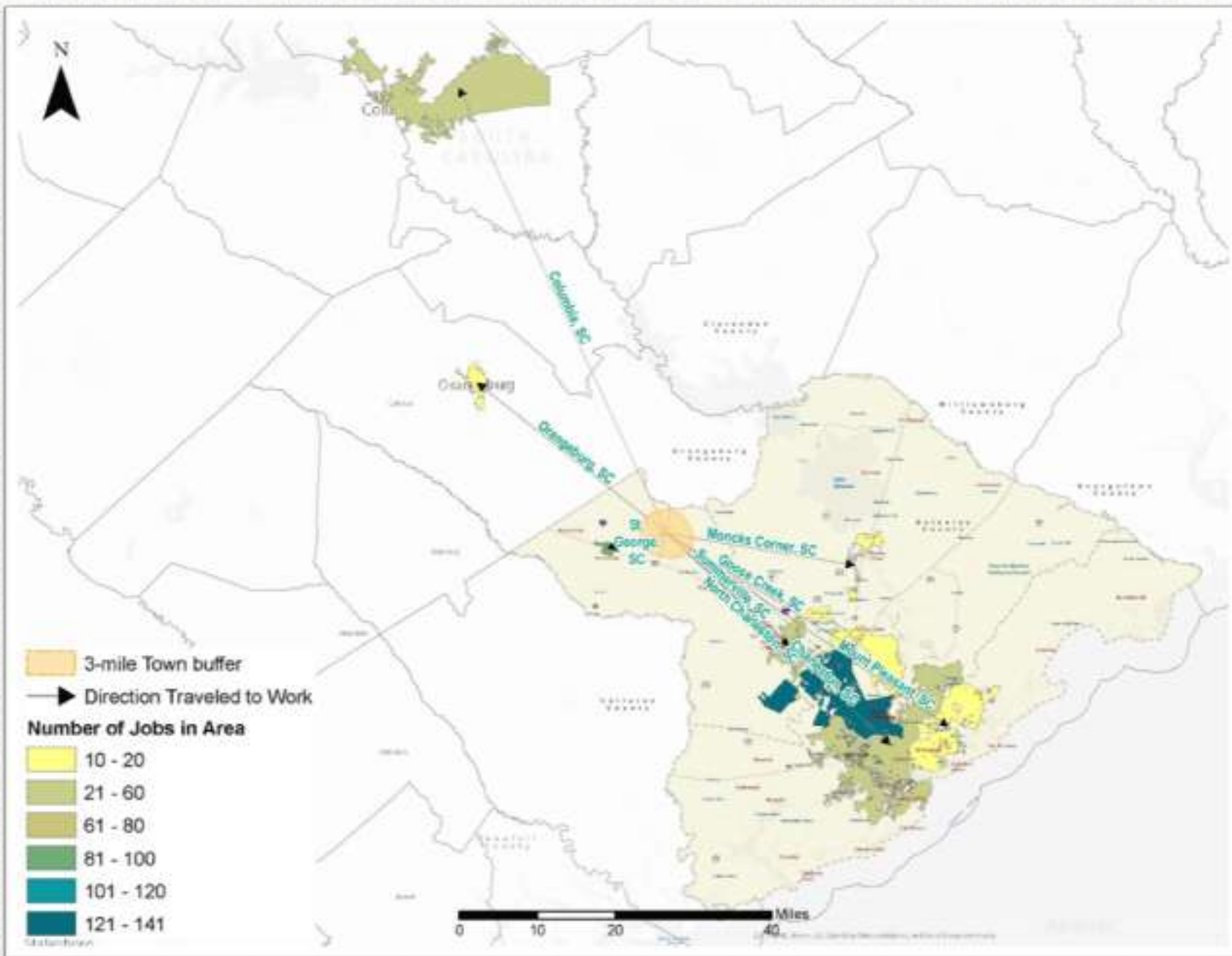
Labor Force Participation (2017)



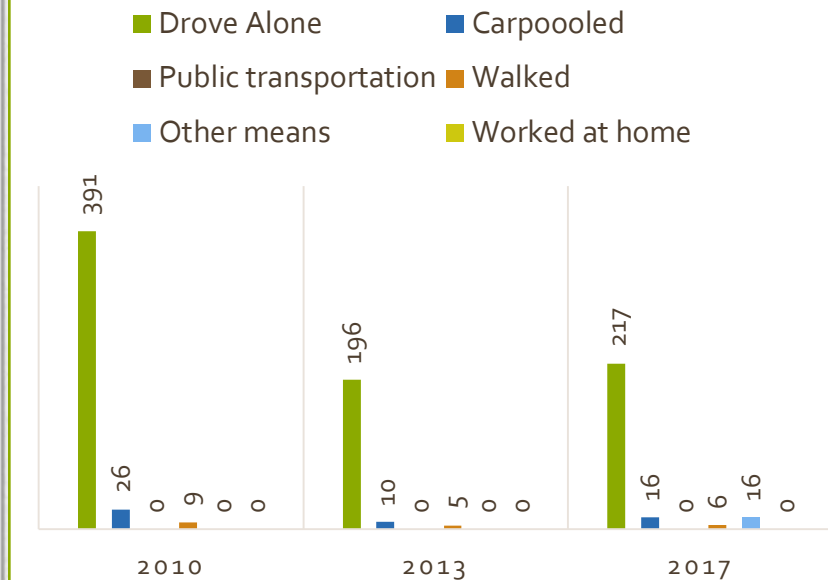
Unemployment Rate (2017)



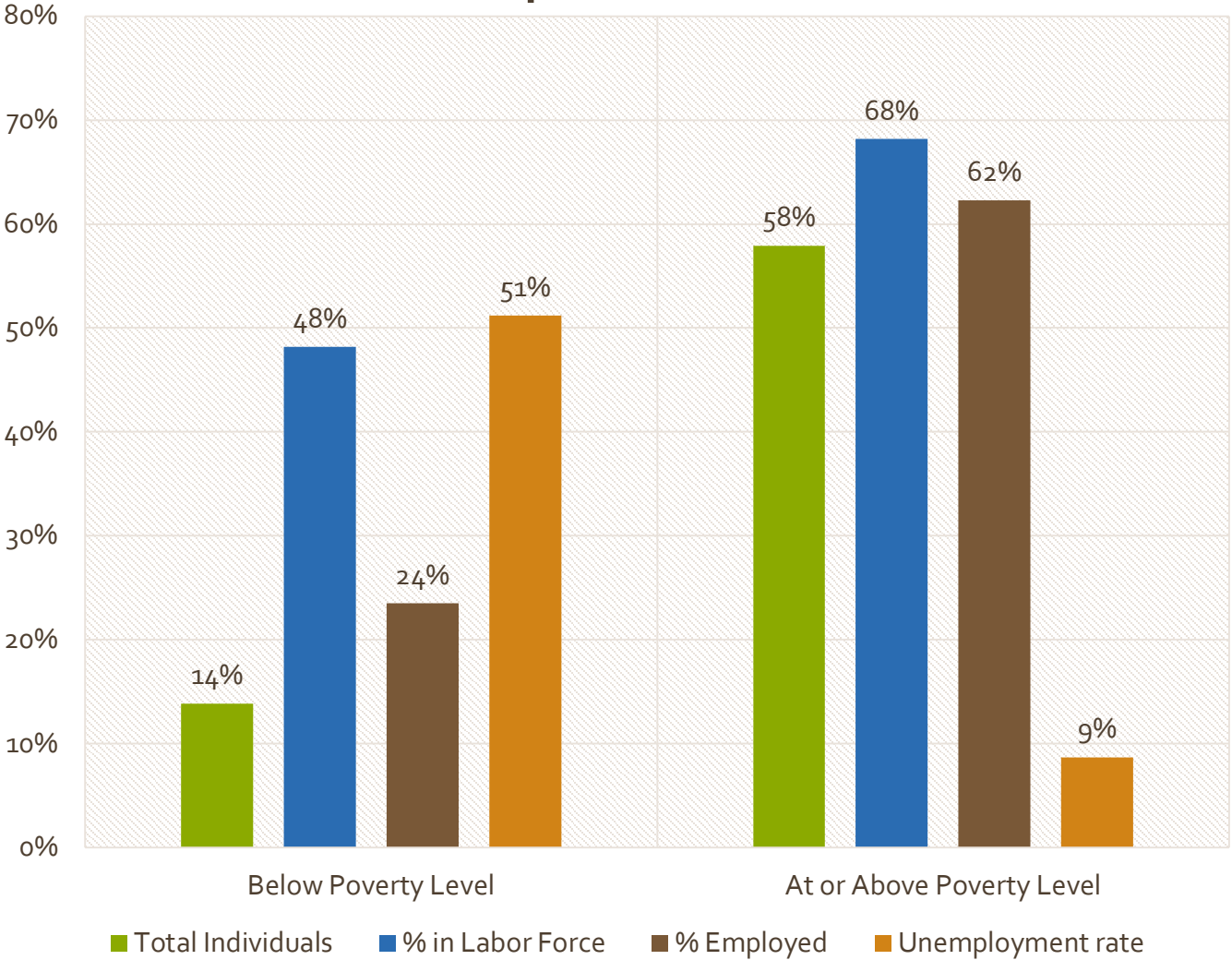
ECONOMIC DEVELOPMENT ELEMENT



NUMBER OF COMMUTERS BY TYPE

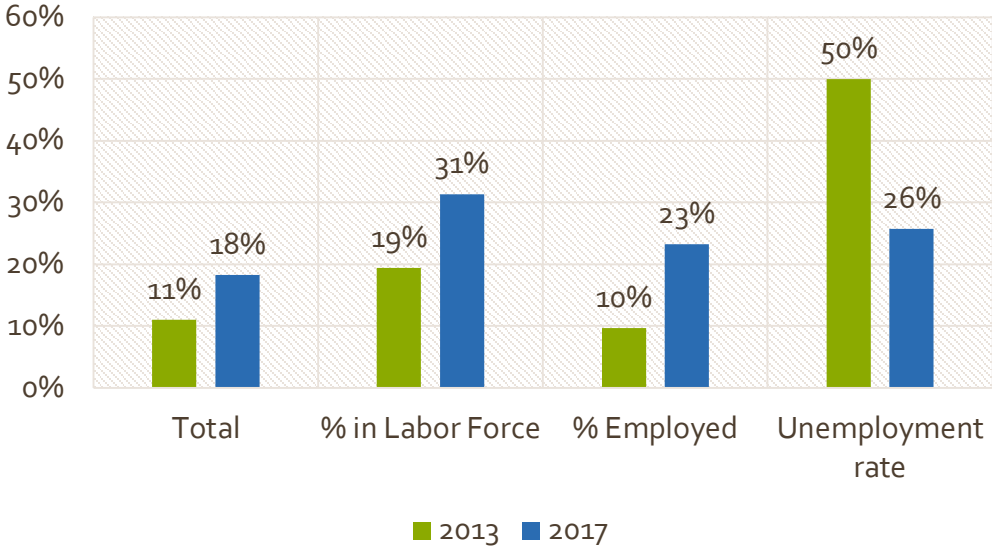


2017 Poverty Levels (in past 12 months)



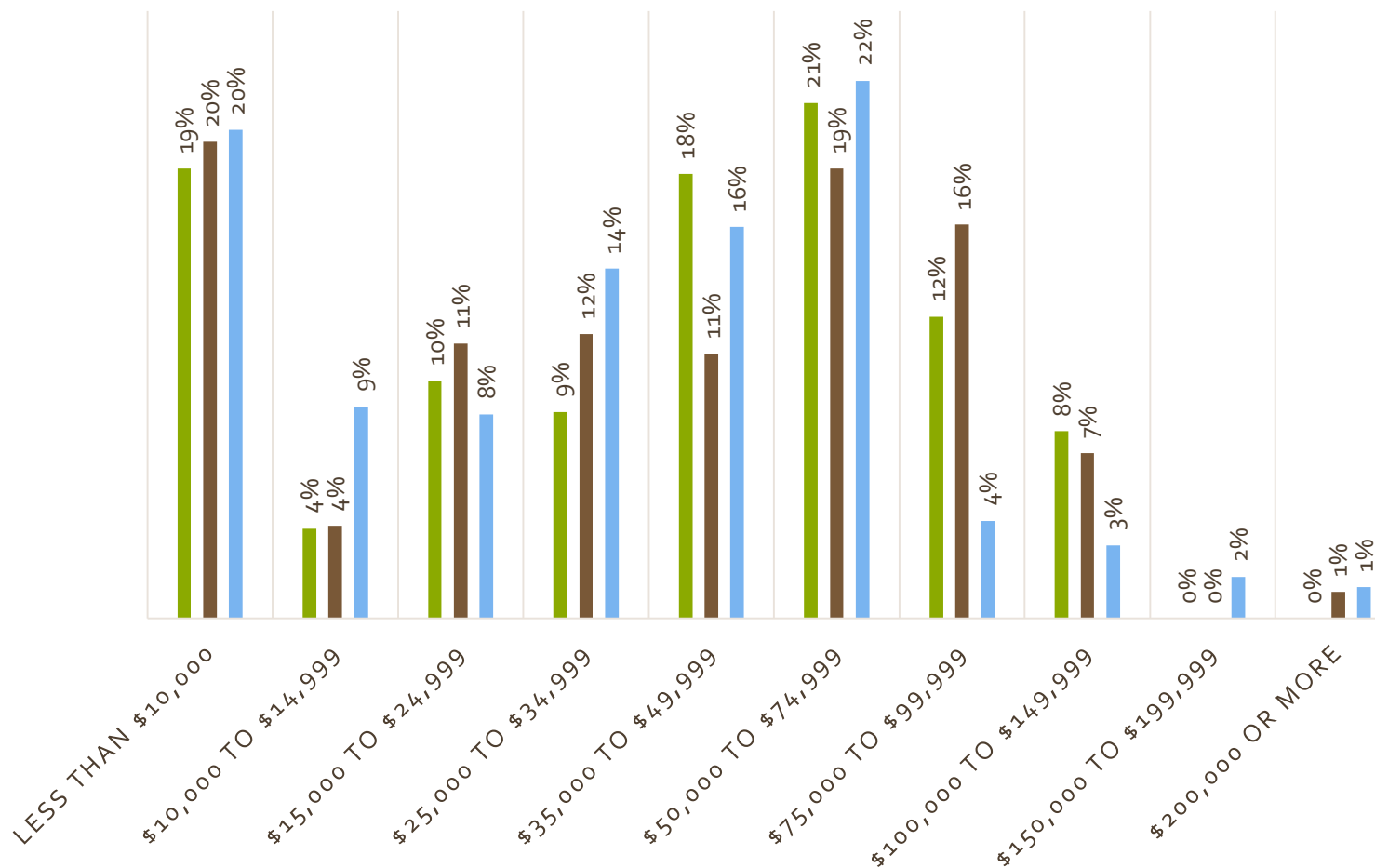
ECONOMIC DEVELOPMENT ELEMENT

Disability Status (2013-2017)



TOTAL HOUSEHOLD INCOME (ADJUSTED FOR INFLATION)

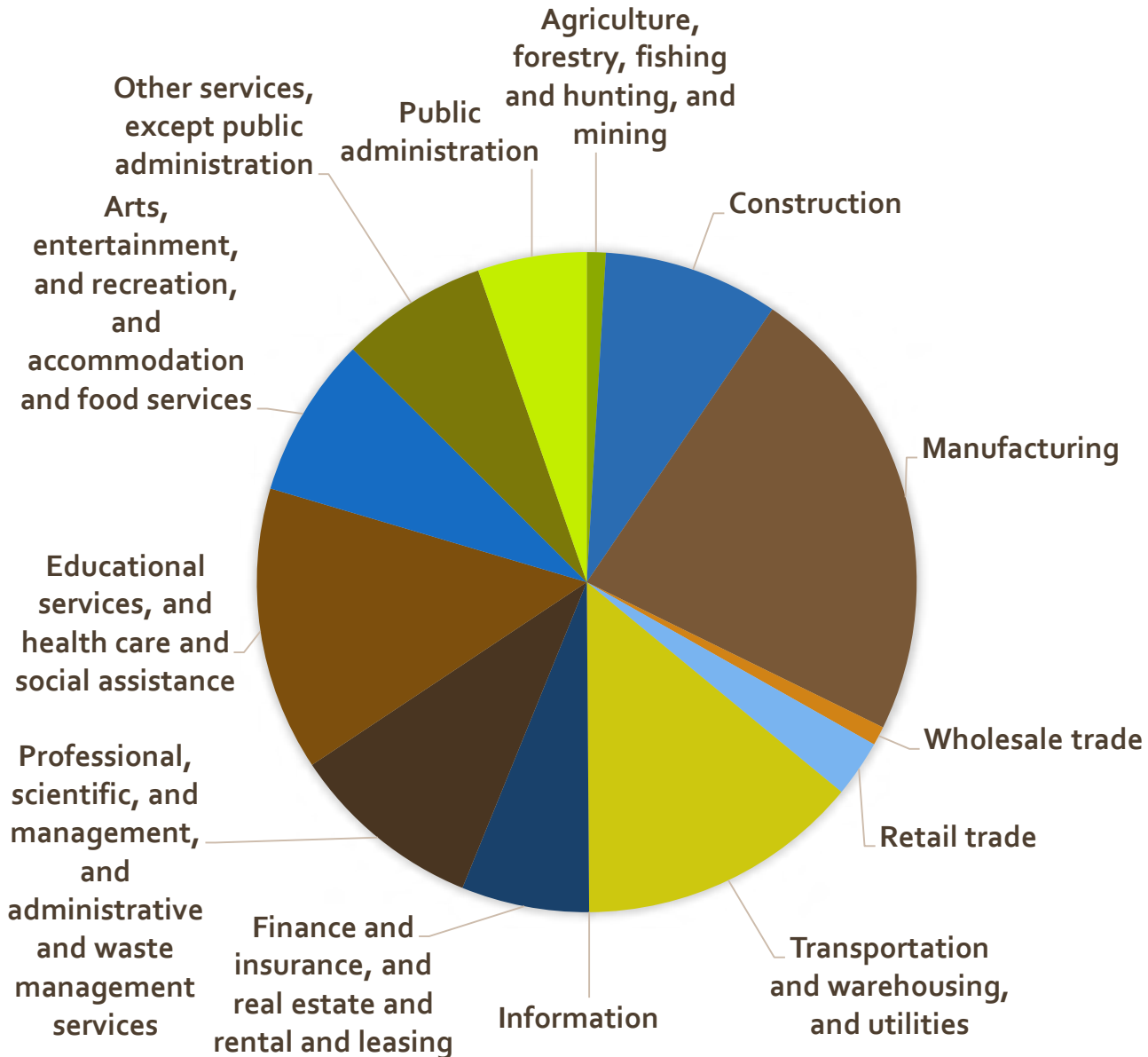
■ 2010 ■ 2013 ■ 2017



ECONOMIC DEVELOPMENT ELEMENT

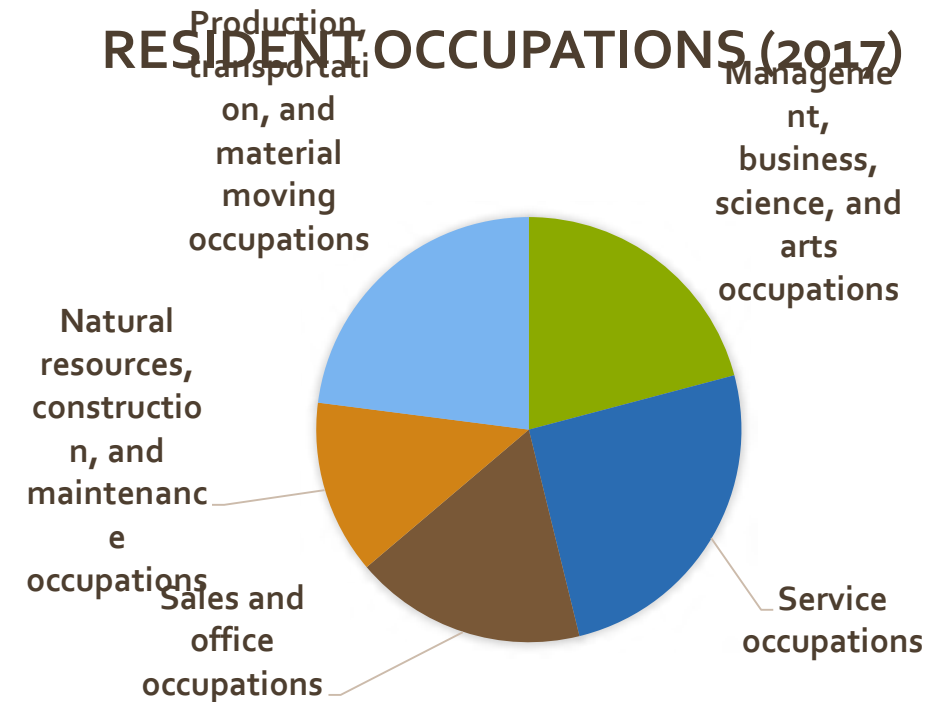
- Median Household Income has decreased in the past 10 years
 - 2010: \$42,969
 - 2013: \$36,696
 - 2017: \$32,386
- Per Capita Income has also decreased in the past 10 years
 - 2010: \$19,394
 - 2013: \$17,551
 - 2017: \$16,512

INDUSTRIES IN TOWN (2017)



ECONOMIC DEVELOPMENT ELEMENT

RESIDENT OCCUPATIONS (2017)



2009 Comprehensive Plan Summary

NATURAL RESOURCES ELEMENT



Hydrology

Town comprises 3 different watersheds with 19% total impervious surface coverage

Surface Water

Minimal: Tom and Kate Branch and Little Walnut Branch

Wetlands

Forested and non-forested wetland areas surrounding Town, approximately 9% of Town's land area comprised of wetlands

Flood Plains

None according to FEMA

Air Quality

Charleston MSA met EPA's National Ambient Air Quality Standards

Minerals

Limestone quarry located in Harleyville

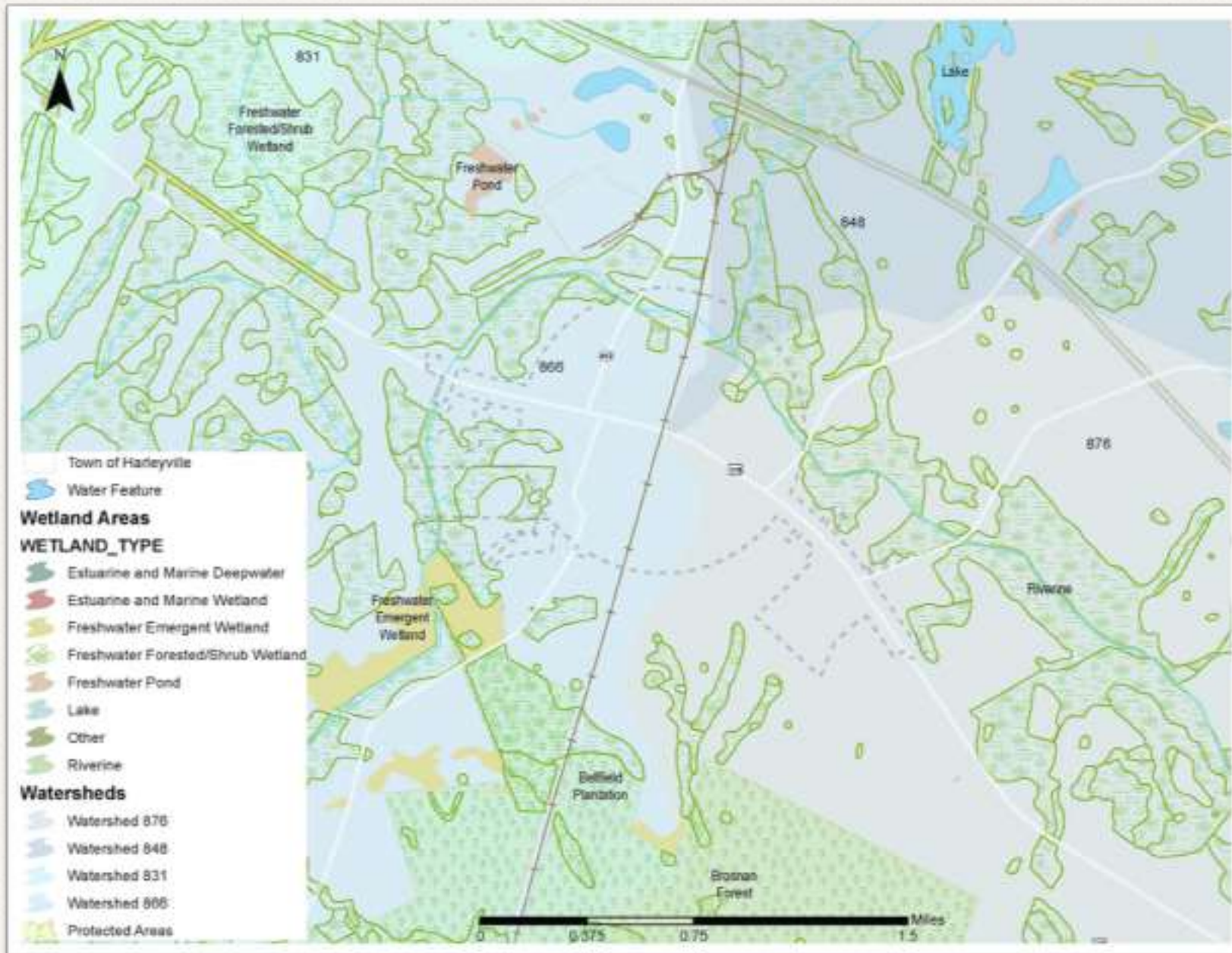
Soils

Four soil types in Town: Coxville, Goldsboro, Lynchburg and Rains loamy sand

Vegetation

Woody vegetation throughout developed areas

NATURAL RESOURCES ELEMENT



- Predominantly Freshwater Forested/Shrub Wetland in Town
- Protected forest area (Bellfield Plantation and Brosnan Forest) just outside of Town Limits
- Charleston-MSA continues to meet EPA's ambient air quality standards
- 3 watersheds in Town, 1 just outside of Town

NATURAL RESOURCES ELEMENT

- No significant change to soil types



2009 Comprehensive Plan Summary

CULTURAL RESOURCES ELEMENT



History

Strong history in railroads, saw mills and religious institutions

Historic Structures

No National Register eligible structures, but 20+ structures in need of preservation efforts

Archaeological

No sites had been identified

Natural or Scenic

South Carolina National Heritage Corridor in Dorchester County
Francis Beidler Forest outside of Town

Places of Worship

Seven places of worship in Town at the time

See Saw Days Festival

Family festival in September with arts and crafts, games for kids, dog show, poker runs, street dancing and amusement rides

CULTURAL RESOURCES ELEMENT



- No cultural, historic, or archaeological sites or structures have been listed on the State or Federal Register
- 10 historic structures in Town as of 2019 – ineligible for Register status, but may require local preservation efforts
- 11 places of worship in Town as of 2019 (see Community Facilities map)

CULTURAL RESOURCES ELEMENT



2009 Comprehensive Plan Summary

COMMUNITY FACILITIES ELEMENT



Public Sewer System

Harleyville Wastewater Treatment Plant upgraded to 0.155 million gallons per day; pump replacements and station #2 (John Street) also upgraded

Public Water System

All Town residents within 300' of public water line required to tap into it

Lawn maintenance is only permitted use of private wells

Solid Waste

Trash collected on Tuesdays

No recycling pick-up program in Town, but recycling center drop off at 455 Seven Mile Road, Harleyville

Emergency Services

Volunteer Fire Dept. serving 25 sq. miles

Harleyville EMS station, fully staffed 24/7

Police station with 7 personnel

Public Education

Town is within County School District #4, comprised of 5 schools

*Public education was high concern among residents

Social Services

Senior center located in Dorchester County

One group home for women in Town (Laurel Manor)

Government Facilities

Town governed by Mayor and 4-member Town council

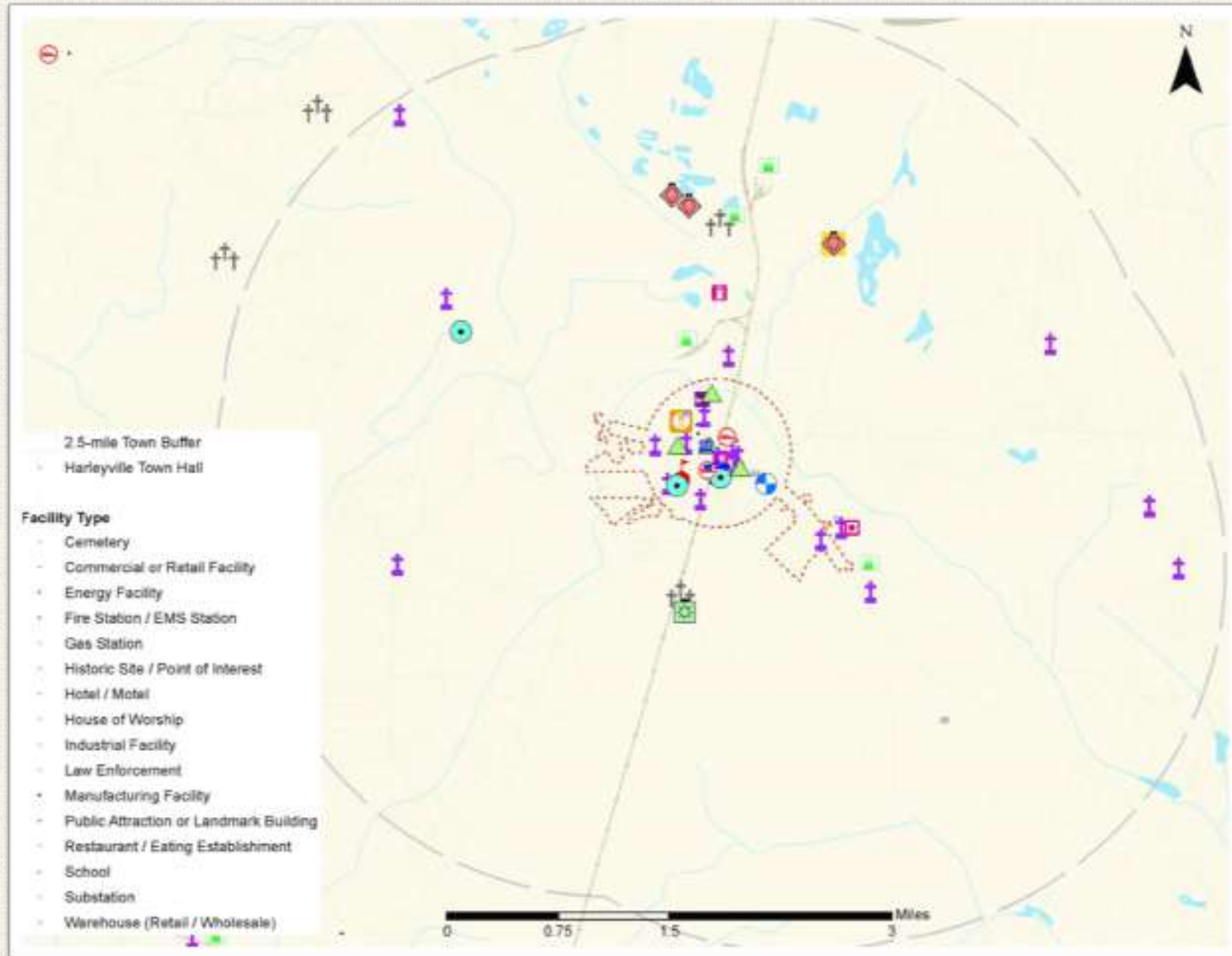
Town Hall facility located at 119 South Railroad Ave.

Recreational Facilities

4 baseball fields, 2 tennis courts and playground, and community center

*Need for expanded recreational services was common concern

COMMUNITY FACILITIES ELEMENT



Facilities within Town include:

- 4 commercial/retail
- 2 fire/EMS stations
- 1 gas station
- 1 hotel/motel
- 11 places of worship
- 1 police station
- 2 public attractions
- 1 restaurant
- 1 school
- 1 storage warehouse

COMMUNITY FACILITIES ELEMENT



2009 Comprehensive Plan Summary

HOUSING ELEMENT



Housing Stock

Steady growth in units from 1970-1990, then 10% decrease by 2000
32 vacant units in Town in 2000

Housing Types (2000)

65% single-family
9% multi-family
25% mobile home
1% boat, RV, van, other

Person per Room

No overcrowding issue apparent in 2000 with 1 person per room or less

Date of Construction

87% of housing built before 1990
Median year built: 1968

Housing Tenure

28% renter occupied
72% owner occupied

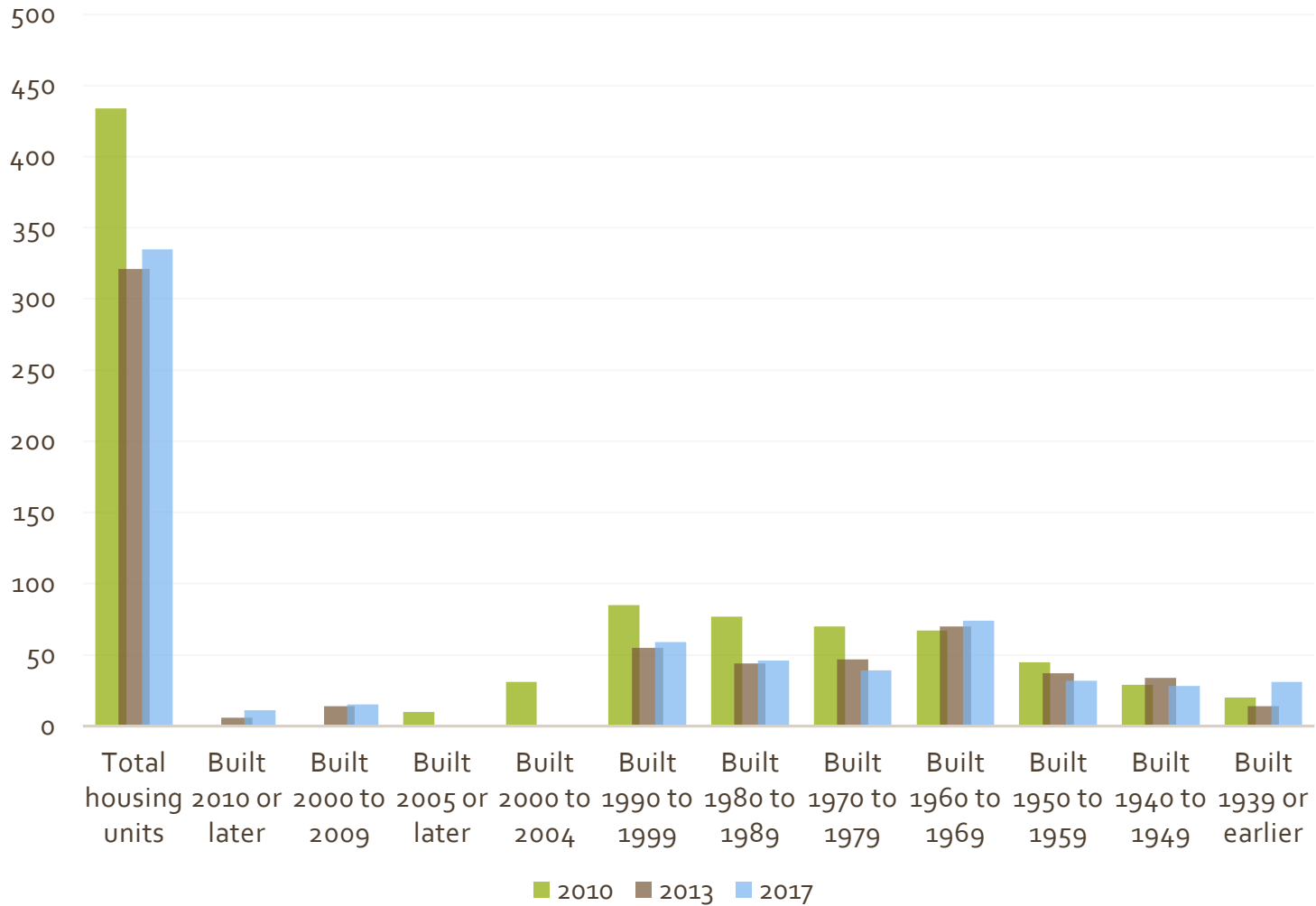
Home Value

Median home value in 2000 was \$66,000, markedly lower than census tract 103 and the County

Affordability

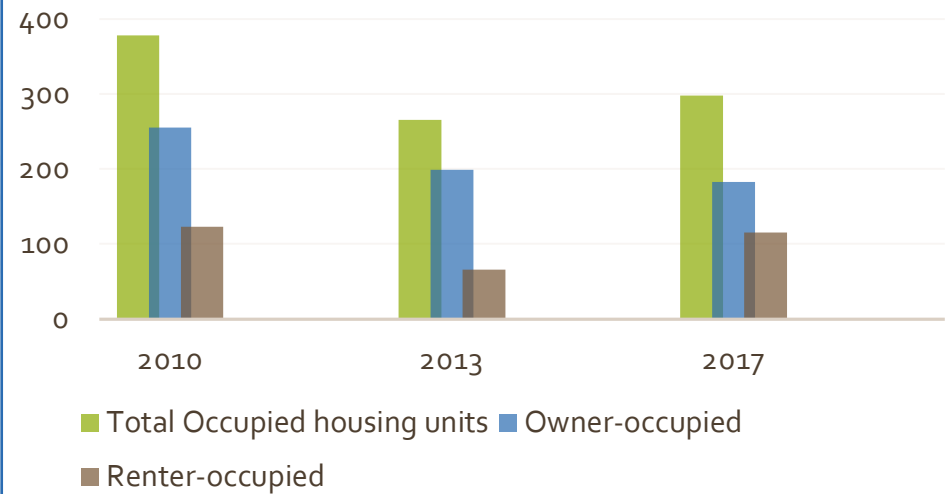
~20% of homeowners paid >30% of income on housing expenses
2006 data indicated decreasing housing affordability

YEAR STRUCTURE BUILT

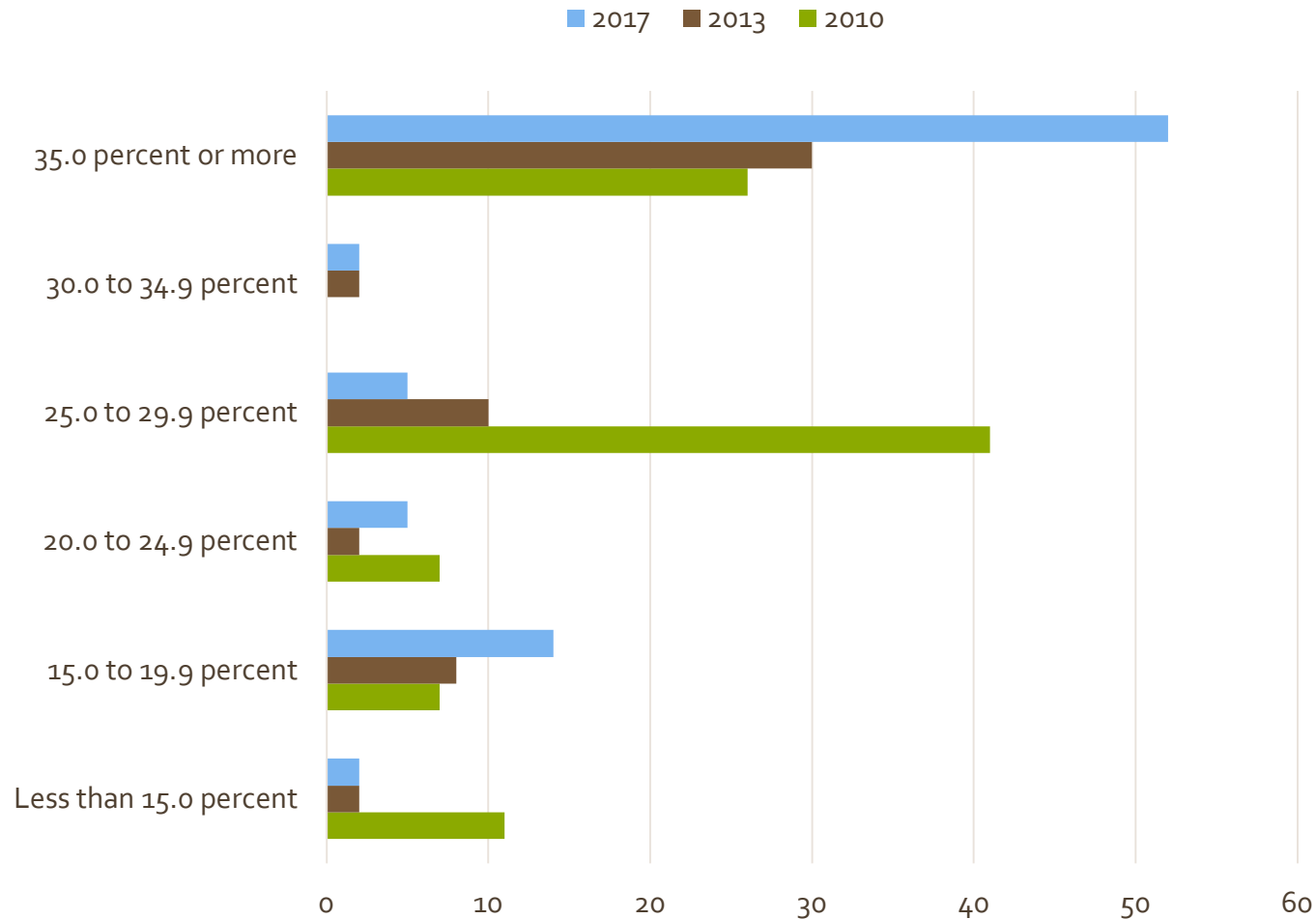


HOUSING ELEMENT

HOUSING TENURE

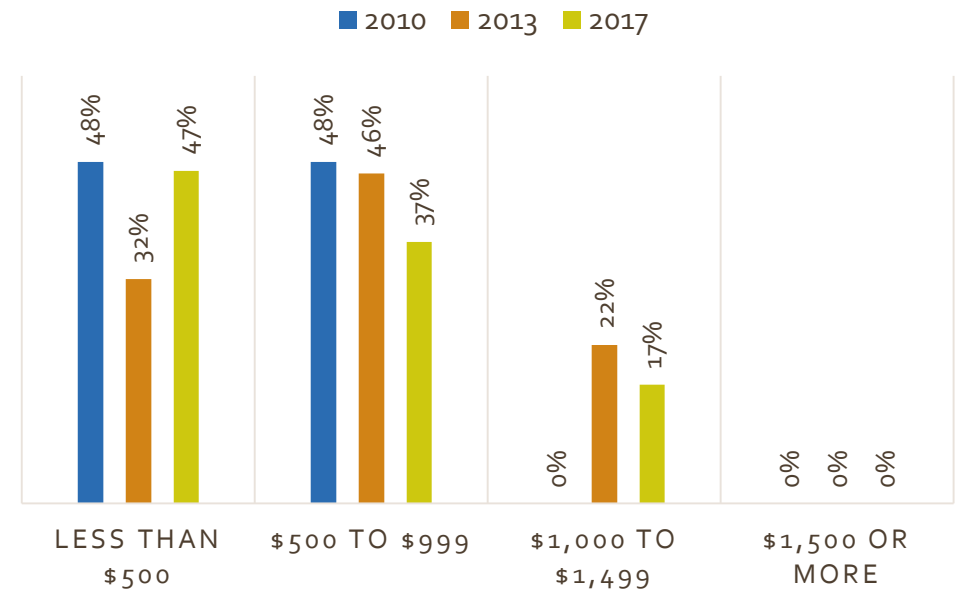


GROSS RENT AS % OF HOUSEHOLD INCOME



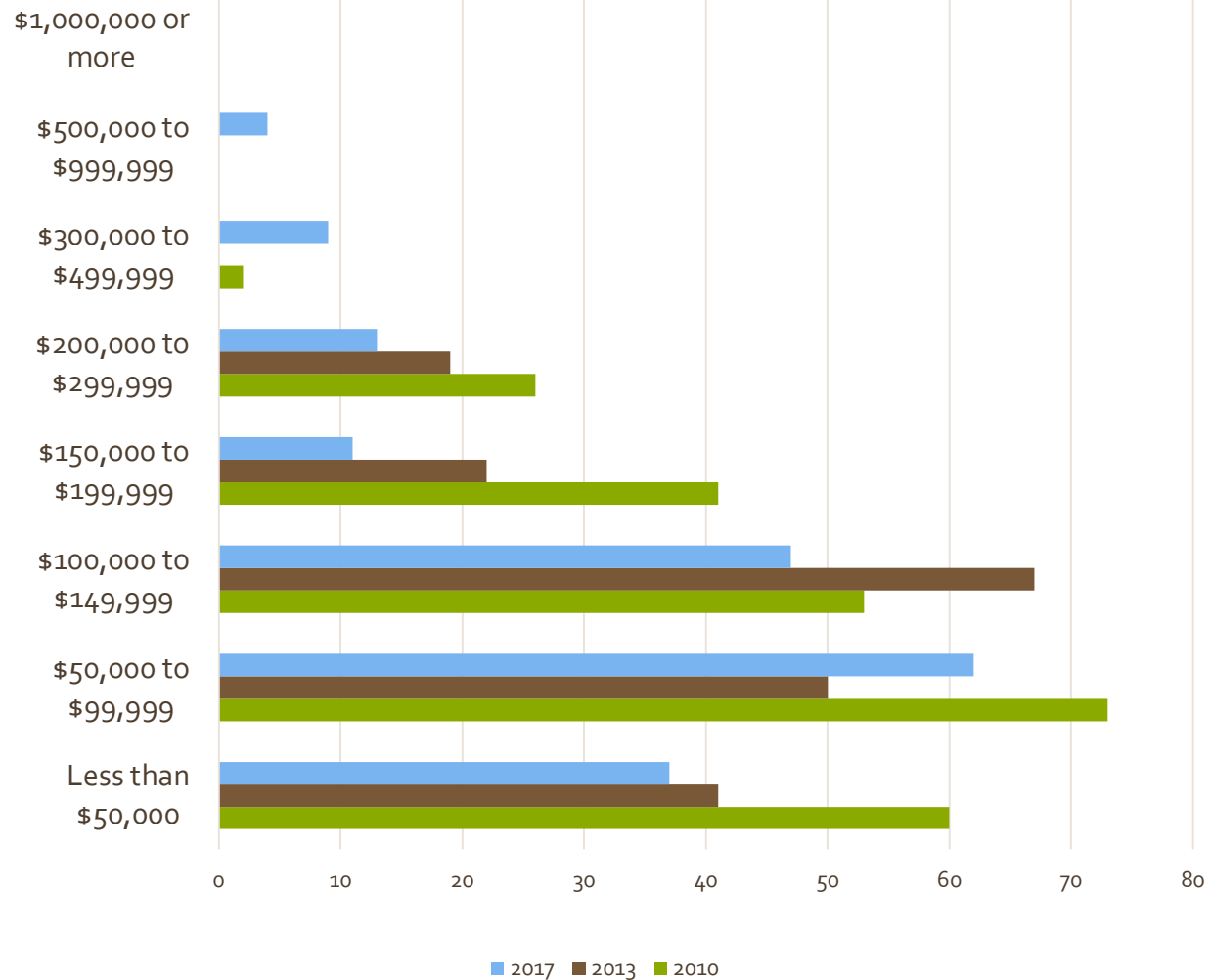
HOUSING ELEMENT

GROSS RENT

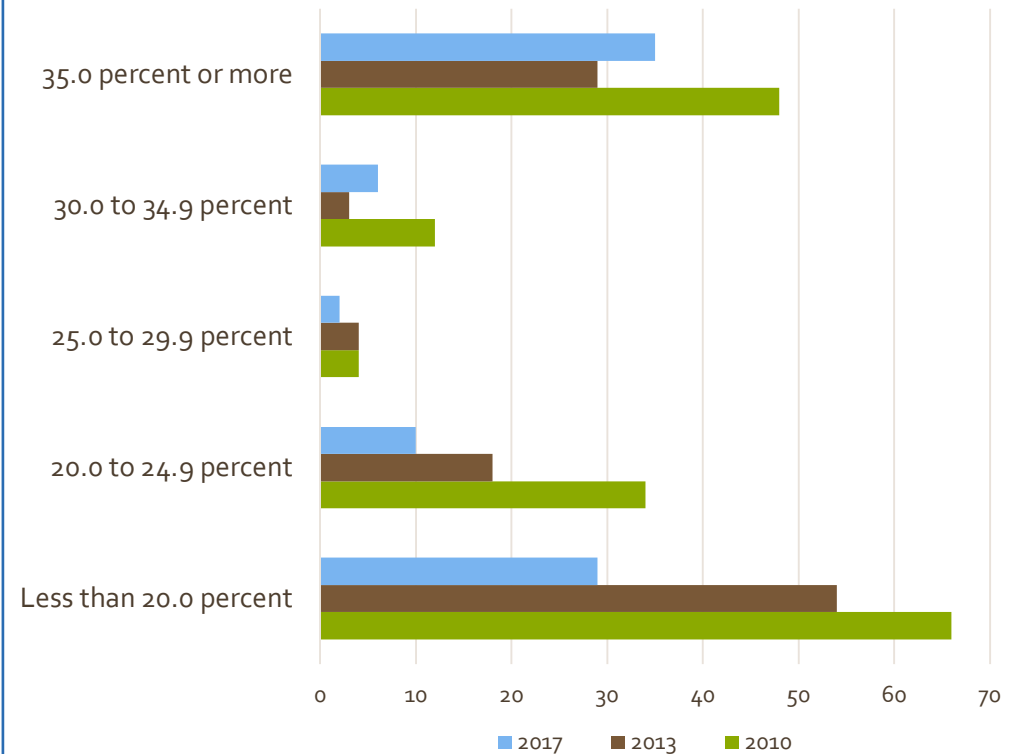


HOUSING ELEMENT

Value of Owner-Occupied Units



Selected Monthly Owner Costs
as Percentage of Household Income



HOUSING ELEMENT



2009 Comprehensive Plan Summary

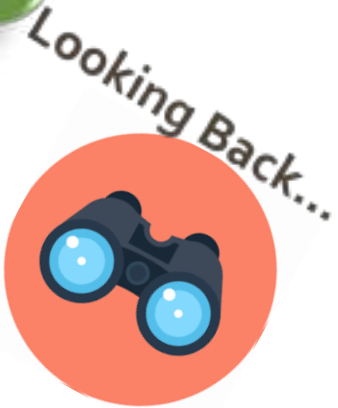
LAND USE ELEMENT

2009 Existing Land Uses in Town:

Land Use Type	Acres	Percent
Single-Family Residential (SFR)	311.8	47.8%
Undeveloped	118.7	18.2%
Agricultural	80.7	12.4%
Commercial	40.9	6.3%
Institutional	30.5	4.7%
Vacant	17.7	2.7%
Industrial	12.7	2.0%
Transportation Facilities	10.9	1.7%
Recreational	6.7	1.0%
Mobile Home Park	6.1	1.0%
Light Industrial	6.0	0.9%
Mixed Use	4.7	0.7%
Multi-Family Residential	4.4	0.7%
TOTAL	651.7	100%

Future Land Use District Acreages

Land Use District	Acres	Percent
Rural Residential	1,559.3	71.0%
Single-Family Residential	232.0	10.6%
Highway Commercial	208.4	9.5%
Light Commercial	107.5	4.9%
Institutional/Recreational	46.6	2.1%
Town Center	41.5	1.9%
TOTAL	2,195.5	100%

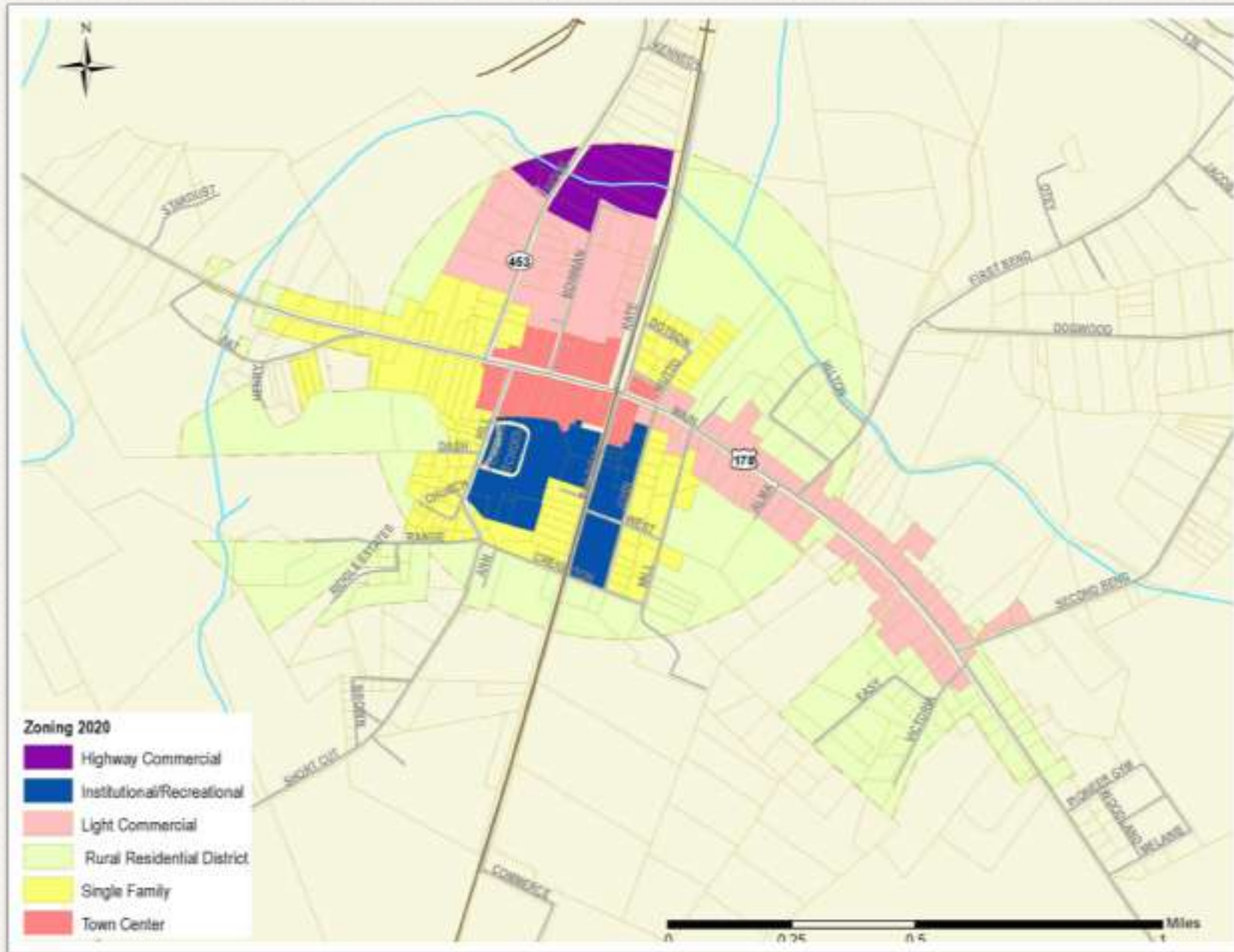


LAND USE ELEMENT



- Land use within the Town is primarily agricultural and residential
- Commercial land uses are concentrated along Main Street, Kate Street, Bowman Street, and Judge Street
- Additional uses within the Town include municipal, institutional and religious

LAND USE ELEMENT



- The Town's 2020 Zoning Ordinance includes six (6) different zoning districts
- The majority of land within the Town is zoned for residential and/or agricultural purposes
- The Town Center zoning district is centered at the intersection of Main Street and Kate Street



LAND USE ELEMENT

- 14 vacant parcels in Town as of 2019-2020 data
- Ownership: private individuals, LLCs, LPs, and trustees

2009 Comprehensive Plan Summary

TRANSPORTATION ELEMENT



Road Network

Town is well connected by I-26, Highways 178 & 453, arterials, collectors and local roads

Congestion

SCDOT reported slight increases in daily traffic from 2006-2007, but not dramatic

Public Transportation

In fall 2008, two Dorchester Co. park-n-ride locations for Tri-County Link

Rail Network

CSX Corporation owns and operates rail line that runs through Town

Air Travel

General aviation airports in nearby St. George and Summerville; international airport in Charleston County

Bicycle & Pedestrian Network

No designated bike lanes
Sidewalks located along both sides of Main St. through Town

Work Commuting

Average resident commute was less than 30 minutes

TRANSPORTATION ELEMENT

- The Town remains well-connected to Dorchester County, the larger tri-county area and state by its proximity to I-26, highways 178 & 453, arterials, collectors and many local roads
- CSX railway further connects the Town regionally
- Some bike and pedestrian infrastructure has been implemented in the Town Center area





TRANSPORTATION ELEMENT



2009 Comprehensive Plan Summary

PRIORITY INVESTMENTS ELEMENT

Looking Back...



Capital Improvements Plan

Recommended the Town create a Capital Improvements Plan identifying any needed public infrastructure projects

The 2020 Comprehensive Planning effort will help Town officials and residents to identify potential investment opportunities

Please submit any questions, comments, and feedback on the BCDCOG website!

