Harleyville
2020 Comprehensive Plan
A 2009 Comprehensive Plan Update
At a glance ...
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.
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

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
POPULATION ELEMENT

Town of Harleyville Population Change (2010 - 2017)

<table>
<thead>
<tr>
<th>Year</th>
<th>Male</th>
<th>Female</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>439</td>
<td>514</td>
<td>953</td>
</tr>
<tr>
<td>2013</td>
<td>325</td>
<td>430</td>
<td>755</td>
</tr>
<tr>
<td>2010</td>
<td>364</td>
<td>541</td>
<td>905</td>
</tr>
</tbody>
</table>

(Source: ACS 5-year Estimates)

Population Comparison (2017)

<table>
<thead>
<tr>
<th>Location</th>
<th>Total Population</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harleyville, SC</td>
<td>815</td>
<td>344</td>
<td>471</td>
</tr>
<tr>
<td>Reevesville, SC</td>
<td>230</td>
<td>104</td>
<td>126</td>
</tr>
<tr>
<td>St. George, SC</td>
<td>1112</td>
<td>1223</td>
<td></td>
</tr>
</tbody>
</table>

(Source: ACS 5-year Estimates)
### POPULATION ELEMENT

#### Change in Age Cohorts (2010 - 2017)

<table>
<thead>
<tr>
<th>Age Cohorts</th>
<th>2017%</th>
<th>2013%</th>
<th>2010%</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>7%</td>
<td>8%</td>
<td>8%</td>
</tr>
<tr>
<td>5 to 9</td>
<td>6%</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>10 to 14</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>15 to 19</td>
<td>8%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>20 to 24</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
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<tr>
<td>25 to 34</td>
<td>8%</td>
<td>12%</td>
<td>13%</td>
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<tr>
<td>35 to 44</td>
<td>10%</td>
<td>13%</td>
<td>14%</td>
</tr>
<tr>
<td>45 to 54</td>
<td>8%</td>
<td>10%</td>
<td>12%</td>
</tr>
<tr>
<td>55 to 59</td>
<td>5%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>60 to 64</td>
<td>5%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>65 to 74</td>
<td>6%</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>75 to 84</td>
<td>2%</td>
<td>5%</td>
<td>3%</td>
</tr>
<tr>
<td>85+</td>
<td>5%</td>
<td>6%</td>
<td>3%</td>
</tr>
</tbody>
</table>

Source: ACS 5-year Estimates

#### 2017 Median Age (years)

- **South Carolina**: 39
- **Dorchester County, SC**: 36.2
- **CHS-N. CHS MSA**: 36.6
- **St. George, SC**: 35
- **Reevesville, SC**: 35
- **Harleyville, SC**: 39.1

% of Total Population

<table>
<thead>
<tr>
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<td>3%</td>
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<tr>
<td>85+</td>
<td>5%</td>
<td>6%</td>
<td>3%</td>
</tr>
</tbody>
</table>
Race Demographics (2010-2017)

- White: 73%
- Black or African American: 29%
- Asian: 2%
- Asian Indian: 69%
- Chinese: 33%
- Filipino: 2%
- Some other race: 0%

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>Black or African American</th>
<th>Asian</th>
<th>Asian Indian</th>
<th>Chinese</th>
<th>Filipino</th>
<th>Some other race</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>73%</td>
<td>29%</td>
<td>2%</td>
<td>69%</td>
<td>33%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>2013</td>
<td>67%</td>
<td>29%</td>
<td>2%</td>
<td>69%</td>
<td>33%</td>
<td>2%</td>
<td>0%</td>
</tr>
<tr>
<td>2010</td>
<td>69%</td>
<td>29%</td>
<td>2%</td>
<td>69%</td>
<td>33%</td>
<td>2%</td>
<td>0%</td>
</tr>
</tbody>
</table>
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
NUMBER OF COMMUTERS BY TYPE

- Drove Alone
- Carpooolled
- Public transportation
- Walked
- Other means
- Worked at home

<table>
<thead>
<tr>
<th>Year</th>
<th>2010</th>
<th>2013</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>391</td>
<td>396</td>
<td>277</td>
</tr>
</tbody>
</table>

3-mile Town buffer
Direction Traveled to Work
Number of Jobs in Area
10 - 20
20 - 40
41 - 60
61 - 80
81 - 100
101 - 120
121 - 141

ECONOMIC DEVELOPMENT ELEMENT
ECONOMIC DEVELOPMENT ELEMENT

### 2017 Poverty Levels (in past 12 months)

<table>
<thead>
<tr>
<th>Below Poverty Level</th>
<th>At or Above Poverty Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>14%</td>
<td>68%</td>
</tr>
<tr>
<td>48%</td>
<td>62%</td>
</tr>
<tr>
<td>51%</td>
<td>9%</td>
</tr>
</tbody>
</table>

### Disability Status (2013-2017)

<table>
<thead>
<tr>
<th>Total</th>
<th>% in Labor Force</th>
<th>% Employed</th>
<th>Unemployment rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>11%</td>
<td>18%</td>
<td>19%</td>
<td>31%</td>
</tr>
<tr>
<td>19%</td>
<td>32%</td>
<td>26%</td>
<td>50%</td>
</tr>
<tr>
<td>10%</td>
<td>23%</td>
<td></td>
<td>26%</td>
</tr>
<tr>
<td>23%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>26%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Legend:
- Green: Total Individuals
- Blue: % in Labor Force
- Brown: % Employed
- Orange: Unemployment rate

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
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
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).
HARLEYVILLE

Harleyville is named for the Harley family who owned much of the land that comprises the present town. William "Cow Pie" Harley owned substantial property in this vicinity and raised tobacco and corn for the local market. In 1860 he sold a right of way across his land to the Eatonton Railroad, which built a road between Prosperity and Below Springs with Harleyville a regular stop. The railroad spurred development of the lumber industry in the area. Harleyville was incorporated in 1903.
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 a 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
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
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

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

Housing Tenure
- 28% renter occupied
- 72% owner occupied
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:

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

#### Future Land Use District Acreages

<table>
<thead>
<tr>
<th>Land Use District</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural Residential</td>
<td>1,559.3</td>
<td>71.0%</td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>232.0</td>
<td>10.6%</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>208.4</td>
<td>9.5%</td>
</tr>
<tr>
<td>Light Commercial</td>
<td>107.5</td>
<td>4.9%</td>
</tr>
<tr>
<td>Institutional/Recreational</td>
<td>46.6</td>
<td>2.1%</td>
</tr>
<tr>
<td>Town Center</td>
<td>41.5</td>
<td>1.9%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>2,195.5</td>
<td>100%</td>
</tr>
</tbody>
</table>
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.
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.
• 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.
• 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
The 2020 Comprehensive Planning effort will help Town officials and residents to identify potential investment opportunities.

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

2009 Comprehensive Plan Summary
PRIORITY INVESTMENTS ELEMENT

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.
What have we gotten “right” and “wrong” since the 2009 Plan?

What opportunities exist for the Town?
- Undeveloped land?
- Vacant land?
- Affordability?
- Economic?

What is the Town’s biggest challenge going forward?
- Population?
- Housing?
- Affordability?
- Economics?

What are some of the Town’s greatest strengths?
- Livability?
- Culture and history?
- Safety?

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