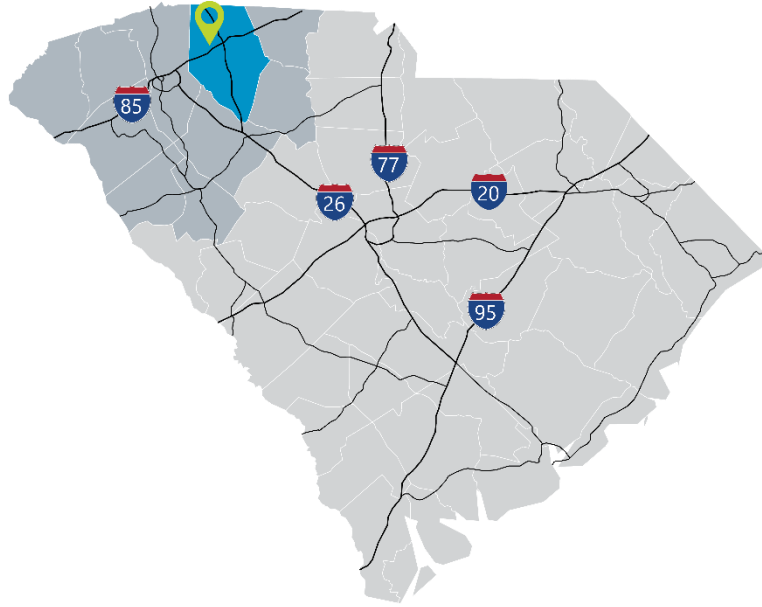


CITY OF WELLFORD
COMPREHENSIVE PLAN
ADOPTED



CITY OF WELLFORD

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Wellford at a Glance

The City of Wellford is located five miles west of the City of Spartanburg in the central portion of Spartanburg County. Although originally chartered in 1882, the Wellford area was actually settled in the late 1700s. The Wellford community initially encompassed the lands of what are now the neighboring towns of Duncan and Lyman. Today, the city of Wellford covers more than three square miles and enjoys close proximity to Interstates 85 and 26 and the Greenville Spartanburg International Airport. Wellford's ideal location in the heart of the burgeoning economic corridor of the County has led it to a current crossroads in the shaping of the City's future.

In 2020, Wellford has a population of 2,826 people with a median age of 36.4 and median household income of \$45,625. The five largest ethnic groups in Wellford are White, (40.6%); Black or African American (38.7%), 2 or more races (6.37%) Hispanic (6.37%) and Asian (4.9%).

In 2020, the median property value in Wellford was \$155,133 and the homeownership rate was 60.7%. Most people in Wellford drive alone to work and the average commute was 21.2 minutes.

The economy of Wellford employs 1,150 persons, with largest industries being manufacturing, health care and retail trade. The highest paying industries in Wellford is Transportation, Warehousing, and Manufacturing.

Chapter 1 – Introduction

1.1 PURPOSE OF THE PLAN

The following information has been developed to serve as a general policy guide for town officials and citizens to use in planning for future growth and development in and around the City of Wellford. The plan relates existing conditions to a corresponding list of short, medium, and long-term goals that reflect how the City should grow in the next ten years. The ultimate goal of the plan is to establish a set of guidelines and procedures that will serve as a tool for making informed decisions about land development, economic growth, infrastructure improvements, housing, and transportation needs, and protecting natural and cultural resources.

1.2 THE PLANNING PROCESS

The comprehensive plan satisfies the requirements of the South Carolina Local Government Planning Enabling Act of 1994, which established the comprehensive plan as the first step in the local government planning process. The law tasks the local planning commission with establishing and maintaining this planning process. Once adopted, the plan will become the blueprint for future growth and development as well as adoption of tools for implementation of the plans including zoning ordinances and land development regulations.

A resolution by the planning commission recommending the plan will be submitted to the City Council. This resolution must be recorded in the planning commission's official minutes, and the recommended plan must be forwarded to the City Council.

A public hearing must be held at least 30 days after publishing a notice in a general circulation newspaper in the community.

An ordinance adopted by the governing body, which cannot be approved until the planning commission has officially recommended the plan.

It will be very important to review and make changes to the comprehensive plan within the ten years. South Carolina state law required that the plan be reviewed every five years to reflect any changes in the city. Every ten years the planning commission must prepare and recommend a new plan to City Council.

1.3 VISION

The City of Wellford will provide for the sustainable integration of new growth and development that is in harmony with the existing quality of life. In order to realize this vision, the comprehensive plan will adhere to the following guiding principles:

- Promote compact, mixed use, and sustainable development
- Support a diverse and resilient economic base
- Create a range of housing opportunities for residents of all ages and incomes
- Facilitate intergovernmental cooperation and cooperation.

1.4 ORGANIZAION AND CONTENT

The City of Wellford’s Comprehensive Plan is intended to meet the state comprehensive planning requirements set forth in the Local Government Comprehensive Planning Enabling Act of 1994. To meet these requirements, the plan consists of an existing inventory and a discussion of the goals, objectives, and strategies for the following elements:

- Population: includes information related to growth and development trends and detailed demographic data such as age, race, gender, income, and educational attainment.
- Economic Development: includes information on labor force, employment distribution, and an analysis of consumer expenditures.
- Natural Resources: includes a discussion of key environmental data that reflect conservation priorities as well as limitations to development.
- Historic and Cultural Resources: includes an inventory of key historic and cultural sites.
- Community Facilities: includes a discussion of infrastructure, fire and police protection emergency medical services, government and education facilities and recreational facilities.
- Land Use: includes an analysis of existing and future land use, development capacity and zoning and land development ordinances. This element is influenced by all other elements and will serve as the primary framework of the plan.
- Housing: includes a discussion of the location, age, condition, and affordability of housing and occupancy and ownership characteristics.
- Transportation: includes an inventory of the current transportation infrastructure including roads, public transit, bike paths, and pedestrian facilities.
- Priority Investment: prioritize and allocate funding of infrastructure projects identified in other elements.
- Resiliency: aid in the ability to adapt and recover quickly, fairly, and transparently from changing conditions from recurrent burdens and sudden disasters.

Chapter 2 Population

2.1 POPULATION INVENTORY

The population element describes how the city’s population and demographic characteristics have changed over the past several decades. Data will be presented on a variety of household characteristics including:

- Population Change
- Age Distributions
- Demographic Trends
- Income Characteristics
- Poverty Levels
- Educational Attainment

2.1 POPULATION CHANGE

Table 2.1 City of Wellford Population, 2010, 2021, 2026

Total Population

	2010	2021	2026	Growth Rate ¹
Wellford	2,378	2,836	3,044	1.43%
Spartanburg County	284,307	331,427	354,621	1.36%
Upstate SC	1,362,073	1,544,124	1,631,029	1.10%
South Carolina	4,625,364	5,321,206	5,665,411	1.26%

¹ Projected annual growth rate 2021-2026

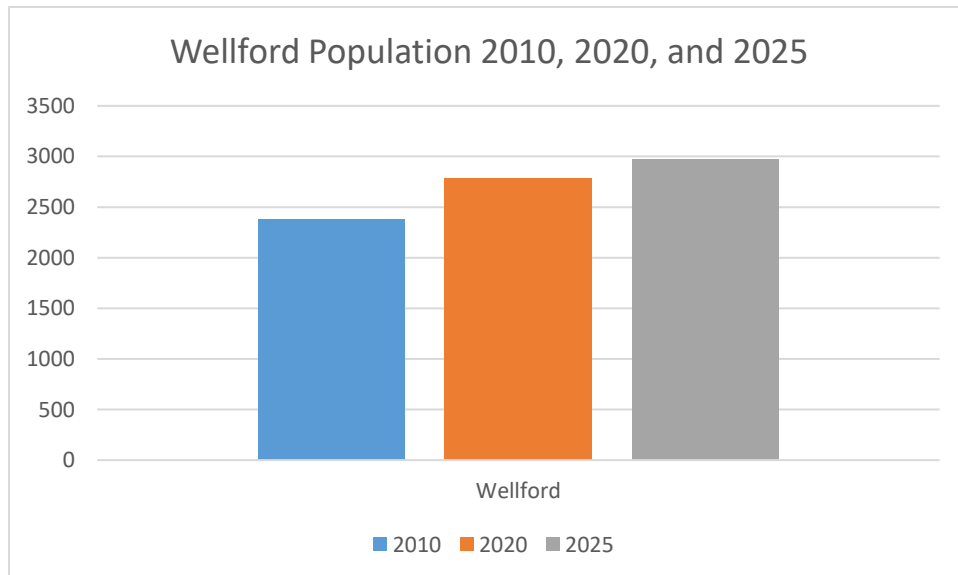


Table 2.2 Spartanburg Municipalities Populations, 1980-2020

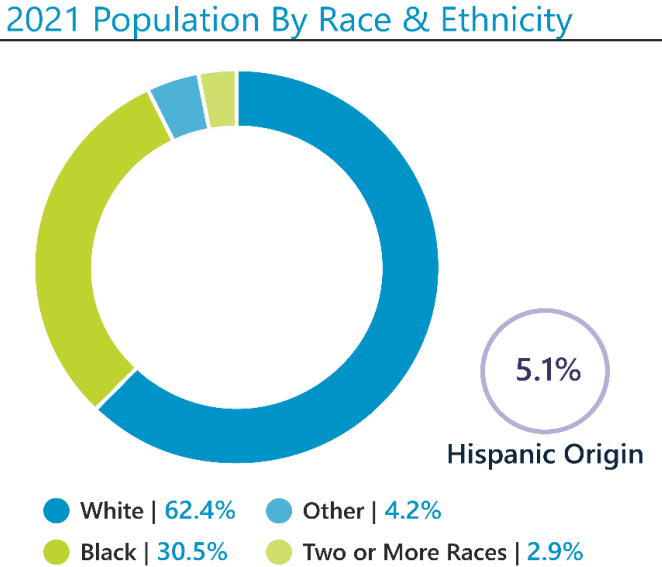
Municipality	1980	1990	2000	2010	2020	% Change 1980-2020	% change between 2010-2020
Campobello	472	465	449	502	533	11%	5.81%
Chesnee	1,069	1,280	1,003	868	913	-17%	4.90%
Cowpens	2,023	2,176	2,279	2,162	2,302	12.10%	6.08%
Duncan	1,259	2,246	2,870	3,181	3,369	62.60%	5.58%
Greer	10,525	10,322	16,843	25,515	29,000	63.70%	12.01%
Inman	1,554	1,742	1,884	2,321	2,292	32.10%	-1.26%
Landrum	2,141	2,347	2,472	2,376	2,531	15.40%	6.12%
Lyman	2,195	2,271	2,659	3,243	3,476	36.80%	6.70%
Pacolet	2,607	2,645	2,690	2,235	2,387	9.21%	6.36%
Reidville	N/A	N/A	478	601	628	23.80%	4.29%
Spartanburg	43,820	43,479	39,673	37,013	37,876	-15.60%	2.27%
Wellford	2,143	2,511	2,030	2,378	2,563	16.30%	7.21%
Woodruff	5,171	4,361	4,229	4,090	4,191	-23.30%	2.40%

The City of Wellford falls in the middle of all the Spartanburg municipalities for the 2020 population with over 2800 residents. However, the city has experienced major growth since the 1980s. It saw an increase in population between 1980 and 2020 with a 16% increase. It is one of the top five growth in Spartanburg County. In the last ten years, the city has experienced a 7% increase in population which is the second highest behind the City of Greer.

2.2 DEMOGRAPHIC CHARACTERISTICS

2.2.1 Racial Characteristics

Figure 2.1

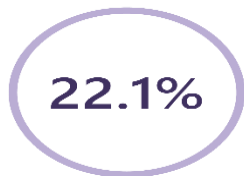


2.2.2 Population by Age

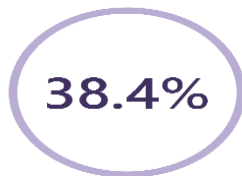
Table 2.3 City of Wellford Population by Age

Population by Age

	2010	2021	2026
Under 5	7.1%	6.1%	6.0%
5 to 9	5.5%	6.5%	6.3%
10 to 14	5.9%	6.4%	6.7%
15 to 24	12.9%	9.7%	10.2%
25 to 34	12.0%	13.1%	10.2%
35 to 44	12.8%	12.7%	13.9%
45 to 54	15.2%	12.6%	11.6%
55 to 64	12.9%	14.4%	13.6%
65+	15.6%	18.5%	21.4%



Under 18



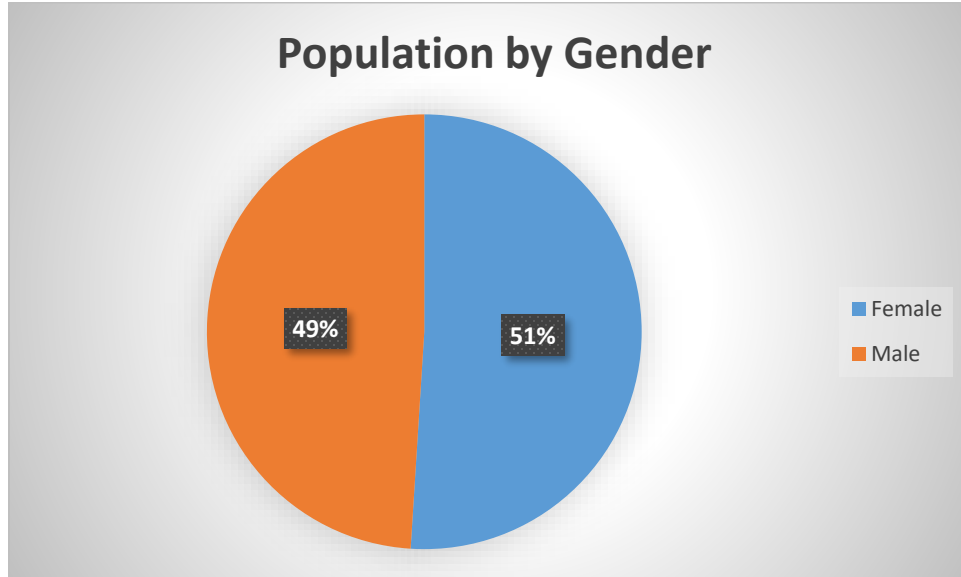
Prime Working Age



Median Age

The age distribution of Wellford has shown the same trend in the last ten years and is projected to follow that trend for the five years. The majority of residents in the last ten years have been 45 and older with 18% being over 65. The city will need to begin addressing the issues of the elderly which will include aging services and senior housing.

2.2.3 Population by Gender



2.2. INCOME AND EDUCATIONAL CHARACTERISTICS

2021 Income

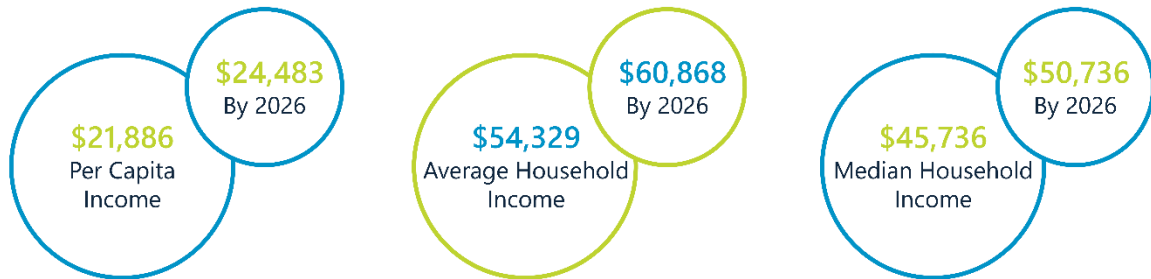


Table 2.4 City of Wellford Income 2010-2020

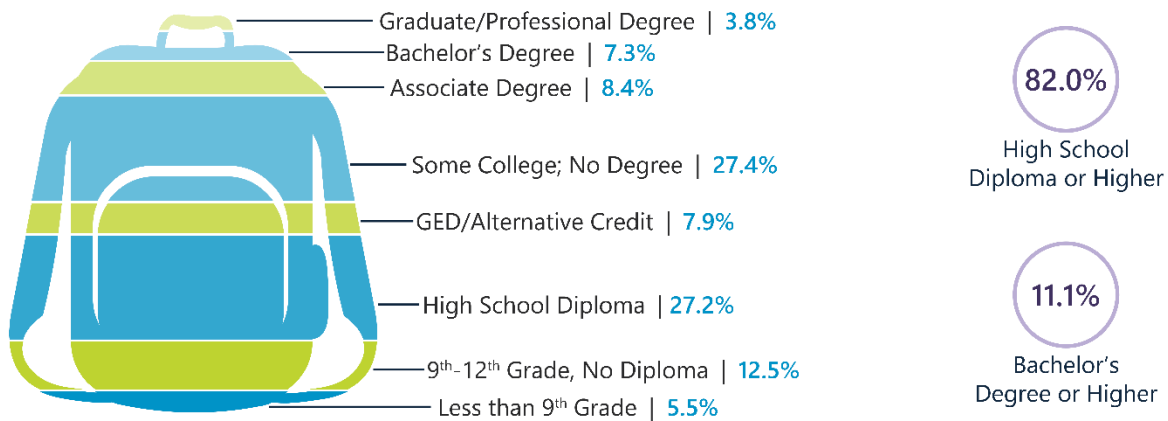
	2010 % Total	2020 % Total
\$0- \$15,000	27.6%	19.9%
\$15,000- \$24,999	15.6%	8.7%
\$25,000- \$34,999	22.6%	14.3%
\$35,000- \$49,000	11.8%	11.4%

\$50,000-\$74,000	15.5%	21.8%
\$75,000-\$99,999	2.5%	16.7%
\$100,000-\$149,000	3.2%	5.9%
\$150,000 +	1.2%	1.1%

In the last ten years, the income of residents has seen an increase. In 2010, the majority of residents income fell into two categories; \$0-15,000 (27.6%) and \$25,000 to \$34,999 (22.6%). In 2020, the majority of residents fell into two categories; \$0-\$15,000 (19.9%) and \$50,000 to \$74,999 (21.8%).

Figure 2.3

2021 Educational Attainment, Age 25+



2.3 GOALS, OBJECTIVES AND STRATEGIES

Goals:

Enhance educational attainment and post-secondary and advanced training opportunities.

Market the city for all age groups including young families, youth, working, and the elderly.

Objectives:

- Pursue sound annexation policies
- Make efforts to enhance or improved the educational levels of residents.

Strategies:

- The City can work closely with area colleges and universities to encourage distance learning access points in and near the community to allow residents opportunities for professional development, job training, and skills upgrade.
- The city can work with the school district, business, and industry and service providers to enhance education opportunities for residents of all ages by a variety of educational and promote a culture of lifelong learning.

Chapter 3 – Economic Development

3.1 INTRODUCTION

The economic development element of the plan presents existing labor force data and provides an analysis of the town’s economic base by inventorying employment trends by place of work and industry type.

3.2 INVENTORY

Table 3.1 Employees 16 and Older Employment Status, 2010 - 2020

	2010	2020
Age 16 and Older	1,529	2,002
In Labor Force	55.7%	61.5%
Unemployed	16.1%	5.9%

In the last ten years, as the population of the city has increased, the labor force has increased which the unemployment rate has decreased.

3.2.1 Employers

As shown in the table below, the majority of persons work in the service industry that includes jobs ranging from healthcare to restaurants. The second highest industry is manufacturing.

Figure 3.1

2021 Employment by Industry

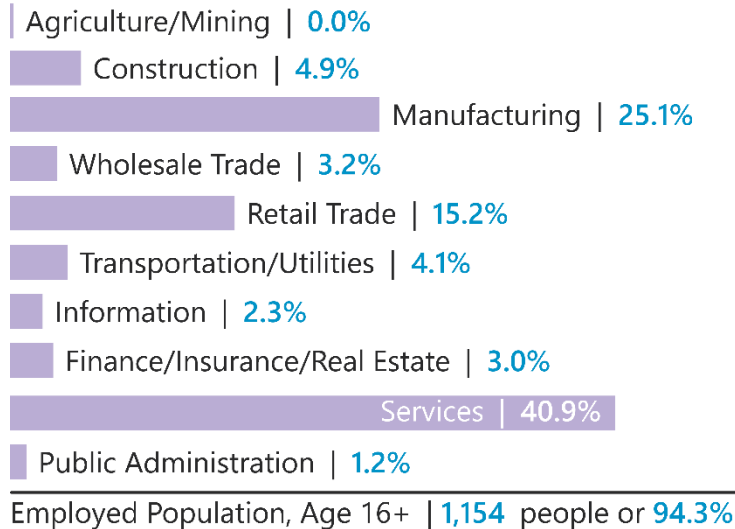


Table 3.2 Business Type and Number of Employees

Business Type	Number of Employees Within 5 miles	Number of Employees within 10 miles	Number of Employees within 15 miles
Agriculture	.5%	.6%	.7%
Construction	4.9%	4.6%	4.4%
Manufacturing	31.9%	22%	16.6%
Transportation	6.4%	3.9%	2.7%
Communication	3.3%	1%	1.5%
Utility	1.7%	.6%	.6%
Wholesale Trade	8.3%	5.9%	5.1%
Retail	18.7%	21.5%	24%
Finance, Insurance, Real Estate	1.4%	2.8%	4.5%
Services	20.6%	34%	36.3%
Government	1.9%	2.8%	3.4%
Other	.5%	.2%	.5%

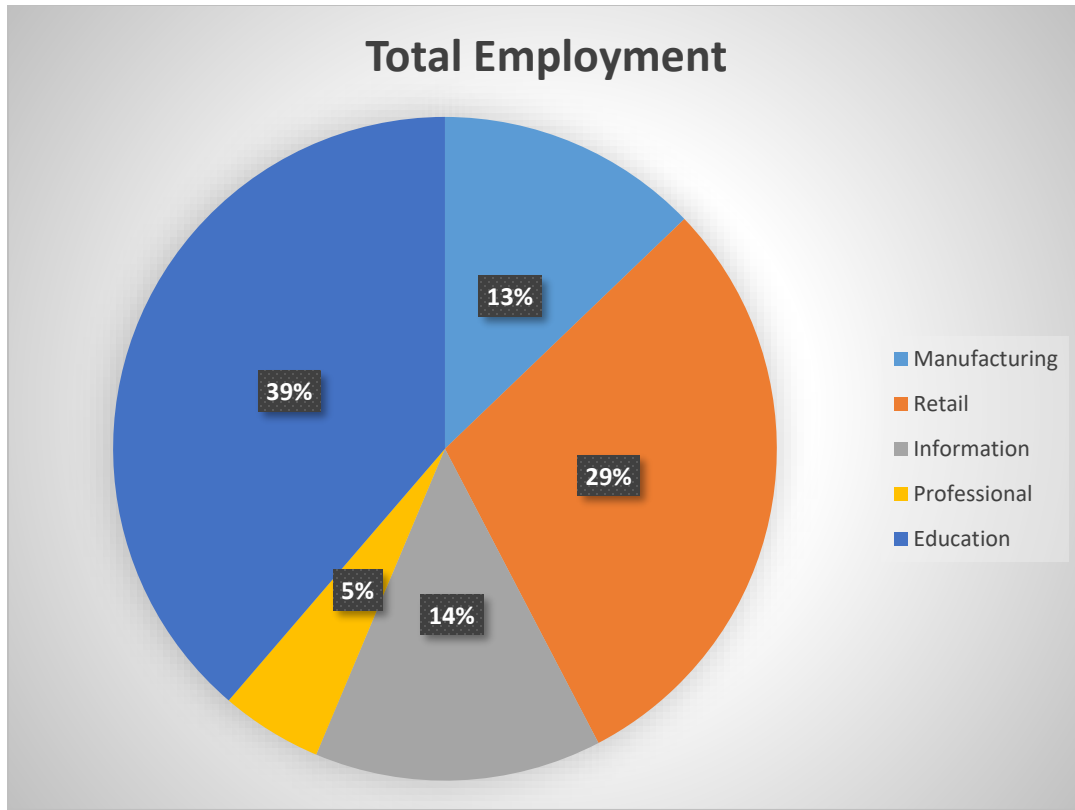


Table 3.3 Top Employers in Wellford

Employer	Number of Employees
Waste Management	100
Spartanburg County Solid Waste	100
Lehigh Fibers	250
SEW-Euro Drive	470
Gibbs International	35

Table 3.4 Top Employers within 5 Miles of Wellford

COMPANY	CITY	EMPLOYEES	BUSINESS TYPE	Miles
Piedmont Bushings & Insulators	Wellford	53	Manufacturing	2
Celanese Emulsions	Enoree	90	Research & Development; Manufacturing	6

CMC Recycling	Spartanburg	90	Services	6
Henkel Corporation	Enoree	202	Manufacturing	6
Mistras Group, Inc.	Roebuck	58	Services	8
Ritrama	Moore	133	Manufacturing; Distribution	8
Michelin North America, Inc.	Wellford	350	Distribution	8
Tate Metal Works, Inc.	Roebuck	55	Services; Manufacturing	10

The majority of employers within 5 miles or less from the city limits are manufacturing and distribution. The biggest employer within five miles is Michelin and they hire 350 people in distribution. Manufacturing plants within the 5-mile radius hire almost 500 persons.

Table 3.5 Top Employees within 10 to 15 miles of Wellford City Limits

COMPANY	CITY	EMPLOYEES	BUSINESS TYPE	Miles
Synthomer USA LLC	Roebuck	82	Research & Development	11
Duer Carolina Coil, Inc.	Greer	120	Manufacturing	11
Atlantic Specialty Wire, Inc.	Duncan	70	Manufacturing	12
Erhardt & Leimer, Inc.	Duncan	75	Research & Development	12
2AM Group, LLC	Greer	100	Services; Manufacturing	12

Siemens Energy	Roebuck	550	Services; Manufacturing	12
Trimac Transportation	Duncan	120	Services; Distribution	13
Fehrer Automotive	Duncan	140	Manufacturing	13
Sloan Construction Co.	Duncan	187	Services	13
Toray Carbon Fibers	Moore	500	Manufacturing	13
Bosch Security Systems,	Greer	70	Services	14
DAA Draexlmaier	Duncan	1075	Manufacturing	14
Venture Measurement Co.	Spartanburg	70	Research & Development	15
Jankel Tactical Systems	Duncan	89	Research & Development	15
FFT Production Systems	Greer	110	Services	15
Minghua USA	Greer	115	Manufacturing	15
Plastic Omnium LLC	Duncan	135	Manufacturing	15
Staubli Corporation	Duncan	140	Manufacturing	15
Guardian Building	Greer	200	Distribution	15
Benteler Automotive Corp	Duncan	331	Manufacturing	15
Roehling Automotive USA	Duncan	385	Manufacturing	15
Lear Corporation	Duncan	800	Manufacturing	15
BMW	Greer	8800	Manufacturing	15

The majority of employers within 10 to 15 miles fall into the manufacturing industry and hire over 12,000 people. The second highest group is in the services industry that hires over 1100 persons. The top employers within 10 to 15 miles of Wellford are BMW with 8,800, Draexlmaier with over 1,000 and Siemens with over 550.

3.3 RETAIL

The table below shows the different retail establishments within five, 10, and 15 minutes from Wellford. There are 218 establishments within a five-minute drive. This data shows that there is a huge gap between the demand and supply in retail trade whereas the gap with food and drink is smaller. It shows that there is a need for more retail establishments inside the city limits.

It seems to be a trend within a 10 and 15-minute drive as well. There seems to be a great amount of food and drink, but retail is still in great demand.

In the five-mile radius that includes city limits, two main categories have a more supply and demand. These include food and beverage stores and general merchandise stores. Food and beverage stores include grocery stores and liquor stores. General merchandise includes department stores. There are 18 food and beverage stores and 12 general merchandise stores within a five-mile radius.

In the ten-mile radius, the main categories that have more supply than demand is food and beverage stores and non-store retailers. Non-store retailers include online shopping, vending machines, and direct selling establishments. There are 124 food and beverage stores and 12 non-store retailers within the ten-mile radius.

In the 15-mile radius, the main categories that have more supply than demand are non-store retailers, miscellaneous stores, and drinking places. Miscellaneous stores include florists and gift shops, and office supplies. There are 302 miscellaneous stores, 30 non-store retailers, and 53 drinking establishments within the 15-mile radius.

Table 3.6 RETAIL ESTABLISHMENTS WITHIN 5, 10, & 15 MILE RADIUS

Industry Summary (5 miles)	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	# of Businesses
Total Retail Trade and Food & Drink	\$454,790,015	\$577,214,280	-\$122,424,265	218
Total Retail Trade	\$412,528,072	\$533,777,353	-\$121,249,281	157
Total Food & Drink	\$42,261,943	\$43,436,927	-\$1,174,984	61
Industry Summary (10 miles)	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	# of Businesses
Total Retail Trade and Food & Drink	\$2,488,837,690	\$3,509,417,896	\$1,020,580,206	1,535
Total Retail Trade	\$2,251,382,117	\$3,203,759,996	-\$952,377,879	1,135
Total Food & Drink	\$237,455,573	\$305,657,900	-\$68,202,327	400
Industry Summary 15 (miles)	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	# of Businesses
Total Retail Trade and Food & Drink	\$6,295,547,062	\$7,675,257,767	\$1,379,710,705	3,380
Total Retail Trade	\$5,684,773,297	\$6,917,670,955	\$1,232,897,658	2,396

Total Food & Drink	\$610,773,765	\$757,586,812	-\$146,813,047	984
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3.4 GOALS, OBJECTIVES AND STRATEGIES

Goals:

Create opportunities for economic growth by growing existing businesses and providing incentives for the recruitment of new industries while enhancing the quality of life for the citizens of Wellford.

Objectives:

- Identifying specific gaps and niches in the local and regional economy to assist in building a diversified range of specialized industry clusters that draw on local advantage
- Encourage more light industrial and office employment opportunities for city and area residents
- Explore opportunities for attracting High Tech industries to the area
- Continue to work towards identifying and improving quality of life issues relevant to the recruitment of industries to the city. (traffic congestion, schools, recreational opportunities, utility infrastructure)

Strategies:

- Create an economic development plan to identify strengths, weaknesses, opportunities, and threats within the local economy
- Work with school district to identify areas of emphasis that will improve the city's attractions to potential businesses and residents.
- Work closely with the Middle Tyger Area Council and Spartanburg Area of Chamber of Commerce to recruit quality industries and businesses to the city and surrounding areas.
- Conduct a detailed market analysis
- Market/recruit for new retail establishments

Chapter 4 – Natural Resources

4.1 INTRODUCTION

The natural resources element is intended to provide an inventory of significant physical and biological features of the landscape including:

- Physical Setting
- Climate
- Vegetation
- Water Resources

The purpose is to provide a base from which to guide policy decisions that are related to the management of these natural resources, especially as they pertain to the need for protection, restoration, and/or influence the intensity and types of permissible land uses.

4.2 GEOGRAPHY

The City of Wellford is located in Spartanburg County in the Upper Piedmont Regional of South Carolina below the scenic foothills of the Appalachian Mountains. Wellford lies just west of the City of Spartanburg and is part of the I-85 growth corridor. Characterized by a gently sloping topography with elevation that range from 775 to 902 feet about sea level, the overall topography within the City is conducive to future development.

4.2 GEOLOGY

Soil characteristics and land features play a significant role in the development potential within the city limits and surrounding area. The predominant rock formation in the area are Biotite Schist and Biotite Genesis Migmatite. As with the most of Spartanburg County, Wellford is situated within a major subdivision of crystalline rocks of the Inner Piedmont Belt Soil characteristics of major concern for development include erodibility, percolation rates, load capacity, slopes, depth, and water tables.

There are two major soil associations within the city: 1) the Congaree Mixed Alluvial Land Association and 2) the Cecil-Pacolet Association. The Congaree is characterized by deep, moderately well drained to poorly drained soils primarily in bottomland where the water table is high. It is usually found close to the North Tyger River.

The Circle is characterized by deep, well drained, and gently sloping to steep soils that found on narrow ridges and side slopes. It is usually found in the middle and southern portion of the city.

4.3 CLIMATE

The City of Wellford enjoys a mild climate with relatively short winters and long, warm summers. The City receives an annual rainfall of approximately 48 inches, which exceeds the state and national averages. Melted precipitation, such as snow, ice, and hail, account for very

little of the annual participation with a maximum monthly total of only 2 inches. The mean annual temperature for the coldest month of January is 41.1 degrees and 78.2 degrees. The mean annual temperature is 60.1 degrees, and the average wind speed is 7 miles per hour.

4.4 WATER RESOURCES

Water quality is a key resource in future community and regional development. Spartanburg County relies on surface water from lakes and streams to provide water resources for residential and business uses. Surface water for the Wellford is currently purchased from the Spartanburg System and the Greer CPW system by SJWD.

4.5 DRAINAGE BASINS, FLOOD PLAINS, RIVERS AND WETLANDS

The City of Wellford is located within the Tyger River Basin, which makes up part of the Broad River Basin. Stream flow in the basin is southeasterly. The City is bounded to the north by the North Tyger River that intersects with the Middle and South Tyger Rivers.

Flood plain areas in and around the city are narrow with pronounced slopes within Wellford, the flood prone area created by Jimmie's Creek cuts through the middle of the City. This area provides a location for the overflow and channeling of floodwater during heavy rains.

4.6 VEGETATION, WILDLIFE, AND UNIQUE AREAS

Wildlife diversity and abundance is directly linked to the availability of suitable habitat and vegetation. Forested lands provide multiple benefits including enhanced water quality, decreased temperatures, wildlife habitat, storm water runoff, and erosion. The most common types of forest in the area are a varied mix of loblolly pine, oak, hickory, cypress, elm, ash, gum, and cottonwood.

4.7 AIR QUALITY

Air quality is a growing concern in the Greenville-Spartanburg growth corridor that yields implications for all communities in the region, regardless of size.

4.8 GOALS, OBJECTIVES, AND STRATEGIES

Goals:

Provide for the conservation of natural resources, improve public health, and enhance the quality of life for area residents

Objectives:

- Encourage the use of green building techniques and low impact development within the city to protect sensitive ecosystems and improve water quality.
- Establish a network of open space and greenways that connect with town parks and commercial activity centers.
- Institute management practices to protect and maintain appropriate wildlife habitats and resource corridors, reduce flood, and erosion threats and improve water quality.

Strategies:

- Encourage the use of Green infrastructure techniques for storm-water management in all new developments
- Encourage walking and biking as a transportation alternative for area residents working within the community and encourage carpooling of residents

Chapter 5- Historic and Cultural Resources

5.1 INTRODUCTION

The Historic and Cultural Resources Element inventories existing sites of historic and cultural significance for providing policy guidance in ensuring the short and long-term protection and preservation of these resources.

5.2 HISTORY

Prior to its settlement by Scottish Irish immigrants from Pennsylvania, the lands that encompass present day Wellford has been part of the vast Cherokee territory. Early settlers to the area migrated from the northern colonies as well as directly from Ireland via Charleston. These early immigrants of Scottish descent fled the European homelands for America to escape civil and religious persecution. The nearby site of Fort Prince served as a regional rallying point for the early settlers during times of major conflict with Native American and later with the British during the Revolutionary War. The British occupied the fort in 1780, and Colonel Hampton fought several important battles near this pivotal location including an American victory.

The early development of Wellford, initially known as Beech Springs Township, was greatly influenced by its proximity to the rail. The arrival of the railroad in 1876 marked the transition of Wellford to a business center, which moved residents to name the community after the director of the railroad, Mr. CPA Welford. The Town Charter of 1882 originally established Wellford as a two mile square using the old railroad depot as the CenterPoint. Although Wellford initially covered lands of now Duncan and Lyman, residents sold the land to create new towns.

5.3 HISTORIC BUILDINGS, STRUCTURES AND SITES

Unfortunately, many of the historic structures and homes that represent Wellford history no longer exist. The rail company tore down the railroad depot in the late 1950s. The first homes built in Wellford were constructed on Merchant's Row along Main Street. Some of these, now more than 200 years old, remain today. There are no structures or sites listed on the National Register. However, there are sites of interest in Wellford, such as the older Merchant's Row buildings and homes, which warrant consideration for future presentations.

As with many southern communities, community churches have and continue to play a significant role in the history and development of Wellford. Spartanburg County's first church, Nazareth Presbyterian. It was originated in 1794 and has been credited with being the mother church of Presbyterianism in the Upstate. Today, the city is home to multiple denominations including Baptist, Presbyterian, and Methodists.

5.4 ARTS AND ENTERTAINMENT

The City of Wellford is located within an easy drive of several outdoor recreational areas that offer camping, swimming, hiking, boating, and picnic facilities. Within the city, a walking/nature trail runs along Jimmie's creek linking the Wellford Community Center.

Wellford is also home to a 100-acre animal park that houses one of the largest collections of exotic animals in the southeast. The park is open to the public and includes tours among the free roaming animals, picnic areas, and special holiday programs,

Arts opportunities also abound in the general area through the sponsorship of arts organizations, higher education institutions, the K-12 school system, and civic groups. Cultural opportunities are active in Spartanburg County with arts awareness, educational events, entertainment events, and activities that are conveniently located for access by residents of Wellford.

In addition, Spartanburg County boasts numerous institutions for higher education, which represent diverse wealth of cultural opportunities for Wellford Residents. Wellford is close proximity to Converse College, Wofford College, Spartanburg Methodist College, Spartanburg Technical College, and Upstate University. All of these institutions offer a variety of special collections, galleries, musical and dance performances, and lecture series.

5.6 GOALS, OBJECTIVES, AND STRATEGIES

Goals:

Encourage and actively promote the preservation for potential site of historic interest. Cultivate cultural enrichment for residents.

Objectives:

- The City should explore the inventory and addition of potential sites within the city that have historical and cultural significance.

Chapter 6 – Community Facilities

6.1 INTRODUCTION

The community facilities element relates to the infrastructure necessary to provide adequate services that support the growth and development, health, safety, and welfare of the city. Infrastructure includes water and sewer facilities, solid waste management, storm water drainage, police and fire protection, emergency medical services, recreation, and education.

6.2 INVENTORY

6.2.1 Educational and Library Facilities

Schools

The City of Wellford is served by the Spartanburg School District 5.

- Wellford Academy of Science and Technology (4k- 4th) : 400 students
- Beech Spring Intermediate School (5th – 6th): 653 students
- DR Hill Middle School (7th- 8th) : 666 students
- Berry Shoals Intermediate School (5th-6th) : 716 students
- Florence Chapel Middle School (7th-8th): 820 Students
- Brynes High School (9th-12th) : 2,250 students

The graduation rate for Spartanburg School District five in 2020 was 87.3% that is higher than the overall state of South Carolina, which was 83.3%. The dropout rate for 2020 was .9% in the district.

Post-Secondary and Adult Education

The City of Wellford is close proximity to six great higher education institutions.

- Converse University (1300 students)
- Sherman College of Straight Chiropractic (400 students)
- Spartanburg Methodist College (803 students)
- Spartanburg Community College (8600 students)
- University of South Carolina Upstate (6000 students)
- Wofford College (1692 students)

Library Facilities

The closest library is the Middle Tyger Library in Lyman. The location has computer access, free Wi-Fi, private study area, a reading garden, and meeting rooms. The location contains significant volumes of children’s materials. It is part of the Spartanburg County Library System that has eleven locations throughout the county.

6.3 HEALTH AND HUMAN SERVICES

The residents of Wellford have excellent access to quality health care at all levels. Spartanburg County health care facilities provide sophisticated medical treatment using the start-of-art technology. Closer to home, the staff of Wellford Family Practice provides primary medical services to local residents.

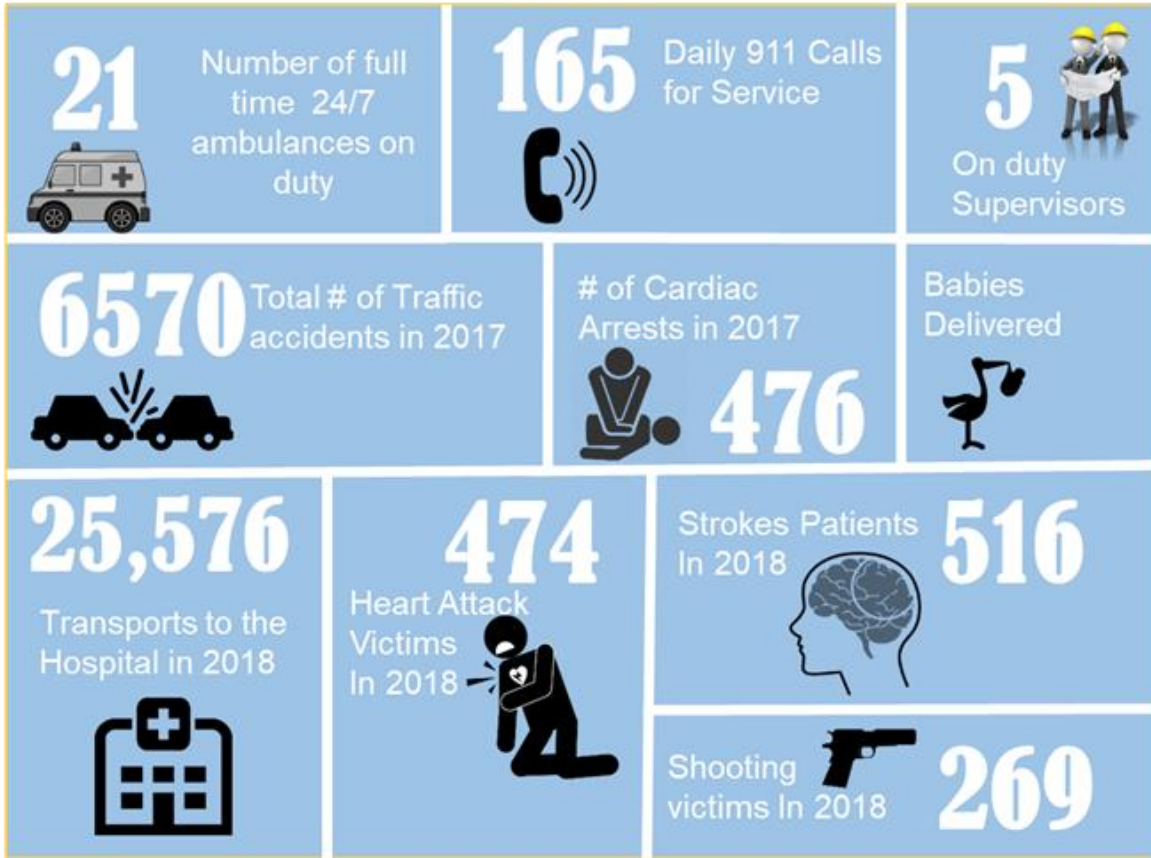
For more serious medical concerns, Wellford residents have quick access to the Spartanburg Medical Center, which is a part of the Spartanburg Regional Health System. It is a research and teaching hospital licensed for 540 beds with more than 500 physicians on staff offering state-of-the-art diagnosis and treatment for residents of Western North Carolina and Upstate South Carolina.

Another part of the Spartanburg Regional System is the Mary Black Memorial Hospital, which boasts 226 beds. Now a part of Spartanburg Regional Healthcare System (SRHS), the facility features surgical suites, nationally credentialed (CARF) inpatient rehabilitation, a 24-bed emergency department, intensive care unit, geriatric psychiatric services, a joint care program, cardiology services, and a sleep center.

Outpatient services include imaging, endoscopy, wound care, rehabilitation, and a women's breast health center. A patient-centered, professional, highly skilled facility, Mary Black provides continuity of care through the dedicated work of our nurses, physicians, staff, and volunteers.

6.3.1 Emergency Medical Services

Spartanburg County Emergency Medical Services cover the Wellford area and there are the numbers for the County.



A fully staffed and equipped medical station is located in nearby Lyman. The service area includes Wellford, Duncan, and Lyman.

6.4 GOVERNMENT FACILITIES

Wellford City Hall is home to the office of the Mayor, the Police Department, the Town Clerk, the City Administrator, and the City Council chambers. It is located on the corner of Syphrit Street and Carver Street. It is the center for all activities related to the governing and operation of Wellford. Eleven municipal employees are headquartered in City Hall including the mayor, administrator, two clerks, the police chief, six police officers and one maintenance worker.

6.5 FIRE PROTECTION

Duncan Fire Department (Station 3) oversees the fire services for the City of Wellford.

6.6 LAW ENFORCEMENT

The City of Wellford Police Department is housed in the City Hall and includes the Police Chief and five full officers and a clerk. All dispatching for the department is through the Spartanburg County Department of Public Safety.

6.7 UTILITIES AND PUBLIC WORKS

The vitality and development pattern of the City of Wellford depends on a network of public and private utilities infrastructure. Public works include its services that are most vital to the citizens of a community: water, wastewater disposal, solid water disposal, access to reliable telecommunications, and power. They are critical to residents as well as being vital to the growth of the city. Access to critical services such as water and sewer is critical to the determination of the suitability of an area for future development.

6.7.1. Water

The Spartanburg Water Commission is the principal provider of water in the Spartanburg County. The commission draws water from Lake Bowen and Lake Blalock and treats the water at its Lake Bowen filter plant. The Startex-Jackson-Wellford-Duncan (SJWD) Water District serves the City of Wellford. SJWD purchases water from the Spartanburg System, which is supplemented by water from Greer CPW system.

6.7.2 Sewer

The City of Wellford does not own or operate a sewer system. The sewer is treated and owned by the Town of Lyman.

6.8 RECREATION

The City of Wellford operates the Florence Chapel Community Center.

The Shipwreck Cove Water Park in Duncan is three miles from Wellford. It is a family-friendly, pirate-themed water park with pools, waterslides & a lazy river plus a snack bar.

The Tyger River Sports Complex in Reidville is 8 miles from Wellford. It is a county park with 13 baseball fields & a training facility, plus a playground & amphitheater.

Wellford citizens have taken advantage of these recreational places as well as Spartanburg County recreational opportunities.

6.9 GOALS, OBJECTIVES, and STRATEGIES

GOAL:

Provide the highest quality of services, meet and maintain high quality of life standards, ensure fiscal responsibility, and encourage growth and development practices.

Objectives:

- Encourage a high level of communication between all levels of municipal government, services providers, neighboring jurisdictions, state and regional entities and the public.
- Develop a mechanism for coordinating, managing, and maintaining all of the City's public facilities.

- Continue to maintain and improve water and sewer infrastructure in order to provide adequate services to meet demand.
- Encourage the adoption of green/building/sustainable design principals and technology-oriented infrastructure at public facilities.
- Develop opportunities for expanding area parks, recreational uses, and civil amenities.

Strategies:

- Develop and adopt a public participation plan to encourage citizens input on all community facilities projects.
- Conduct comprehensive assessment of senior services needs within the city limits
- Actively recruit new health related businesses such as doctors, dentists, and pharmacies.
- develop a community facilities management and maintenance plan that will inventory all the city's infrastructure and place priorities on short-, medium- and long-term funding for the improvements
- Use the above-mentioned plan to create a Capital Improvement plan
- Explore options for investing in technology orientated infrastructure for such as WIFI hotspots in public areas
- The City should look into more areas for recreational opportunities for all ages.

Chapter 7 – Housing

7.1 INTRODUCTION

The housing element provides an analysis of the city’s housing stock in terms of type, distribution, age, condition, occupancy, and its ability to accommodate existing and future growth. In compliance with the SC Priority Investment act, housing affordability issues are also addressed.

7.2 INVENTORY

Table 7.1 Building Permits

Year	Number of Residential Permits for New Housing Units
2017	54
2018	55
2019	57
2020	50
2021	61

Source: Spartanburg County Building Permits

The City of Wellford has seen a steady increase of new housing being built since 2017 based on the number of new residential permits pulled since 2017. The increased trend will continue as the area grows and more jobs come to the area.

7.2.1 Single Family Units

According to the 2019, American Community Survey there are 672 single family detached houses in the City of Wellford and 263 varying types of multifamily units.

Table 7.2 Housing Types

Type	Number of units
Single Family Detached	672
2 Units	18
3 to 4 Units	17
5 to 9 Unites	45
10 or more Units	28
Mobile Home/Modular Units/ Other	155

According to the 2019 American Community Survey, the majority of home values ranges between \$50,000 to \$299,999.

Table 7.3 Housing Values

Value	Number of Units
Less than \$50,000	31
\$50,000 to \$99,000	38
\$100,000 to \$299,999	38
\$300,000 to \$499,999	12

Table 7.4 Number of Units Built Per Year

Year	Number of Units Built
1939 or earlier	62
1940 to 1959	245
1960 to 1979	279
1980 to 1999	213
2000 to 2009	78
2010 to 2013	20
2014 or later	47

7.2.2 Multi-Family Units

Table 7.5 Average Monthly Rental Costs

Studio	One Bedroom	Two Bedroom	3 Bedroom	4 Bedroom
\$449	\$575	\$697	\$937	\$1065

Based on the average rent costs in Wellford, the rental costs are affordable for the household making the median income of \$45,625. A household making 80% of the median income can afford a two-bedroom unit while those making 50% of the median income could only afford a one bedroom. The households falling under Very Low-Income brackets could not reasonably afford the average rents in the City of Wellford.

7.2.3 Senior Housing

There are three facilities within the city limits that provide senior services and housing.

Reid’s Residential Care – 23 Beds

Reid House – 42 Beds

Wright’s Residential Care – 10 Beds

7.3 HOUSING AFFORDABILITY

With the unprecedented rise in house values across the nation following the real estate and the issue of housing affordability has become increasingly important for small cities. According to the US Department of Housing and Urban Development, “affordable housing’ can be defined as housing that is not required renters to pay more than 30% and homeowners to pay more than 28% of their median monthly income on housing expenses. Based on this, general affordable housing thresholds for the City of Wellford can be determined by analyzing median household income data from the 2020 Census.

Table 7.6 Median Income and Housing Cost Comparison

2020	Median Income	Monthly Income	30% Rent Costs	28% Cost for Homeowners	Affordable Mortgage *
Median Income	\$46,625	\$3,885	\$1,166	\$1,088	\$241,000
Moderate (80% of Median)	\$37,300	\$3,198	\$933	\$879	\$193,000
Low (50% of Median)	\$23,312	\$1,943	\$583	\$544	\$119,000
Very Low (30% of Median)	\$13,988	\$1,166	\$350	\$326	\$71,000

*It should be noted that these estimated mortgage amounts assume a 30-year fixed mortgage at 3.5% and do not include relevant tax and insurance costs.

Based on the average mortgage costs in Wellford, the mortgage costs are not affordable for the household making the median household income or below.

Median home values in 2020 in Wellford is \$155,133 for those in the moderate-income brackets and area. Unfortunately, those residents in the low and very low-income brackets will have a hard time affording home at above, and slightly below the median value.

It is important to note that these figures are rough estimates that only give a generalized view of the housing affordability situation with the city. The city should adopt the view that an overall increase in multifamily housing options within the city limits will have a positive impact on this population. The city needs to also look into more affordable homeowner options as well based on the median household income.

7.3 GOALS, OBJECTIVES AND STRATEGIES

Goals:

Develop a proactive approach for providing opportunities for residential development in the city offering a diversity of housing types for citizens from a wide range of socioeconomic backgrounds.

Objectives:

- Promote the maintenance, renovation, and rehabilitation of the town's existing housing stock
- Offer affordable housing initiatives to help meet the needs of residents from varying levels of income.
- Promote the development of more senior oriented housing to meet the needs of the aging population including assisted living apartments and communities for 55 and older.

Strategies:

- Conduct a city-wide housing stock survey to identify areas for rehabilitation programs
- Actively promote the enforcing of Building, Safety, and Nuisance codes
- Encourage mixed use and mixed income housing developments
- Conduct a comprehensive assessment of senior needs within the city limits to include a focus on housing issues and supporting aging in place concepts

Chapter 8 – Land Use

8.1 INTRODUCTION

The land use element presents an inventory of existing land use, current zoning practices, and a future land use concept. It largely reflects and integrates the concepts presented in the other elements. Many existing conditions and future policy considerations related to population, housing, natural and cultural resources, community facilities, and transportation, have a direct impact on how land is, can and should be used within the city.

8.2 INVENTORY

8.2.1 Existing Land Use

Residential

The primary use of land in Wellford is residential. Low density, single-family housing is the predominate type of housing in the City, with a few isolated manufactured homes scattered throughout the City as well. There are several mobile home parks and three apartment complexes.

Commercial

Although a few commercial uses are scattered throughout the city, the majority of commercial establishments are located along the US Highway 29 corridor. A limited number of commercial uses are located along the Old Spartanburg Highway corridor.

Industrial

The majority of industrial uses in the Wellford area are located outside of the city limits with Leigh Fibers and Milliken being located inside the city limits.

Institutional

Institutional uses include all government buildings, churches, day care centers, and schools. The Institutional uses within the city exist in harmony with other land uses, in various locations throughout the City.

Recreation

Land use for recreation is somewhat limited in the City of Wellford. The Wellford Community Center athletic field on Syphrit Road is the largest recreation facility in the city. Two small parks also provide limited passive recreation space.

Vacant Properties

Vacant properties are scattered throughout the City.

8.2.2 Zoning

The City of Wellford has ten zoning districts that are defined below and the permitted uses and dimensional requirements can be found in the zoning ordinance.

R-1 and R-2 Single Family Residence

The purpose of a single-family zoning is to provide harmonious development of single-family dwelling units in a low-density configuration.

R-2A Single Family Duplex Residential

The purpose of a medium density residential district is to discourage encroachment of non-confirming uses while retaining a stable and pleasant environment. It will include two family structures or duplexes.

R-3 Multi Family Residential

The purpose of a residential development is to provide the mixing of duplex and multifamily units onto a compatible high-density neighborhood. A limited number of single-family units shall be permitted to assist in the eliminating any unnecessary congestion of population and buildings.

R-3A Mobile Homes and Mobile Home Parks

The purpose is to allow mobile homes into the fabric of the community and to provide these units with all the amenities that will give these areas a pleasant residential atmosphere.

C-1 Transitional Commercial

The purpose is to provide a compatible change from residential to commercial uses. The area shall act as a buffer, containing quite, low volume businesses that may service the neighborhood, as well as a larger area including professional offices, restaurants, and professional services.

C-2 Planned Neighborhood Commercial

The purpose is to permit low to medium volume retail businesses including banks, grocery stores, convenience food stores, and professional services.

C-3 Central Business District

The purpose is to permit concentrated development and redevelopment of business in the city center to more efficiently serve the community and immediate region. Businesses include restaurants and bars, hotels and motels, gas stations, and churches.

I-1 Light Industry

The purpose is to provide an area for certain commercial enterprises that require a large area with low-density use of land, light industrial plants, and directly related services. These uses shall not be of a nature as to generate excessive noise, odor, smoke, or possess any characteristics that would have an undue detrimental effect on bordering residential properties. Businesses include trucking terminals, fabricating shops, farm equipment sales and services, and textile plants.

I-2 Heavy Industrial

The purpose is to provide space for orderly, planned development of industries that are not compatible with bordering land uses, and in addition, to ensure careful design, placement and grouping of heavy industrial uses. Businesses include manufacturing plants and stockyards.

FH-1 Flood Hazard Zone

The purpose is to ensure that adequate openings will be maintained for the passage of floodwaters, to prevent, in area subject to flood, encroachments that will restrict flood channels and increase flood heights, and to reduce the risk of loss of life and excessive damage to property because of floodwaters. Uses include recreational use, open space, and waste treatment facilities.

8.3 FUTURE LAND USE

The future land use map is intended to illustrate a more generalized, built out scenario of growth that will likely occur if existing land use and growth patterns continue under the guidance often adopted zoning ordinance.

8.3 GOALS, OBJECTIVES, AND STRATEGIES

Goals:

Use proactive land use strategies to maintain the character of the community to benefit existing residents and to attract new ones in response to regional growth patterns.

Objectives:

- Ensure that all development within the city and surrounding areas is compatible
- Promote residential development that provides a variety of housing types, densities, affordability and pedestrian access to commercial centers and employment opportunities

Strategies:

- Review and revise the zoning ordinance and map to provide an up-to-date code for the town that is consistent with the goals and objectives set forth in the comprehensive plan.

- Encourage development and adoption of a fringe area study to establish annexation priorities for town.

Chapter 9 – Transportation

9.1 INTRODUCTION

The transportation element inventories and analyzes issues impacting the local transportation network. A comprehensive needs assessment of road improvement projects, transit service, bike paths and pedestrian paths. This element also must be developed in accordance with land use element to ensure compatibility and coordination between transportation priorities and existing and future land use policies.

9.2 EXISTING TRANSPORTATION NETWORK

The existing road network serves as the backbone of the transportation system for Wellford and interacts with all other modes of transportation. The purpose of this section is to provide a brief description of the existing transportation network and how the City of Wellford inventories this system.

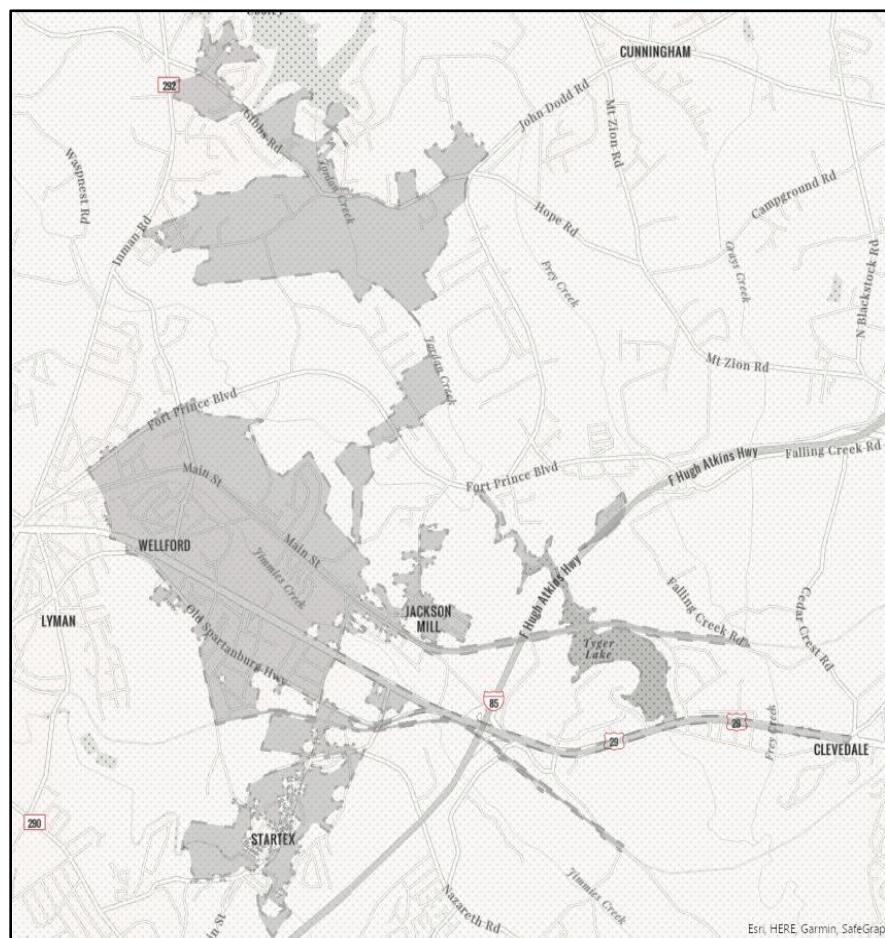
Figure 1. Wellford Transportation Map

Major and Minor Arterial Roadways

US 29 – Otherwise known as Greenville Highway, US 29 is a Principal Arterial that provides direct connection to Interstate 85 to the east and the cities of Lyman, Greer and Greenville to the west. US 29 is a 5-lane roadway with an average annual daily traffic (AADT) count of 19,500 in 2020.

SC 129 – Fort Prince Boulevard is a Minor Arterial that provides additional access to Interstate 85. Significant industrial development is planned within the Town of Lyman along SC 129, which could impact both

development and pavement quality along the entire corridor. The portion of SC 129 in Wellford is primarily wooded with pockets of large lot residential development. SC 129 is a 2-lane roadway with an AADT of 8,600 in 2020.



Collector and Local Roadways

Wellford has a network of urban collector and local roads that provide additional access to the Town's residential and commercial areas. Aside from US 29 and SC 129, all other roads in town had an AADT of less than 3,000 in 2020.

A small portion of Old Spartanburg Highway to the east of Astor Road is classified as a major collector, but the remainder portion of the road is considered a local street. Another urban collector, Tucapau Road, connects with Old Spartanburg Highway and provides north-south access via Main Street and John Dodd Road. The intersection of Tucapau Road and US 29 is signalized, allowing for a safe alternative to Craft Street for local north-south trips.

Railroads

Norfolk Southern (NS) operates a Class I railway through Wellford that parallels Main Street. The NS line provides a major access point for cargo entering and exiting Inland Port Greer, which is approximately 7 miles southwest of Wellford. The NS line is also utilized by Amtrak to provide passenger rail service on the Crescent line connecting New Orleans to New York and points between. The closest Amtrak station is located near downtown Spartanburg.

CSX operates a Class I railway that abuts the southern portion of the Wellford city limits. The CSX line handles cargo traffic only and does not provide cargo access to Inland Port Greer.

Bicycle and Pedestrian Facilities

There are no dedicated bicycle and pedestrian facilities along roadways in Wellford.

Public Transit

Currently there is no mass transit operator in Wellford. Spartanburg County maintains both a fixed route and a demand responsive transit service for its citizens. The fixed route service, known as SPARTA (www.spartabus.com), is operated by the City of Spartanburg and currently operates eight routes, primarily within city limits.

Spartanburg County's demand responsive service (the Spartanburg County Transportation Services Bureau or TSB) provides coordinated, consolidated human service and general public transportation services and is available to all county residents.

In addition to the aforementioned systems, there are several human service transit agencies in Spartanburg County including the Charles Lea Center, Senior Centers of Spartanburg, New Day Inc and the Office of Veteran's Affairs.

9.3 PLANNED TRANSPORTATION IMPROVEMENTS

There are two primary funding sources for road improvements in Wellford: the South Carolina Department of Transportation (SCDOT) and the Spartanburg Area Transportation Study (SPATS). Monies from these sources are derived from a mix of federal and state funds. SCDOT projects include bridges, rehab and resurfacing, operational and safety and transportation alternatives.

SPATS is the Metropolitan Planning Organization responsible for allocating federal transportation funds to local and regional projects. SPATS uses a federal process to identify and fund projects.

Below is a table showing a listing of projects planned in Wellford and within a 1-mile radius of the city limits:

Table 1. SCDOT and SPATS Transportation Projects In and Adjacent to Wellford (2022)

Project ID	Project Name	Description	Est. Completion Date
P028961	US 29 and SC 146/296 Signal Improvement & Cameras	This project will implement advanced traffic signal systems along US 29, SC 146/296, and other connecting routes for interaction with I-85 for corridor management purposes.	TBD
P039399	2021 Pavement Improvement Program	Reconstruction and rehabilitation of pavement along SC 292 in Spartanburg County.	July 2022
P040577	Railroad upgrade for CSX crossing 640706N in Spartanburg County	Upgrade railroad warning devices to constant warning with gates at CSX crossing number 640706N on S-222 New Hope Road in Spartanburg County.	TBD
P037184	Intersection Improvements - SC 129 and Holly Springs Rd	To improve the intersection at SC-129 and Holly Springs Rd as part of the Lyman Traffic Triangle.	TBD
P040295	2022 Federal Aid Secondary Pavement Improvement Program	Reconstruction and rehabilitation of pavement along Groce Road in Spartanburg County...	TBD
P037005	Phase III Lyman Livability Connections	Construct 10' wide rail trail from Community Street to Pacific Street within the Town of Lyman.	TBD

Appalachian Regional Freight Mobility Plan

Recently, the region’s three MPOs (GPATS, SPATS, and ANATS) and the Appalachian Council of Governments completed the *Appalachian Regional Freight Mobility Plan*. The need for a comprehensive strategy to address goods movement in the region results from significant growth in both population and industry that has put pressure on existing infrastructure. The addition of Inland Port Greer’s 50-acre facility in 2013 has also added significant freight-related traffic to the region’s major highways and arterials.

The planning process produced a robust set of regional recommendations to address the issues discovered in the existing conditions analysis. Recommendations include specific roadway projects (i.e., intersection and roadway improvements), regional policies (regional traffic operations and incident management), and policy (freight design criteria and truck parking requirements).

Below is a table showing a listing of freight-related projects planned adjacent to Wellford:

Table 2. Freight-related Roadway Recommendations Relevant to Wellford

Project Name	Recommendation	Notes	Cost Level	Schedule	Implementation Partners
Corridor Study of U.S. 29	Conduct a corridor/access management/land use subarea study for U.S. 29.	Includes intersection study, access management, and land use policy.	\$\$	Near Term	ACOG, ANATS, GPATS, SPATS, SCDOT, Anderson County, Greenville County, Spartanburg County, Cherokee County
Smart Corridor, TSMO of I-85 Corridor from Georgia state line to North Carolina state line	Implement a Smart freight corridor along I-85 from Georgia to North Carolina. This corridor will continue to experience growing demand in commuter and freight-related travel. This study should be focused upon mitigation of this growth by incorporating alternative modes of transportation and intelligent transportation system technologies to better manage traffic operations, prolonging the ability of the new capacity to manage efficient mobility. This includes linking the corridor to the Incident Management Program in Anderson County.	This should be leveraged across potential discussions regarding the I-85 Smart Corridor for Dedicated Short Range Communications (DSRC).	\$\$\$	Mid Term	ACOG, GPATS, ANATS, SPATS, SCDOT, Anderson County, Oconee County, Greenville County, Spartanburg County, Cherokee County, City
Dynamic Messaging System Installation along I-85 from Georgia state line to North Carolina state line	This corridor analysis will explore the potential to integrate dynamic messaging and other technologies to inform drivers of incidents, hazards, and possibly access to available parking or bypass routes.	This should be leveraged across other planning efforts, including the SCDOT Statewide Truck Parking Study and other similar initiatives, as appropriate.	\$	Near Term	ACOG, GPATS, ANATS, SPATS, SCDOT, Anderson County, Oconee County, Greenville County, Spartanburg County, Cherokee County, City of Greenville
Blinders installed on Jersey Barriers of I-85 (Gossett Road to E Cherokee Street)	Install blinders on jersey barriers where crash rates are higher.	Blinders at areas deemed necessary because of safety issues.	\$\$\$\$\$	Near Term	ACOG, SPATS, SCDOT, Spartanburg County

The Appalachian Regional Freight Mobility Plan contains additional policy and program recommendations for the entire region. To access the plan, go to: <https://www.scacog.org/acog-freight-plan>.

9.4 GOALS, OBJECTIVES AND STRATEGIES

The City will strive to create a transportation network that provides for a safe, efficient, well-maintained street network that will enhance quality of life and economic prosperity and manage future growth.

Goal 1: Improve the Condition of Local Roads

Objective 1.1: Participate in area transportation planning efforts.

Strategy 1.1.1: Communicate with the South Carolina Department of Transportation, Spartanburg County, the Spartanburg Area Transportation Study, and the School District about the area's transportation needs.

Strategy 1.1.2: Partner with federal, state, and local agencies to secure funding for transportation initiatives.

Goal 2: Support an Integrated Transportation System

Objective 2.1: Incorporate "complete street" roadway design to safely integrate all modes of transportation including pedestrian and bicycle traffic.

Strategy 2.1.1: Incorporate "complete streets" concepts into relevant City policies.

Strategy 2.1.2: Require construction of "complete streets" facilities for new roadways, where appropriate.

Objective 2.2: Create a more bicycle and pedestrian friendly environment.

Strategy 2.2.1: Identify and address unsafe pedestrian conditions (dead-end sidewalks, sidewalk obstructions, etc.) on existing facilities.

Strategy 2.2.2: Provide additional marked, pedestrian crossings on major streets.

Strategy 2.2.3: Design and implement a corridor study to prioritize main corridors and improvement goals with an emphasis on streetscaping, signage and landscaping.

Strategy 2.2.4: Consider change to land use ordinance to allow for appropriate alternatives to sidewalks in new residential developments.

Objective 2.3: Improve local street connectivity to mitigate traffic congestion.

Strategy 2.3.1: Develop procedure to ensure new development and redevelopment occurs in such a way as to minimize traffic congestion.

Strategy 2.3.2: Study road network and ingress/egress options in existing commercial areas to determine if there are options for improving mobility and access by consolidating driveways, connecting commercial properties, or improving in some other way.

CHAPTER 10 – PRIORITY INVESTMENT

10.1 INTRODUCTION

The Priority Investment Act amends the Local Government Comprehensive Planning Enabling Act with the intention of improving the planning coordination of public infrastructure decision and to encourage the development of affordable housing. The act requires a Priority Investment element to be included in comprehensive plans. This element requires local governments to assess the availability of public funds for infrastructure improvements and to prioritize these improvements for expenditures over the course of the next ten years. The act also gives local governments the flexibility of designating specific “priority investment” areas within their jurisdiction that will promote and direct growth.

The City of Wellford has been engaged in capital asset and debt administration for many years and understands the benefits of coordination with partner agencies. The City works closely with SCDOT, GPATS and Spartanburg County, for instance, on planning and securing funding for construction of road projects.

The Administrative Department prepares the City’s budget, which includes Capital Asset and Debt Administration. In order to address several of the plan’s recommendations, the City should consider putting together a five-year operating plan to help staff and Council members anticipate future capital costs and needs while better managing the Town’s financial resources.

10.1.1 Intergovernmental Coordination

In order to manage growth and development, the act required local governments to coordinate with adjacent relevant jurisdictions and agencies before recommending projects for public expenditure. In order to facilitate this process, the act encourages local governments to maintain list of these jurisdictions and agencies so that can be included in major development decisions.

Local Governments:

- Spartanburg County
- Town of Duncan
- Town of Lyman

School District:

- Spartanburg County School District 5

Utility Providers:

Water - SJWD

Sewer - Lyman

Power – Duke Energy and Broad River Electric

Natural Gas – CPW and Duke Energy/Piedmont Natural Gas

State Agencies:

- SCDHEC
- SCDOC
- SCDOT

Regional Agencies:

- Appalachian Council of Governments
- Spartanburg County Chamber of Commerce
- Middle Tyger Council

10.3 GOALS, OBJECTIVES, AND STRATEGIES

Goals:

Participate in an ongoing dialogue with all relevant public and private entities and neighboring jurisdictions in order to facilitate better communication and coordination in the planning and implementation of public infrastructure projects

Identify and prioritize public infrastructure projects and identify funding mechanisms.

Encourage and accommodate public and private investment in key areas of the city in order to achieve the goals, objectives, and strategies outlined in other elements.

Objectives:

- Provide written notification to all relevant parties of major development proposals and infrastructure improvements projects that might affect their service areas or jurisdictions.
- Provide an opportunity for comment by relevant parties for major development proposal and infrastructure improvement projects,
- Develop and maintain a Capital Improvement Plan for budgeting the provision of services, infrastructure improvements in relationship to projected revenues and funding streams.
- Ensure the Priority Investment Element is revised so that it is coordinate with the CIP to make recommendations for improvements based on available resources,

Strategies:

- Identify and meet with primary points of contact in relevant agencies to discuss adopting procedures for opening and maintaining lines of communication.
- Maintain an official contact database for dissemination of written notifications.
- Develop adopt, and maintain a CIP
- Implement strategies pertaining to increasing opportunities for light industrial and technology oriented employment

Chapter 11 Resiliency

11.1 INTRODUCTION

In 2020, The South Carolina General Assembly passed an amendment to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 to require a Resiliency Element to be included in all Comprehensive Plans in South Carolina.

The primary purpose of the Resiliency Element is to aid in the ability of City of Wellford to adapt and recover quickly, fairly, and transparently from changing conditions such as recurrent burdens and sudden disasters. Sudden disasters may consist of flooding, high water, and natural hazards.

11.2 PRIMARY HAZARDS

Flooding

According to NOAA, flooding is an overflowing of water on land that is normally dry. Flooding can be further classified, defined, and forecasted depending on several factors including cause, duration, and extent. Flooding is the most frequent and costly natural hazard in the United States. Flash flooding is a rapid onset event that occurs from short, heavy rainfall, accumulating in areas faster than the ground is able to absorb it. These big rain events are exacerbated by a combination of several factors, including local drainage issues and the amount of impervious surface.

Severe Thunderstorms, Tornadoes, and Lightning

A thunderstorm is a rainstorm event during which thunder is heard, which is audible due to lightning causing the air to heat and expand rapidly. Therefore, all thunderstorms have lightning. According to the National Weather Service, there are approximately 100,000 thunderstorms that occur in the United States per year and about 25 million lightning flashes a year, killing about 69 people annually. This number reflects the significant decline in fatalities within the past few decades, but lightning continues to remain a top storm-related killer. A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud extending to the ground. Tornadoes may also occur as part of a severe thunderstorm event. Tornadoes may form at any time of the year, but in the United States, the peak of events occurs in the spring and early summer months of March through June, especially during the late afternoon and early evening.

Drought

Drought is caused by a lack of precipitation over an extended period, often resulting in a water shortage for some activity, sector, or the environment. In contrast to other environmental hazards, droughts develop slowly over a period of weeks, months, or years. According to NOAA, drought is the second most costly weather and climate disaster affecting the United States,

preceded only by tropical cyclones. Historically, South Carolina has experienced many statewide droughts. They can occur at any time of the year and last for several months to several years.

Hail

Hail can occur year-round and can happen anywhere because it derives from severe thunderstorms. It is a precipitation type, consisting of ice pellets that form when updrafts of thunderstorms carry water droplets up into the freezing level of the atmosphere. Hail can be small and generally pea-sized, but hail can also be larger, capable of damaging property and killing livestock and people.

Winter Storms

Winter storms and winter weather kill dozens of Americans each year, from exposure to cold, from vehicle accidents, from the improper use of heaters, and other winter related incidents. Winter storms are regular occurrences that happen across the country and can take place during spring and fall as well. Many hazards are associated with winter storms and weather including strong winds, extreme cold, coastal flooding, heavy snow, and ice storms. Other concerns related to winter weather is power, heat, and communication outages. Most deaths associated with winter weather and storms are indirectly related, such as fatalities from traffic accidents due to icy conditions, or hypothermia from prolonged exposure.

Hazardous Materials

Hazardous material incidents can include the spilling, leaking, pumping, emitting, discharging, escaping, leaching, or disposing into the environment of a hazardous material, but exclude: (1) any release which results in exposure to poisons solely within the workplace with respect to claims which such persons may assert against the employer; (2) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel or pipeline pumping station engine; (3) release of source, byproduct, or special nuclear material from a nuclear incident; and (4) the normal application of fertilizer. Facilities that store or use hazardous materials are scattered throughout the state, but many are located in coastal counties, where they are also exposed to hurricane winds and rain. However, hazardous materials are frequently transported along I-85 and could create a significant hazard if an accident caused a spill.

11.3 TOOLS

Spartanburg County Hazard Mitigation Plan

In compliance with the Federal Emergency Management Agency's (FEMA) requirements to receive federal disaster funding, Spartanburg County, jurisdictions and community stakeholders and partners have adopted a Hazard Mitigation Plan that is updated annually with a full review every five years as required. The purpose of the Hazard Mitigation Plan is to continue guiding hazard mitigation efforts to better protect the people and property in the County from the effects of hazard events.

DHEC's NPDES Permit Program

NPDES is a regulatory program created under the Clean Water Act, and it is one of the main driving forces behind the majority of the mandated state and federal regulations. Under the NPDES Permit Program, storm water discharges are considered point sources and operators of these sources are required to receive an NPDES permit before they can discharge storm water runoff. Any construction site of 1 acre or more is required to obtain a storm water permit via the NPDES program from DHEC.

International Building Code Series

The State of South Carolina requires governing local entities to adopt, by ordinance, the state-approved versions of the International Building Code series. Currently the approved Building Code in South Carolina is the 2018 International Building Code (IBC), and the 2009 Energy Code. The International Building Code series provides best practices to protect the public health, safety, and general welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, structures, and certain equipment.

11.4 Conclusion

The goal of this Comprehensive Plan Review is to introduce the topic of resiliency into Wellford's Comprehensive Planning process. As was outlined earlier in this section, there are several hazards that occur frequently in the Upstate and in Wellford in particular. A limited number of tools and protective measures exist to mitigate these potential hazards. Initial mitigation recommendations are as follows:

1. Determine areas that are of the highest risk, evaluate development intensity regulations for these areas, and prioritize projects in these areas.
2. Strengthen partnerships with surrounding jurisdictions to combat issues with those cross-jurisdictional boundaries.
3. Educate the public about their role in building resilience and how to recover.
4. Review and consolidate resilience-related efforts detailed in other Elements of this Plan during the next five-year update, which may include, but not be limited to, advanced study and audit of existing facilities and programs.

List of Major Goals

After meeting with the planning commission, staff, city council, the mayor, citizens, and taking results from the survey, the following are goals that these groups have listed as priorities in the next ten years:

Element	Goal
Population	Increase educational opportunities Recruit all ages and family types
Economic Development	Recruit more retail Recruit more light industrial
Natural Resources	Green building techniques Low Impact development
Cultural Resources	More cultural and entertainment opportunities
Community Facilities	More recreational opportunities
Housing	Senior Living Options Affordability Residential development
Transportation	Complete Street Bike and Pedestrian Friendly