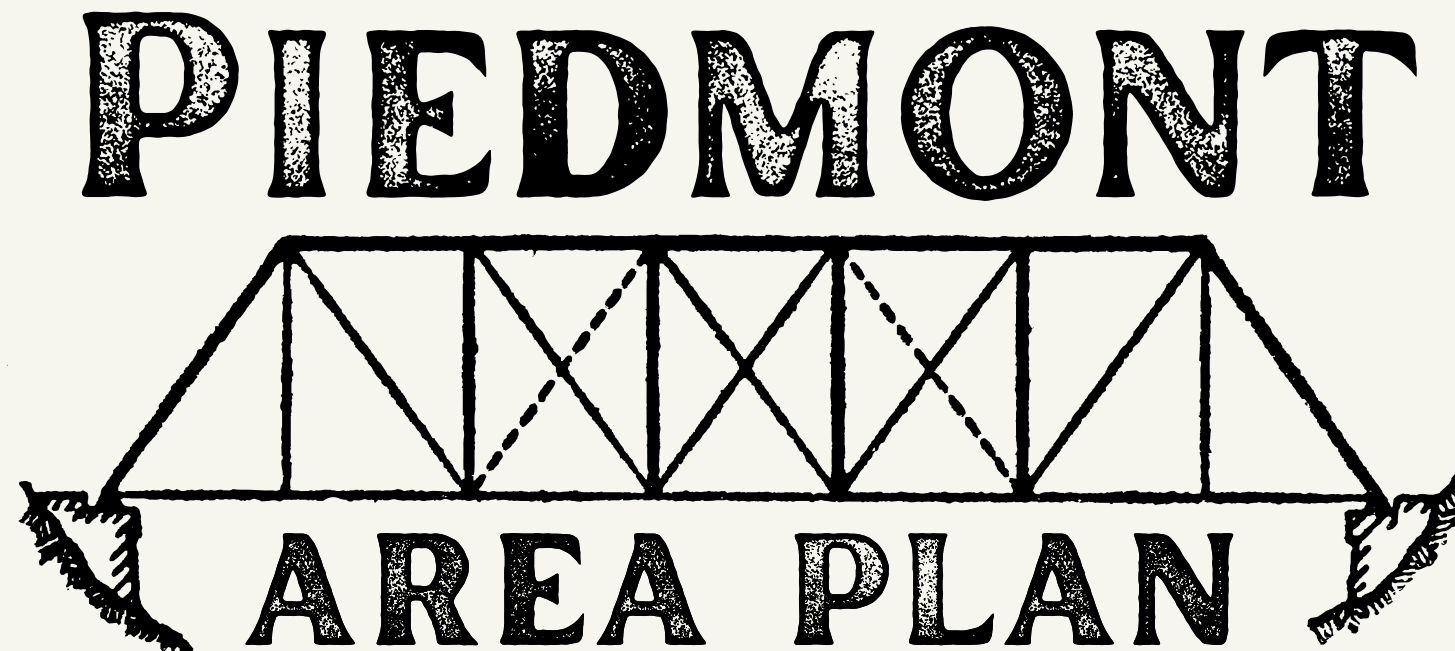




Piedmont, 2023

Introduction

- Greenville County Long Range Planning, in collaboration with Anderson County, is developing an area plan for the Piedmont community.



Meet the Team

Greenville County

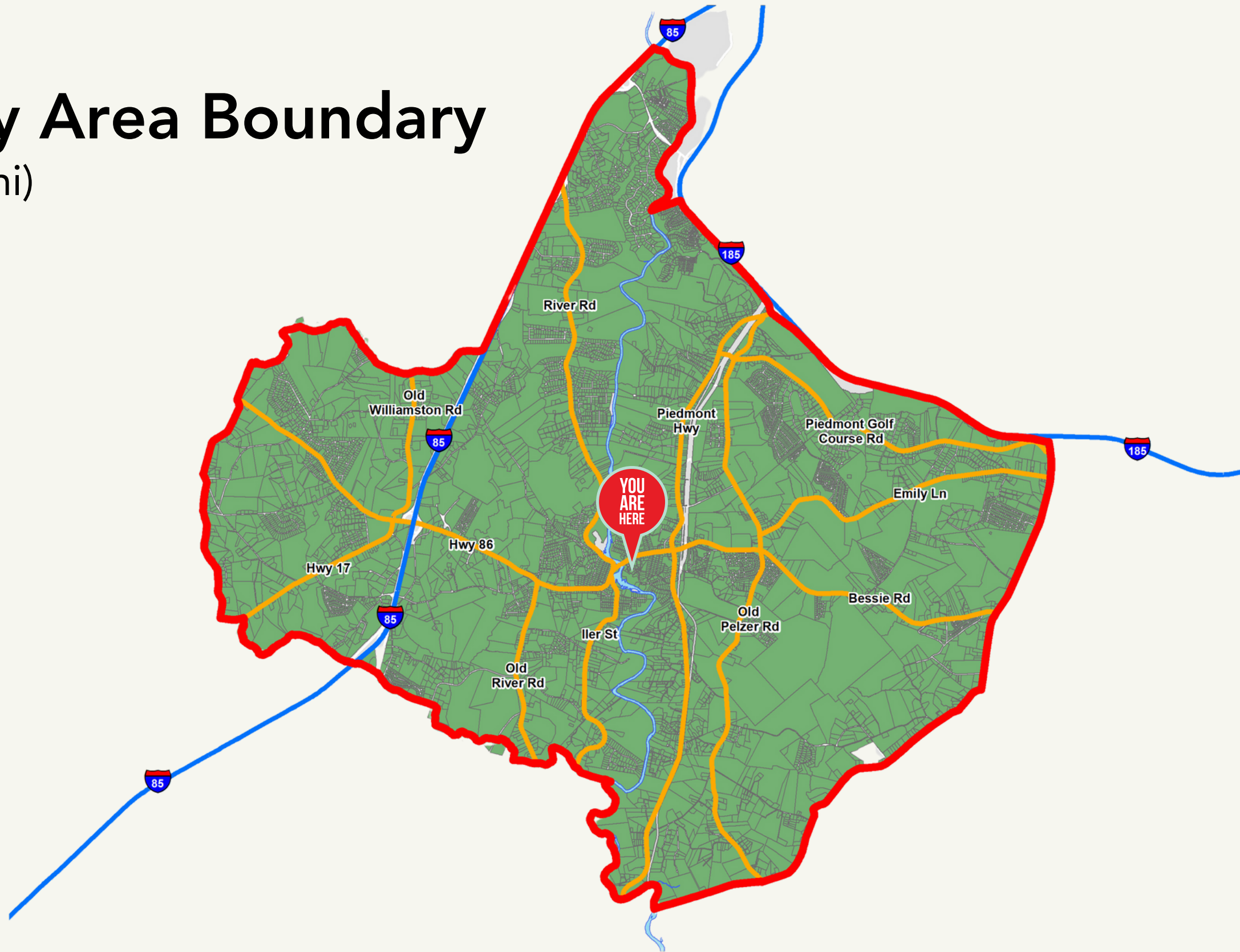
Rick Bradley.....County Councilor – District 26
Tee Coker.....Assistant Administrator – Community Planning and Development
Rashida Jeffers-Campbell.....Planning Director
A. Tyler Stone.....Long Range Planning Manager
Suzanne Terry.....Planner II
Austin Lovelace..... Planner II, Project Manager
Saeideh Sobhaninia.....Planner II
Guadalupe Franchi..... Long Range Planning Intern

Anderson County

Jimmy Davis..... County Councilor – District 6
Jon Caime..... Special Projects Manager
Alesia Hunter.....Planning and Development Director

Study Area Boundary

(36 sq mi)



What Is an Area Plan?

- An area plan is a strategic document that guides the future development and growth of a specific community; and
- A community-driven effort that involves input from various stakeholders, including citizens, businesses, non-profit organizations, and government agencies, among others.
- The final document, while non-binding, will serve as a guide to Anderson and Greenville County councils, boards, and commissions when making decisions affecting the Piedmont community, created by the Piedmont community.
- Overall, an area plan provides a roadmap for the physical, social, and economic development of an area, guiding decision-making, promoting coordinated growth, and fostering a desirable and resilient future for the community.

What Is the Role of Planning?

- To guide meaningful and thoughtful development and growth.
- To consider various factors, including, but not limited to:
 - Community engagement
 - Design
 - Economic development
 - Historic preservation
 - Housing
 - Land use
 - Natural resources
 - Parks and recreational facilities
 - Social equity and well-being
 - Transportation

What Is the Role of Planning?

- It is important to note that planners are not decision-makers or engineers. Rather, planners serve as facilitators and mediators between the community and decision-makers. We aim to bring people together with a huge range of perspectives and different ways of knowing and help them learn, from each other, how to make places that can improve their lives.

What Can this Study Do?

- Start a conversation about planning the future of Piedmont;
- Initiate an organized, community-driven planning effort in the study area;
- Bring stakeholders to the table to encourage conversations and promote resource pooling, which *could* lead to unique opportunities or solutions;
- Give the community a platform to express their concerns, hopes, and needs;
- Help the community develop and realize a vision using community engagement and planning strategies;
- Develop goals and objectives based on community input;
- Apply for grants or identify potential sources of funding;
- Create an advisory document, reflecting the outcomes of the planning process, to guide decision-making; and
- Promote the Piedmont community and its values.

What Can this Study *Not* Do?

- Codify any result of the document, nor create any new law or regulation.
- Establish authority to develop or redevelop property;
- Implement road or transportation improvements;
- Incorporate Piedmont as a city or town;
- Limit or restrict land uses or building-types; or
- Zone or rezone property.

A Brief History of Piedmont



Piedmont, c. 1925

Pre-1862

Native Americans and the "Big Shoals of the Saluda"

- Piedmont, specifically the area around the present-day Saluda River dam, has been known by many names throughout its history. Native Americans and early settlers referred to it as the "Big Shoals of the Saluda."
- These early inhabitants used the large rocks of the shoals to cross the river.

Pearl Springs School

- Pearl Springs school was organized in 1770 on present-day Shiloh Church Road.

David Garrison and "Garrison Shoals"

- In 1843, David Garrison built a grist mill and log cabin and named it "Garrison Shoals."

1862-1946

H.P. Hammett and Piedmont Manufacturing Company

- In 1862 and 1863, Hammett purchased 415 acres around the shoals with the intent to build a cotton mill and supporting town.
- In 1874, the Piedmont Manufacturing Company was chartered, and construction of the first textile mill, Mill 1, and its supporting village began on the Greenville County side. By 1876, the mill was operational and the village thriving with 85 houses, a commercial district, church, hotel, and school. By 1883, after expansions, the mill was the largest in South Carolina.
- Mill 3 was constructed in 1888 on the Anderson County side, along with a supporting village and pedestrian footbridge over the river to encourage movement between the mills.
- At the time of Hammett's death in 1891, Piedmont was one of the largest textile mills in the world.

1946-1981

J.P. Stevens and Company

- In 1946, the Piedmont Manufacturing Company, along with the mills and village housing, was sold to J.P. Stevens and Company.
- In 1956, J.P. Stevens and Company sold the village housing. The houses sold at an average price of \$2,680.
- In 1963, J.P. Stevens and Company began construction of the Estes Plant, which opened the following year. Mill 1 would be used for rug manufacturing and warehousing until its closure and sale in 1981.

1981-1995

Closure and Destruction of Mills

- In 1983, Mill 1 was destroyed by fire.
- In 1985, Mill 3 closed. Ten years later, it was razed.

Piedmont Today



Community Resources and Facilities

Community Facilities

- Piedmont Community Center
- Anderson County Library, Piedmont

Parks

- Piedmont Athletic Complex
- Thomas C. Pack, Jr. Memorial Park

Schools

- Sue Cleveland Elementary
- Woodmont Middle

Community Resources

- Piedmont Emergency Relief Center
- Piedmont Historic Preservation Society

Community Groups/Organizations

- Bonnes Amies Club
- Bridge327
- Piedmont Artist Guild
- Piedmont Crime Watch
- Piedmont Forever Young Club
- Piedmont Lions Club
- Rose Hill Cemetery Association

Historic and Cultural Places

Places listed on National Register of Historic Places

- Piedmont Mill Stores Building



Demographics and Socioeconomic Data

- This data provides insights into the demographic and socioeconomic aspects of the study area.
- The data is collected from the U.S. Census and American Community Survey.
- Estimates are compiled using ArcGIS Business Analyst from ESRI.

Demographic Overview

Piedmont Area Plan Study Area

Area: 36.36 square miles



INCOME

\$57,797
Median Household Income

\$32,677
Per Capita Income

\$172,197
Median Net Worth

EDUCATION

16.0%
No High School Diploma

24.4%
High School Diploma

26.8%
Some College

24.9%
Bachelor's/Grad/Prof Degree

BUSINESS

379
Total Businesses

3,631
Total Employees

KEY FACTS

18,824
Population

40.5
Median Age

7,077
Households

\$50,353
Median Disposable Income

COMMUTERS

15.2%
Spend 7+ hours commuting to and from work per week

79.2%
Drive Alone to Work

EMPLOYMENT

54.0%
White Collar

35.5%
Blue Collar

10.5%
Services

4.5%
Unemployment Rate



This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, ACS. The vintage of the data is 2023, 2028, 2017-2021.

Highlights

- Total population of the study area is estimated to be 18,824 in 2023;
- Median household income is estimated to be \$57,797 in 2023;
- Median home value is estimated to be \$217,873 in 2023;
- An estimated 14.1% of households are considered below poverty level;
- An estimated 28.5% of households include one or more persons with a disability;
- Employed population 16 and over is estimated to be 8,634 in 2023, with an unemployment rate of 4.5%; and
- The most common means of transportation is driving, with an estimated 79.2% of the employed population 16 and over driving alone.

Land Use and Transportation

- This data provides insights into the built environment and mobility network in the study area.
- The data is collected from Anderson County, Greenville County, and the South Carolina Department of Transportation (SCDOT).

Highlights

- Piedmont is largely unzoned, with the exception of the northeast portion of the study area and the old mill property in Greenville County.
- The most-traveled roads* in the study area are Highway 86 in Anderson County, Bessie Road, River Road, Piedmont Highway, Old Williamston Road**, Piedmont Golf Course Road, Old River Road, Old Pelzer Road, and Emily Lane.
- Limited sidewalks exist in the mill village. No bicycle lanes are located within the study area.

*Old Williamston Road is owned and maintained by Anderson County. All other roads mentioned above are owned and maintained by SCDOT.

**Roads that form the study area boundary, or such or those that only briefly intersect the study area, are not included.

Future Developments

The list below includes major subdivisions in Anderson County and Greenville County either under construction or approved by respective Planning Commissions within the study area.

- Acadia on Highway 153 – 18 new lots
- Bluffton Valley on Highway 17 – 23 lots
- Brook Valley on Payne Drive – 73 lots
- Campbridge Creek on Furr Road – 277 lots
- Cloverdale Hills on Bessie Road – 63 lots
- Cottonwood Ridge on Bessie Road – 459 lots
- Dogwood Ridge on Old River Road – 126 lots
- Evergreen Hills on Bessie Road – 100 lots
- Grove Creek on Old Pelzer Road – 340 lots
- Holiday Farm on Shiloh Road – 55 lots
- River's Edge on River Road – 61 lots
- Riverwood Farm on Old River Road – 247 lots
- Shiloh Valley on Shiloh Church Road – 162 lots
- Southpark on Furr Road – 37 new lots
- Walls at Rivers Edge on Anderson Street – 116 townhomes
- Woodglen on Highway 86 – 592 lots
- Woodmont Springs on Bessie Road – 277 lots/units

Total Number of Approved Housing Units: 3,026

Piedmont Riverfront Park

The park is being developed by Anderson County on River Road at the confluence of the Saluda River and Big Brushy Creek. The initial phase will include an accessible kayak launch and sidewalk.



AnMed Ambulatory Care Center

AnMed Health will construct a new facility on Highway 86 at the corner of Old Williamston Road with emergency medical services, physical therapy, and routine healthcare. Construction is expected to begin this fall and be completed by 2025.



Community Engagement



Community Engagement Strategy

Scan the QR code below on your smartphone or tablet:



Who is helped?

Who is harmed?

Who is missing?

Community Survey

- Scan the QR code below on your smartphone or tablet; or
- Fill out a printed survey and mail to, or drop off at, Greenville County Square.



Schedule of Meetings and Events

Kickoff Meeting #1	June 1	11:00 AM—2:00 PM
Kickoff Meeting #2	June 2	11:00 AM—2:00 PM
Chalk Piedmont Event	June 27	10:00 AM—12:00 PM
Public Meeting #1	June 29	6:30—8:00 PM
Talk Piedmont Event*	July 10	6:00—8:00 PM
Public Meeting #2	July 12	4:30—6:00 PM
Walk Piedmont Event	July 25	10:00 AM—12:00 PM
Public Meeting #3	July 31	2:30—4:00 PM
Public Workshop #1	August 21	11:00 AM—2:00 PM
Public Workshop #2	August 31	9:00 AM—12:00 PM

*Talk Piedmont will take place at Saluda River Grill, located at 1 Main Street in Piedmont.

Questions?