
FOREWORD

In compliance with the S.C.Planning Act of 1994, this Comprehensive Plan Update is designed and intended to promote within Spartanburg County an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare, and convenience of the residents. It is further intended to guide development and change within the county to meet existing and anticipated needs and conditions; to contribute to a healthy and pleasant environment; to balance growth and stability; to reflect economic potentialities and limitations; and to protect personal and corporate investments to the extent reasonable and practical. It is an umbrella document for all public and private development plans and proposals. As such, this Plan like its predecessors, is to be used as a guide to the orderly physical , social and economic growth and development of the county.

The Plan includes all of Spartanburg County, referencing and encompassing municipal, agency and district plans where adopted by the governing bodies of such organizations. It covers 811 square miles or 2100.5 square kilometers, according to the U.S. Bureau of Census.

Because of its size and inherent differences within various parts, the county is subdivided for purposes of this study into four planning areas, or sectors. This permits planning and the planning process to become more localized, enabling residents and property owners to focus on issues closer to home as well as those of countywide concern.

Persons residing in the busy, built-up areas of Spartanburg and Greer, for example, have little in common with rural area residents to the south or more mountainous, sparsely populated areas to the north of these cities. Land use, development conditions, issues, potentials, and constraints are different. Parts of the county are rapidly urbanizing, with all the associated concerns brought by

urbanization. Yet much of the county remains rural and out of the path of development.

Without localizing the process, planning has a way of being too general and abstract for most people. It must address local issues and local concerns if it is to be appreciated. People must be able to relate to the Plan and feel that it provides a logical and pragmatic approach to the future development of their part of the county, where they live or work.

The four planning areas are defined generally as follow.

Planning Area One includes the northern end of the county, extending generally from Campobello, Lake William Bowen and the Pacolet River to the county and the Cities of Landrum and Chesnee on opposite sides of the county. But for the population concentrations in Landrum, Chesnee and Campobello, the area is sparsely developed.

Planning Area Two includes the urban and urbanizing area of the county west of the Tyger River and Grays Creek. Major population concentrations and municipalities within this area are Greer, Duncan, Wellford, Lyman and Inman. The Greenville-Spartanburg Airport also is located in this area. In more general terms, this area comprises the western segment of the I-85 growth corridor through Spartanburg County.

Planning Area Three is the counterpart to Area Two. It includes the City of Spartanburg and the eastern section of the I-85 corridor, from the Tyger River and Gray's Creek to the Cherokee County Line. It is principally urban in character. Also included in this area are Cowpens and the Pacolet communities.

Planning Area Four lies south of Spartanburg and the urban corridor paralleling I-85 through the county. Like Area One, it is predominantly rural and undeveloped, except for the City of Woodruff. Geographically, it is the larger of the four planning areas in the county, taking in virtually the entire southern section.

In sum, the four areas or quads delineated herein and illustrated on Map 1 form the basis for localizing the planning process in Spartanburg County. Although far from homogeneous, each has common geographical features, and is impacted by one or more common denominators. Plans for these areas will address the unique characteristics of each. This is not to say that a plan for Spartanburg County will be lost in the process. Area plans are developed within the larger county content, and combined to form a county-wide Comprehensive Plan.

This approach to planning is designed among other things to encourage greater citizen participation in the planning process. By giving residents an opportunity to identify issues and help develop goals, objectives, and strategies for dealing with problems unique to their area of the county, they are much more eager to take part in finding, and in much better position to develop “workable solutions” impacting the county as a whole. Homogeneous area or sector planning is effective because people can relate to it; it is neither abstract nor generalized. It is pointed and direct---to resident problems and issues.

As per the requirements of the Planning Enabling Act of 1994 (6-29-310 through 6-29-960), this Plan includes seven elements.

- (1) **Population**
- (2) **Housing**
- (3) **Economic Development**
- (4) **Natural Resources**
- (5) **Cultural Resources**
- (6) **Community Facilities**
- (7) **Land Use**

These seven elements establish the format for this Plan. It is concluded by an eighth element, **Organizational**, designed to expedite plan implementation.



**Spartanburg County
Planning Areas**

Map 1