

AURENS COUNTY

Mountville

Waterloo

# Plan Lake Greenwood

NOVEMBER 2015

US 25

US 221

Cokesbury

Cross Hill

SC 72

Coronaca

SC 246



**The Matheny-Burns Group**  
*Planning, Grants, Resource Development*



Lake Greenwood  
SOUTH CAROLINA

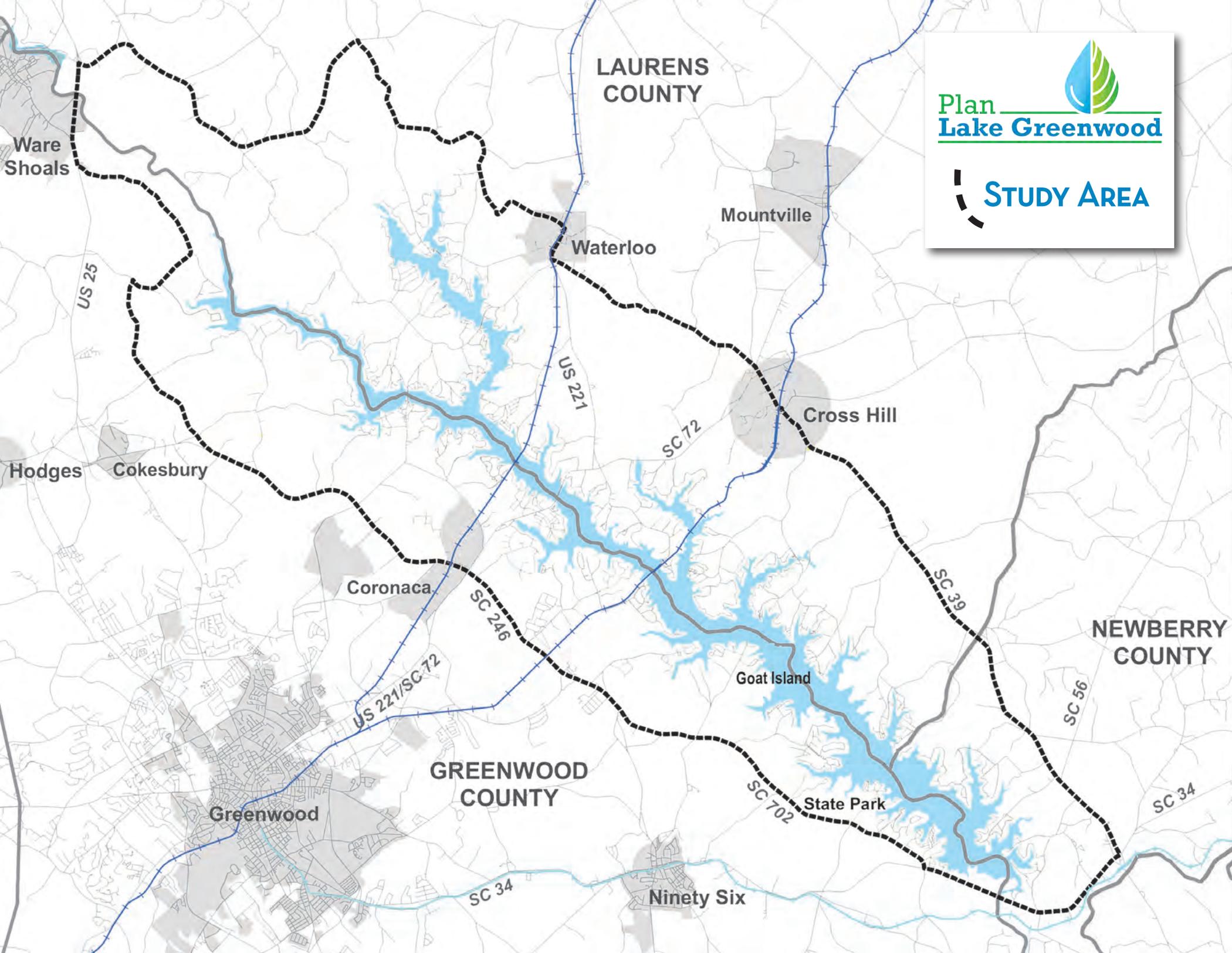
GREENWOOD COUNTY

Goat Island

State Park

SC 92

SC 56



  
**Plan**  
**Lake Greenwood**

 **STUDY AREA**

**LAURENS  
COUNTY**

**NEWBERRY  
COUNTY**

**GREENWOOD  
COUNTY**

Ware Shoals

Mountville

Waterloo

Cross Hill

Hodges

Cokesbury

Coronaca

Greenwood

Ninety Six

State Park

Goat Island

US 25

US 221

SC 72

SC 246

US 221/SC 72

SC 39

SC 56

SC 34

SC 34

SC 702

# ACKNOWLEDGEMENTS

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 LAURENS COUNTY COUNCIL  
 NEWBERRY COUNTY COUNCIL  
 CORONACA BAPTIST CHURCH  
 CEDARWOOD COMMUNITY CHURCH  
 LAKE GREENWOOD STATE PARK  
 GRAND HARBOR CLUB  
 BERMUDAS AT STONEY POINT  
 BILL DIXON  
 CAMP FELLOWSHIP  
 CONNECT LAKE GREENWOOD  
 PRESERVING LAKE GREENWOOD  
 ROBERT WHITEFORD MEN’S FELLOWSHIP AT FIRST BAPTIST CHURCH  
 OF CROSS HILL

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## Lake Greenwood

- \* Size 11,400 Acres
- \* Length 20 Miles
- \* Shoreline 212 Miles
- \* Full Pond Elevation 440 ft MSL
- \* Maximum Depth 69.3 ft (SCDHEC)
- \* Mean Depth 21.8 ft (SCDHEC)



# I. INTRODUCTION

## CHAPTER TOPICS:

THE VISION

THE PLAN

CRITICAL QUESTIONS

FOCUS AREAS

LAKE AREA VALUES

## THE VISION.

*Ensuring continued, safe enjoyment of Lake Greenwood while balancing housing, business, recreation, fishing, energy production, and water supply uses within the Lake Area*

The Lake Greenwood Area is valued for scenic beauty, water quality, water sports, fishing, proximity to quality cities, affordable as well as high-end residential living, and fine commercial areas that serve both lake users and residents. Laurens, Greenwood, and Newberry counties work cooperatively to manage land and uses within the Lake Area, provide public infrastructure, promote environmental stewardship, and help ensure safe use of the Lake. Public access points are provided within each county and recreational facilities encourage passive and active use as well as places for the public to assemble for events. People can travel easily between the Lake and lake-accessible commercial areas and between all commercial areas and adjacent residential neighborhoods. Bike lanes and routes connect to create a continuous bikeway around the Lake, and Lake Area multi-use trails connect all three counties and regional trail networks.



## THE PLAN.

The Lake Greenwood Master Plan establishes goals, objectives, and strategies for the use, development, and protection of the Lake Area through the year 2035. These guidelines serve to assist the county councils, planning commissions, staff, citizens, land developers, and regional and state agencies in decision-making regarding a wide variety of issues. It is a policy document, not a regulation. This Plan provides our vision and a means of how to achieve it, but our vision cannot be fully realized unless it is implemented through changes in our regulations, processes, procedures, and approaches that guide land development. For that reason, the Plan includes an implementation schedule to help the counties move forward.

As a relatively undeveloped area, popular destination, and wonderful place to live, the Lake Area is certain to grow and change. How we respond to growth will determine what the Lake Area will be, whether or not the Lake will continue to be a valuable resource, and the quality of life of our citizens for the next few generations. Instead of waiting to react until change comes, we have developed this Plan to guide that change to make sure the Lake Area remains a place our citizens are proud to call home and that Lake Greenwood continues to support all desired uses for a wide range of residents and visitors.



*Left: An undeveloped and eroding shoreline of Lake Greenwood*



## CRITICAL QUESTIONS

Through this Planning process, hundreds of citizens have taken the time to carefully think through what the Lake Area should be and how it can grow in ways that are consistent with the vision expressed in this Plan. Throughout the Planning process, questions emerged that were used to guide or frame this discussion:



### WHAT ENVIRONMENTAL ISSUES ARE IMPORTANT TO THE CONTINUED USE AND ENJOYMENT OF THE LAKE?

Lake Greenwood is used for hydroelectric power production, public drinking water, fishing, and a variety of water sports. There are a number of streams, rivers, wetlands, and land uses that impact the Lake both within the Lake Area and upstream. What can be done to promote the action and coordination necessary to ensure Lake Greenwood's water quality and continue to improve the Lake Area's natural environment?



### HOW SHOULD COMMUNITY FACILITIES AND SERVICES GROW TO SUPPORT CURRENT AND FUTURE POPULATIONS?

While public satisfaction with current facilities and services is currently positive, aging septic facilities, the lack of public sewer in much of the Lake Area, and limited public Lake access and recreational opportunities will impact quality of life in the future, especially as the Lake Area grows. What facilities and services will be needed? Where should they be located?



### WHERE WILL THE LAKE AREA GROW RESIDENTIALLY AND WHAT KIND OF DEVELOPMENT IS MOST NEEDED?

Will the children of Greenwood, Laurens, and Newberry counties be able to find and afford homes in the Lake Area when they are adults? What types of housing will be needed and where should it locate? Will residents be able to find housing that enables them to age without relocating out of the area?

*Environmental issues*



*Lack of public facilities*



*Quantity and types of housing*





*Commercial growth*



*Importance of non-motorized infrastructure*



*Transportation improvements*

### **WILL THE LAKE AREA GROW COMMERCIALLY AND, IF SO, WHERE?**

A significant percentage of retail dollars generated by Lake Area residents is spent outside the area. There is a need for more commercial businesses to support Lake uses and residential areas. Where should they be located? Where should lake-related commercial uses (those that depend on or take advantage of proximity to the lake) be located? Is there a way to use commercial development to help create an identity for the Lake Area?

### **ARE TRAILS AND BIKEWAYS IMPORTANT TO THE LAKE AREA'S FUTURE?**

Few trails currently exist in the Lake Area. Is there a need to plan for trails and bikeways? If so, where should they be located and how should they relate to existing and planned regional trail networks?

### **WHAT TYPES OF TRANSPORTATION IMPROVEMENTS ARE NEEDED?**

The road network in the Lake Area is generally sufficient to move current traffic through the area, but road maintenance sometimes suffers and roads are not always hospitable to cyclists and pedestrians. How can this be improved? What should be the priorities for roads?

### **HOW CAN A THREE COUNTY PLAN THAT ADDRESSES ISSUES THAT CROSS JURISDICTIONAL LINES, EXTEND OUTSIDE THE LAKE AREA, AND INVOLVE A MULTITUDE OF PLAYERS POSSIBLY BE IMPLEMENTED?**

There is no history of interjurisdictional planning or cooperation to address broad lake issues. What type of structure is needed? How can the Plan move from vision to reality?





*A public Visioning session for the plan*

The Master Plan is the culmination of nearly a year of study, discussion, and development by the consultants, staff, a leadership team, citizens, county councils, and planning commissions. In addition to meetings to solicit and consider input, a project website and Facebook page were created to communicate important information and distribute draft documents, a citizen survey was conducted, and key stakeholders were involved at critical points in the Planning process.

The Master Plan is divided into four parts:

- 1) INTRODUCTION**
- 2) GOALS, OBJECTIVES, AND STRATEGIES**
- 3) VISION MAP**
- 4) IMPLEMENTATION SCHEDULE**

All parts of the Plan complement each other and should be used together when making decisions. Requests for amendments to ordinances, policies, utility, and road improvement plans as well as requests for rezonings, budgeting, infrastructure expansions, and similar actions should be reviewed for conformity to this Plan.



## LAKE AREA VALUES.

This Plan was guided by the vision but driven by core community values that emerged during hours of thoughtful discussion. What resulted are guiding principles that reflect what the Lake Area is and what the community wants it to become. Simply stated, these are:

- *Development patterns that respect the character and uses of the Lake.*
- *Reasonably compact growth and development that provides a full range of choices for where and how people live, work, and play.*
- *Quality natural resources that continue to nurture and sustain a high quality of life, an active outdoor lifestyle, and a thriving tourism economy.*
- *Commercial development that provides needed products and services, creates a positive community image, and supports Lake users.*
- *Community appearance and design that reinforces Lake Area heritage and spirit.*
- *Transportation systems that safely accommodate motorists, pedestrians, and cyclists.*
- *Cooperative, productive relationships between all jurisdictions that help safeguard the future of the Lake Area and respond to challenges and opportunities as they arise.*







## II. GOALS, OBJECTIVES, & STRATEGIES

### PURPOSE AND FOUNDATION.

The goals, objectives, and strategies are the heart of the Lake Greenwood Master Plan. Each of the six focus areas identified in the Plan Introduction is covered in detail in this section. A goal statement, objectives, and strategies are provided for each focus area that will help the counties address the issues identified in the Plan and advance the Goal. The strategies set forth in this section are carried forward into the Implementation Strategy. They establish policies that will help guide the Lake Area through the next 20 years.

The foundation for this Plan is the Lake Greenwood Community Profile that was developed as part of the Planning process. The Profile is a compilation of information gathered in the first three phases of the Master Plan project. It was guided by input received at stakeholder and Leadership Team meetings that involved nearly 100 residents from all three counties. It is not intended to serve as an encyclopedia of all information regarding Lake Greenwood and the surrounding area, but rather is focused on key issues identified during those meetings. The Profile provides critical supporting information for the development of the Plan. While the Profile is focused mainly on current and past conditions, the Plan is focused on development of the Lake Area over the next 20 years.

#### CHAPTER TOPICS:

PURPOSE AND  
FOUNDATION

GOAL AREAS

THE ENVIRONMENT



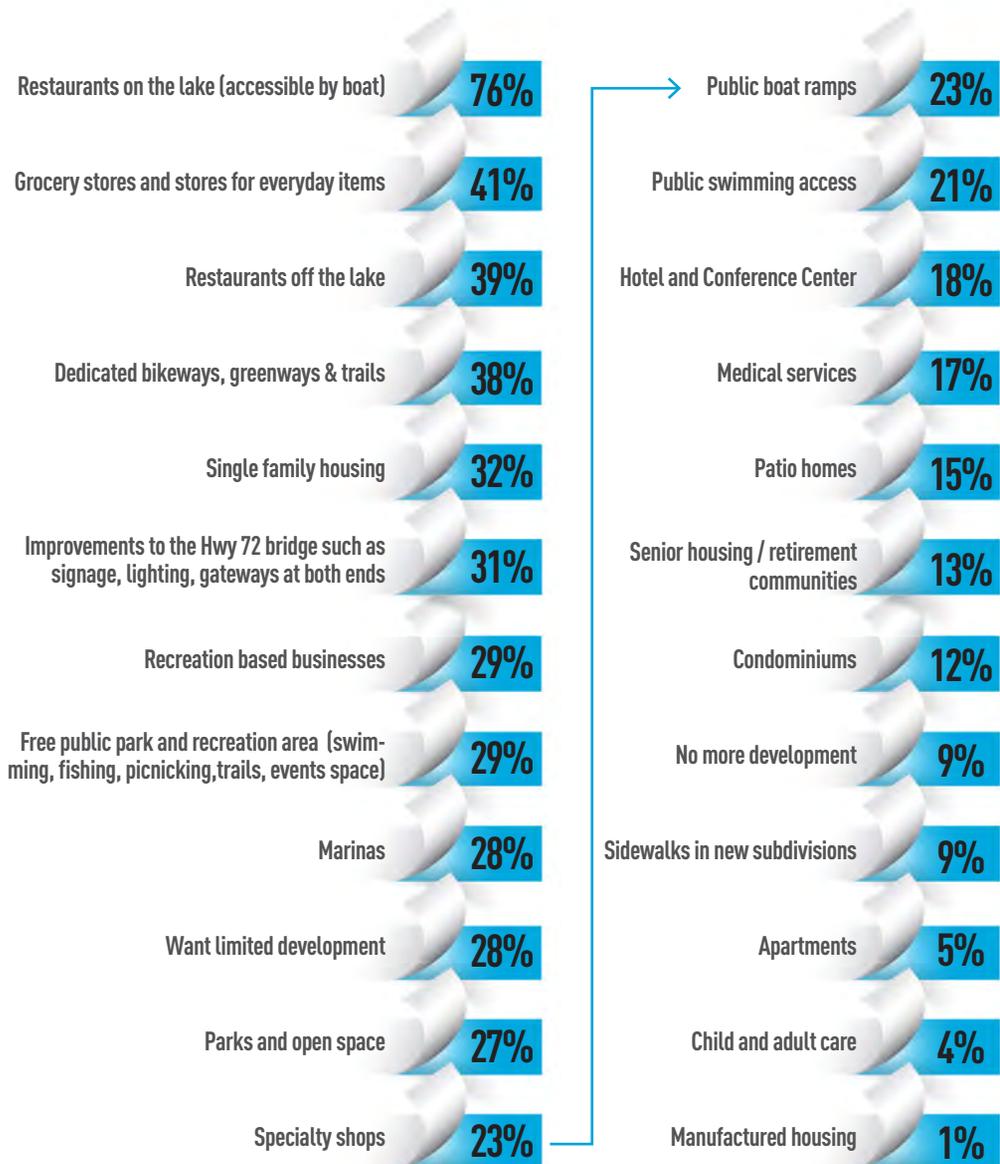
This Plan also reflects input received from a citizen survey conducted in May 2015 to determine citizen preferences and opinions. The survey did not target a randomly generated statistically significant sampling of citizens in the Lake Greenwood Area; therefore, its results should not be extrapolated to the entire population. However, it does provide insight into how the people who live within the Area or use the Lake view the Lake Area, its future, and its issues. More than 900 responses to the survey were generated. In general, survey results reflected input we received from stakeholders during our interviews as well as the results from a similar survey conducted by Connect Lake Greenwood in 2014. The following are some highlights from the survey responses:

- ?** HOW LONG HAVE YOU LIVED, WORKED, OR PLAYED IN THE LAKE GREENWOOD AREA?  
**> 20 years - 46% | 10-20 years - 19% | 5-10 years - 16%**
- ?** IF YOU OWN OR RENT IN THE LAKE GREENWOOD AREA, WHAT TYPE OF HOUSING IS IT?  
**Single Family home - 89% | Mobile home - 10%**
- ?** WHAT WOULD ENCOURAGE YOU TO USE THE LAKE MORE OFTEN?  
**+ On-lake Destinations - 86% | + Public Access - 26%**
- ?** WHAT ARE THE MAIN REASONS YOU LIVE, WORK, OR PLAY IN THE LAKE GREENWOOD AREA?  
**Lake use - 70% | Lake living - 56% | Views - 44%**

- ?** HOW DO YOU HEAR ABOUT LAKE ACTIVITIES, OPPORTUNITIES, AND EVENTS?  
**Website/email - 45% | Newspaper - 40% | Groups - 22%**
- ?** WHAT ARE THE 3 BIGGEST ASSETS / OPPORTUNITIES FOR THE LAKE GREENWOOD AREA?  
**Beauty | Lake size | Proximity to towns**
- ?** WHAT ARE THE 3 BIGGEST THREATS / CHALLENGES FOR THE LAKE GREENWOOD AREA?  
**Water quality | Junk, trash, debris | Siltation**
- ?** HOW WOULD YOU RATE THE PUBLIC SERVICES IN LAKE GREENWOOD AREA - EXCELLENT, GOOD, FAIR, OR POOR? (TOP 3 RESPONSES LISTED BELOW)  
**1. Good | 2. Fair | 3. Excellent**

**?** WHAT TYPE OF DEVELOPMENT WOULD YOU LIKE TO SEE IN THE LAKE GREENWOOD AREA? (SELECT ALL THAT APPLY)

*The following graphic highlights the percentage of people who selected the individual development types from highest to lowest.*



**?** HOW DO YOU USE THE LAKE GREENWOOD AREA RECREATIONALLY? (SELECT ALL THAT APPLY)

*The following graphic highlights the percentage of people who selected the individual development types from highest to lowest.*





*Contaminants, litter, and debris compromise the health and safety of the Lake*

*Green algae bloom*



## GOAL AREAS.

### THE ENVIRONMENT



#### GOAL: PROTECT AND ENHANCE THE ENVIRONMENT.

CORE PRINCIPLE: THE HEALTH OF LAKE GREENWOOD AND THE LAND THAT SURROUNDS IT IS VITAL TO FUTURE GROWTH AND THE PROSPERITY OF ALL THREE COUNTIES.

While the overall environmental quality of the Lake Greenwood area is good, the Lake itself is challenged by the influx of nutrients, litter, and debris from boats and surrounding land and ongoing siltation, as well as the presence of noxious weeds. Development that compromises sensitive areas such as critical habitats and wetlands impairs the function of the Lake. Currently, there are few local guidelines or regulations that address many of the impacts that are possible from continued development of the Lake Area.



#### OBJECTIVE: MAKE LAKE GREENWOOD CLEANER.

Lake Greenwood is an invaluable resource that provides drinking water, water for recreation, and a critical habitat for plants and animals. Contaminants, litter, and debris compromise the health and safety of the Lake and those who depend upon it in so many ways. Implementation and promotion of water quality best management practices (BMPs) and the institution of programs to educate residents, visitors and developers on the use of these BMPs will improve and protect water quality. Removal of debris and trash and implementing measures to prevent dumping and littering will make the Lake and surrounding area safer and cleaner, and will enhance the natural beauty of the Lake area.



**STRATEGIES:**

- 1-1. *Establish formal agreements among the three jurisdictions and with appropriate state agencies to provide requirements to keep the Lake and surrounding area clean and free of dangerous or unsightly debris.*
- 1-2. *Support citizen initiatives and awareness to remove trash, junk, and debris from surrounding land, creeks, and the Lakeshore.*
- 1-3. *Create a multi-media tip line (voice, text, photo, movie) monitored by Lake Management for citizen reporting of debris, trash, dilapidated docks, critical area encroachments, and similar problems.*
- 1-4. *Install garbage disposal facilities at all public access points.*
- 1-5. *Define enforcement authority and enforce laws that prohibit the dumping of trash and debris into the Lake.*
- 1-6. *Reduce the number of non-functioning and malfunctioning septic tanks.*
- 1-7. *Establish a methodology and enforcement actions among the three jurisdictions and SCDHEC to upgrade older septic systems that are seeping contaminants into the Lake.*
- 1-8. *Work with jurisdictions located upstream, the Reedy River Water Quality Consortium, and SCDHEC to reduce the level of contaminants traveling downstream to Lake Greenwood.*
- 1-9. *Work with SCDHEC and other appropriate agencies, organizations, and groups to develop and distribute educational materials that provide best management practices to land owners and developers that reduce or eliminate seepage or contamination from pesticides, fertilizers, and other chemicals into the Lake.*
- 1-10. *Expand Lake Management’s public education campaign to assist with the identification, prevention, and elimination of noxious and invasive species of plants and animals.*



*Support citizen initiatives and awareness to remove trash*



*Enforce laws that prohibit the dumping of trash and debris*

*Reduce the number of non-functioning and malfunctioning septic tanks*

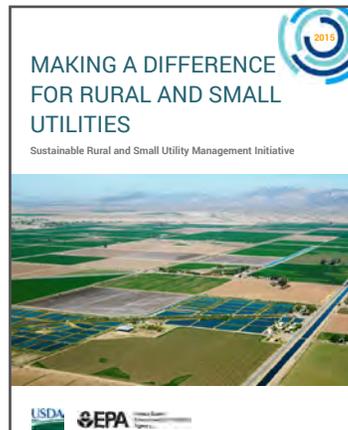
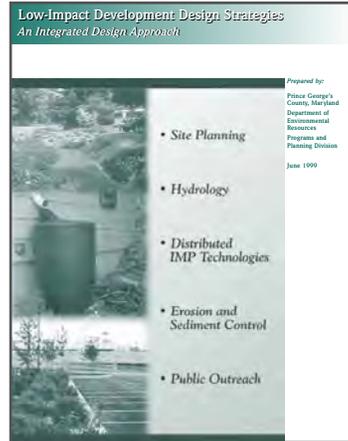




Possible promotional materials

(right column) The EPA has several resources available regarding low impact development practices

Low impact design practice: use of planters for stormwater infiltration



- 1-77. Create an internal marketing campaign to promote stewardship and appreciation for Lake Greenwood and its environment.
- 1-72. Enhance communication with citizens regarding rules, regulations, and standards in the Lake Area and make information easier to find.
- 1-73. Encourage restaurants to use biodegradable packaging and serving materials.



**OBJECTIVE: PROTECT SENSITIVE AREAS FROM DEVELOPMENT.**

Protecting critical habitat areas, fisheries, and native plants and animals is one of the most important activities that can be undertaken to maintain the health of the Lake. A comprehensive program will control stormwater, preserve the shoreline, eliminate invasive species, and protect wetlands.



**STRATEGIES:**

- 1-74. Review local sedimentation and erosion control programs for impacts on the Lake and critical habitats and amend as needed.
- 1-75. Establish development buffers around critical habitat areas to reduce the impacts of adjacent uses.
- 1-76. Incorporate wetlands identification and notification into development regulations as part of the permitting process.
- 1-77. Where possible, require low impact design to control stormwater from developed sites and include the use of low impact design techniques in road design and construction.
- 1-78. Create a shoreline management guidebook for lakefront and riverside property owners.



1-19. Continue to protect fisheries from degradation, including the impacts of invasive species, through support of SCDNR.

1-20. Keep livestock and runoff from equine operations out of the Lake.



**OBJECTIVE: REDUCE SEDIMENTATION WITHIN THE LAKE.**

Sedimentation is a serious concern in Lake Greenwood. While the removal of excess sediment is a consideration to be explored, the institution of measures to prevent or alleviate additional sedimentation is critical to addressing this pressing issue. Some sedimentation is caused by lakeshore erosion, but most of the sediment settling in the Lake begins well upstream in the Reedy and Saluda rivers and will require cooperation and coordination with multiple jurisdictions and agencies to fully and successfully address.



**STRATEGIES:**

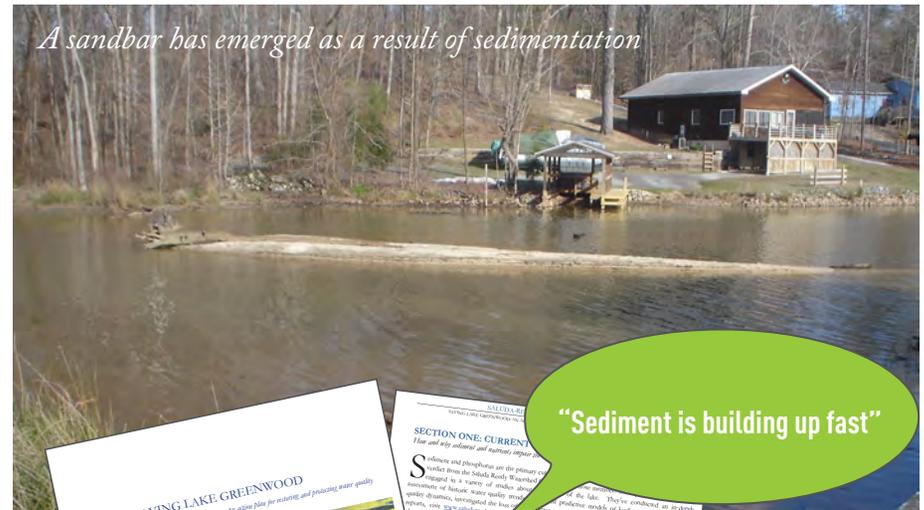
1-21. Work with upstream jurisdictions, SCDHEC, and SCDNR to reduce the amount of sediment leaving development, agricultural, and forestry sites.

1-22. Work with SCDNR to post and enforce no wake zones near shallow coves, bridges, piers, and points to reduce wave action and erosion.

1-23. Explore the feasibility and potential impacts of dredging the upper reaches of the Lake.

1-24. Work with SCDNR and other appropriate agencies and groups to develop and distribute educational materials that provide best management practices to land owners and developers on measures that reduce or eliminate sedimentation.

*Post and enforce no wake zones*



## COMMUNITY FACILITIES AND SERVICES



**GOAL: PROVIDE ADEQUATE COMMUNITY FACILITIES AND PUBLIC SERVICES FOR LAKE RESIDENTS AND VISITORS.**

CORE PRINCIPLE: ACHIEVING AND SUSTAINING A HIGH QUALITY OF LIFE REQUIRES ADEQUATE COMMUNITY FACILITIES AND SERVICES.

Community facilities and services within the Lake Area provide the foundation for future development and use of the Lake. These facilities and services vary widely and determine the types and intensity of development possible, access to the Lake, and the safety of Lake use.



**OBJECTIVE: MAKE LAKE GREENWOOD SAFER.**

Ensuring the safety of residents and visitors to the Lake is one of the most important components in the Master Plan. The incorporation of additional measures that will protect all types of lake users from swimmers to power boaters, as well as docks, and public infrastructure improvements such as bridge lighting will save lives and money and will enable everyone to relax and enjoy their time at and on the Lake.



**STRATEGIES:**

- 2.1. *Install safety lights on bridge piers or underneath bridges that span the Lake and decorative lighting along the SC Highway 72 bridge.*
- 2.2. *Work with SCDNR to install additional signage, buoys, and enforcement of “low wake” and “no wake” areas near docks, ramps, and other busy or popular areas where there are likely to be swimmers and non-motorized users.*



*Examples of safety and decorative lights added to bridge piers*



- 2-3. Enforce restrictions on fishing and swimming near public boat ramp areas.
- 2-4. Support law enforcement and a greater SCDNR presence on the Lake during peak times.
- 2-5. Provide boat access points as needed for enforcement and rescue to ensure a swift response.
- 2-6. Recruit a boat towing service for the Lake.
- 2-7. Conduct a thorough study of the carrying capacity of the Lake for existing and future uses such as boating, fishing, and water sports to ensure use of the Lake remains safe and enjoyable for all.
- 2-8. Work with SCDNR to install hazard markers to demarcate shallow areas.
- 2-9. Remove structures that are no longer in use and are boating hazards such as River Fork Pier.



**OBJECTIVE: MAKE LAKE GREENWOOD MORE ACCESSIBLE TO THE PUBLIC.**

Ensuring that the Lake is readily accessible to everyone, not just to Lakefront property owners and boaters, is a key component of the Master Plan. In the absence of public facilities, unsafe situations arise when families use boat ramps and other unsuitable areas for swimming, wading, and fishing from the shore. Public facilities such as parks, fishing piers, boat ramps, restrooms, and trash facilities will make the Lake more accessible and user-friendly, help direct and manage lake use, and can reduce user impacts on the Lake and its environs.



Regulatory signage

Hazardous obstacles - River Fork Pier





## STRATEGIES:

- 2-10. *Develop one or more designated public swimming areas on the Lake.*
- 2-11. *Incorporate restrooms and garbage disposal at all existing and future public access points including ramps and recreational areas.*
- 2-12. *Create additional public boat ramps in areas without access.*
- 2-13. *Explore opportunities for the development of additional marinas around the Lake.*
- 2-14. *Develop additional access areas for paddle sports including kayaking, canoeing, rowing, and paddle boarding.*
- 2-15. *Develop additional public fishing access points for persons without access to a boat.*



## OBJECTIVE: EXPAND OPPORTUNITIES FOR RECREATION, TRAILS, AND OPEN SPACE.

Expanded recreational opportunities go hand-in-hand with increased access to the Lake. Lake visitors and residents who enjoy biking, walking, and hiking want access to additional parks, trails, and open spaces that will accommodate those activities. Families with children will enjoy parks that include picnic areas, playgrounds and scenic views of the Lake. Trails linking parks and residential areas encourage residents and visitors to walk or bike, with linkages to local and regional trail systems serving as catalysts for tourism. While Lake Greenwood State Park is considered to be under used by local residents, it presents an array of possibilities for Lake access and recreation that could be realized through the joint efforts of local governments and SCPRT.



**STRATEGIES:**

- 2-16. *Develop a joint use park in the under used area of the Lake Greenwood State Park.*
- 2-17. *Develop a trail system that connects existing and future park areas around the Lake and links to regional trail systems including the Palmetto Trail and nearby cities and towns.*
- 2-18. *Develop additional public parks in the Lake Area that include playgrounds, trails, picnic areas, and where possible, lake access.*
- 2-19. *Encourage nearby high schools and colleges (e.g. Lander, Newberry College, and Presbyterian) to create club teams and coordinate annual regattas, rowing events, and fishing tournaments on the Lake.*
- 2-20. *Use utility corridors (rights-of-way and easements) for trails and public access.*
- 2-21. *Preserve open space and important Lake views on properties not likely to be developed.*



**OBJECTIVE: INCREASE AWARENESS ABOUT PUBLIC EVENTS AND OPPORTUNITIES FOR RECREATION AND FISHING.**

Lake Greenwood is widely considered to be a “hidden jewel” with enormous potential. A key reason that it remains hidden is the lack of a mechanism to educate and attract the public to lake-related activities and events. This is also true for Lake Greenwood State Park, which has long been a popular destination for out-of-town campers but has not attracted as many local visitors in recent years. A coordinated marketing campaign that includes the State Park would be an effective tool in increasing participation in regularly scheduled events and encouraging the development of additional activities and events.





*Develop a coordinated marketing campaign for Lake activities and events.*



#### STRATEGIES:

- 2.22. *Develop a coordinated marketing campaign for Lake activities and events.*
- 2.23. *Include activities and opportunities at Lake Greenwood State Park in all marketing and information materials.*



#### OBJECTIVE: DEVELOP A COORDINATED INTERGOVERNMENTAL UTILITIES PLAN FOR THE LAKE AREA.

Currently, the provision of public sewer in the Lake area is limited and the reliance on individual septic tanks is the norm. Many septic systems are older and pose environmental concerns with regard to Lake water quality. The use of individual septic systems places limitations on residential density through the requirement that lots must be confirmed by SCDHEC as able to accommodate adequate operation of the system. New commercial uses generally prefer or require the provision of public water and sewer. The expansion of water and sewer facilities will make it easier and more environmentally safe to develop residentially and commercially.



#### STRATEGIES:

- 2.24. *Identify priority areas for public wastewater service expansion based on projected growth and age of septic systems to accommodate anticipated residential and commercial growth.*
- 2.25. *Identify priority areas for water service to accommodate anticipated residential and commercial growth.*
- 2.26. *Ensure that future bridges and bridge replacements can accommodate co-location of public utilities.*
- 2.27. *Create incentives for residents and businesses to pump septic tanks.*

## LAND USE AND DESIGN



### GOAL: CREATE A COHESIVE IDENTITY FOR THE LAKE AREA.

CORE PRINCIPLE: THE USE OF LAND AND THE DESIGN OF BUILDINGS AND SITES IMPACT THE LAKE AREA'S CHARACTER AND FUTURE.

The quality and future of Lake Greenwood will be greatly impacted by how and where land is developed and used. Land is a finite resource. It nurtures us, gives us food and water, and provides places to live, work, and play. How we use land and construct the human environment defines us individually and collectively. It creates a character that can improve or limit community potential and define our future.

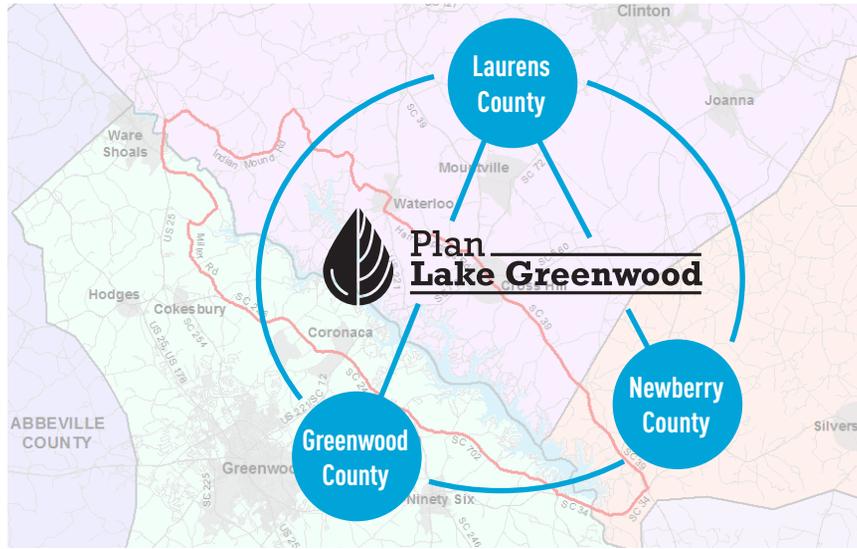


*(above right) Septic tank cleaning*



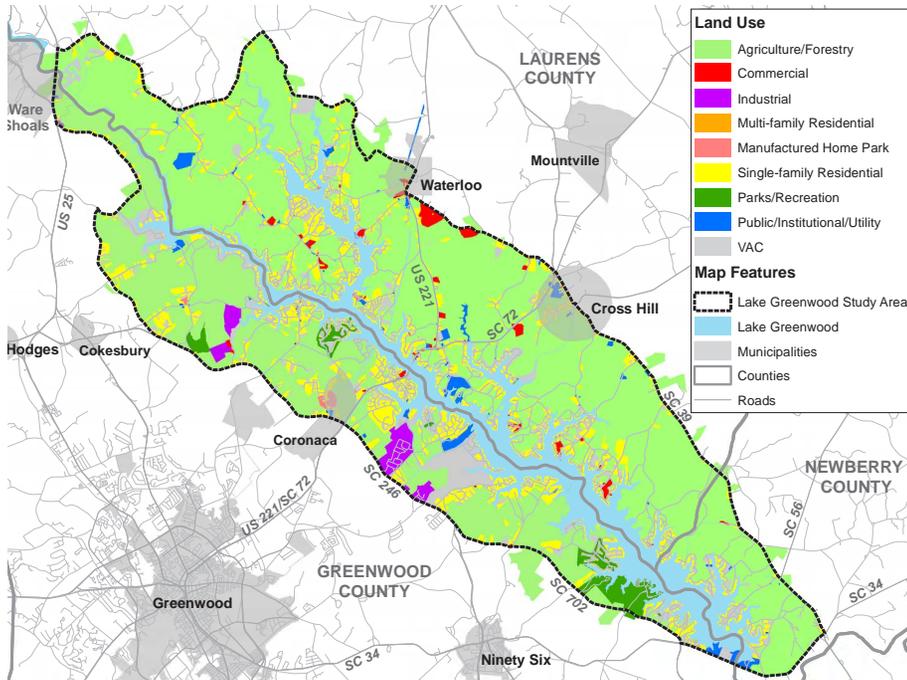
*Public utilities running underneath a bridge*





*Inter-county coordination and support of the Plan is critical*

*Existing land use map within the study area*



**OBJECTIVE: CREATE LAND USE STRATEGIES THAT ADDRESS THE ENTIRE LAKE AREA.**

Historically, the three counties in the Lake Greenwood area have approached land use planning and regulation in much different ways, resulting in land use patterns that differ greatly. Future development and redevelopment of the land in the Lake Area will significantly impact water quality and the accessibility of Lake resources for all residents and visitors. A coordinated approach to land development will enhance property values, improve water quality, protect animal and plant habitats, improve access to the Lake for everyone, and will create a common identity for the Lake area that will attract new residents and visitors.



**STRATEGIES:**

- 3-1. Incorporate the Lake Greenwood Master Plan in all local land use programs and decisions.
- 3-2. Implement similar development requirements in all counties surrounding the Lake.
- 3-3. Coordinate future comprehensive plans and other plans that impact development around the Lake.
- 3-4. Adopt new zoning districts or amend existing districts for the Lake Area that are specific to the needs of the Area as expressed in this Plan, and that promote appropriate infill development.





**OBJECTIVE: PLAN FOR NEW GROWTH.**

As the economy continues to improve and word continues to spread about the tremendous value and opportunities available in the Lake Greenwood area growth will follow. To accommodate growth while preserving the unique character of the area and the Lake environs and maximizing the use of existing infrastructure and development, thoughtful and coordinated planning is needed.



**STRATEGIES:**

- 3-5. *Develop strategies and incentives that will encourage the use of existing vacant and infill properties to accommodate new residential and commercial growth.*
- 3-6. *Develop strategies and incentives that will encourage growth in areas with access to public water and sewer.*
- 3-7. *Enhance and promote overnight camping opportunities on Goat Island.*
- 3-8. *Provide opportunities for the development of a range of residential uses such as single-family, multi-family, patio homes, and townhouses to address demand from older and younger residents and the need for affordable housing, especially in redevelopment areas.*



*(clockwise from the top) infill development; multi-family complex; single-family attached; patio home; single-family detached home*





**OBJECTIVE: CREATE COORDINATED WAYFINDING SIGNAGE FOR THE LAKE AREA.**

Lake Greenwood remains a “hidden gem” in large part because it is not easy to find. Key thoroughfares and gateways are not welcoming and there is little or no signage that directs residents and visitors to destinations around the Lake. The incorporation of a unified wayfinding system and the enhancement of major gateways through signs, lighting, and landscaping will invite residents and visitors to explore the area and find new ways to enjoy the Lake and all that the area has to offer.



**STRATEGIES:**

- 3-9. Use the new Lake Greenwood brand identity currently being developed by the Greater Greenwood Regional Tourism and Visitors Bureau and SC Heritage Corridor for promotion and to create a unified wayfinding system that will include signage, banners, and gateway signs.
- 3-10. Develop major and minor lighted gateway signs and locate them at key points of entry into the Lake Area.

*Existing City of Greenwood wayfinding system*





*(left) Existing Hwy 72 condition as it crosses the lake  
(below) simulation of a possible gateway treatment  
for the Hwy. 72 corridor*





*Walkable, neighborhood scale development should be a priority*

*Example of low profile commercial signage*



## OBJECTIVE: ESTABLISH GUIDELINES FOR COMMERCIAL DEVELOPMENT.

To protect the small town character of the Lake Area while promoting commercial growth, it is important to ensure that new commercial development is appropriate and complementary to the vision expressed in the Lake Greenwood Master Plan. The development of commercial development guidelines for both off-lake and on-lake developments will also help provide transitions and linkages between residential and commercial uses.



## STRATEGIES:

- 3-71. Incorporate off-lake commercial guidelines that encourage or require developments that:
- Promote a compact, village-style development pattern.
  - Include a mixture of uses.
  - Are walkable and low rise (no more than 35 feet in height) in design.
  - Create a positive image on SC Highway 72 and other roads they front.
  - Place most parking to the rear of buildings and allow, if not require, shared parking and cross connections.
  - Promote pedestrian and bicycle accessibility.
  - Provide landscaping and appropriate lighting.
  - Use low height signs such as monuments, awnings, and small projecting signs.
  - May include some multi-family residential.
  - Promote neighborhood scale, where the largest single tenant is a full size grocery store.
  - Include multi-use paths or connections to regional multi-use paths that connect uses and provide connections to nearby residential areas.



*(above) An example of a compact, village-style development*



*(above) An example of a neighborhood scale development*

*(bottom images) Example of a well executed 'gas backwards' gas station with an architectural presence on the streetscape and utilitarian functions occurring at the rear of the store*





*Examples of mixed use waterfront developments*



- 3-12.** Incorporate lake-related commercial guidelines that encourage or require developments that:
- Have boat parking and Lake access.
  - Are developed as a small enclave or development site with more than one use.
  - Enhance the image of the Lake.
  - Include outdoor active areas such as cafe seating.
  - Are boat, pedestrian, and bicycle friendly.
  - Include a mix of restaurants, water-based retail, specialty stores, and general small scale retail.
  - Limit the largest single use to a typical restaurant or marine supply store.
  - Are well landscaped and appropriately lighted.
  - Include a multi-use path to connect uses to each other and nearby residential areas and other multi-use paths.
- 3-13.** Establish criteria for exterior building materials that:
- Do not allow unfinished concrete, metal, or wood sides.
  - Limit stucco, aluminum, and other exteriors with similar visual impacts to small accent areas.
- 3-14.** Clean up major vehicular gateways to the Lake by addressing abandoned and vacant properties that are in a state of disrepair or are unsightly.
- 3-15.** Require wildlife-friendly lighting.
- 3-16.** Establish time of day restrictions for commercial businesses, especially those that have outdoor activities.
- 3-17.** Prohibit billboards along SC Highway 72.

## ECONOMY



**GOAL: GROW THE ECONOMY WITHIN THE LAKE AREA IN WAYS THAT SUPPORT LAKE LIVING, RECREATION, AND TOURISM.**

**CORE PRINCIPLE:** FUTURE ECONOMIC DEVELOPMENT SHOULD REINFORCE WHAT WE VALUE ABOUT THE LAKE AREA AND THE CHARACTER WE WANT TO PROJECT IN THE FUTURE.

While industrial development within the Greenwood County portion of the Lake Area is important to the local economy and is supported in our vision of the Lake's future, future development around the Lake should be predominately focused on preserving its residential character, supporting recreational uses, and providing tourist-related conveniences. Increasing neighborhood scale commercial development throughout the Lake Area, defining significant commercial centers, and providing more on-lake access to restaurants, marine services, and retail are important initiatives needed to improve the area's livability and promote lake character. Currently, there is no unified vision for commercial growth, few retail opportunities for residents, and fewer lake accessible restaurants and services than in the past.



**OBJECTIVE: CREATE A FOCAL POINT FOR ECONOMIC DEVELOPMENT IN THE LAKE AREA BY DEFINING SC HIGHWAY 72 AS THE "MAIN STREET OF THE LAKE".**

Lake Greenwood's economic growth has been primarily single-family residential development and tourism. This housing and visitor traffic creates demand for commercial establishments to serve residents and visitor needs. Historically, the Lake's commercial market has seen limited development that occurred in a piecemeal manner throughout the study area, with a con-



centration on SC Highway 72 on both sides of the Lake. Due to geography and the road network, this central location is a natural receiving area for non-residential development due to its general accessibility to much of the Lake Area. This short stretch of road currently has little character, but through the recruitment of suitable commercial uses, design enhancements, and marketing, it can become the Lake's "downtown" with a mixture of shops, dining, and marine businesses, ultimately being a destination that is accessible by cars, pedestrians, and boats.



### STRATEGIES:

- 4-1. Designate the SC Highway 72 corridor as "Lake Greenwood Boulevard" on both sides of the Lake from SC Highway 39 to the Greenwood SC Highway 72 Bypass.
- 4-2. Incorporate lighting, signage, and design guidelines along the corridor that create a sense of place and cohesiveness and clearly designate it as the commercial center of Lake Greenwood.
- 4-3. Ensure that land use regulations accommodate a mixture of appropriate uses including restaurants, marinas, convenience shopping, boat repair, fueling stations, neighborhood retail, and similar uses.



### OBJECTIVE: DEVELOP ADDITIONAL COMMERCIAL SERVICES ON AND OFF OF THE LAKE.

While Lake Greenwood has both limited existing commercial development as well as limited demand, there is a need to attract additional commercial that can enhance the destination status of the Lake, while also meeting the needs of Lake residents. The immediate commercial needs for the area are those created by Lake activity and include restaurants, marine businesses, and outdoor recreation uses. These businesses can be

concentrated on lakeside property potentially accessible by both car and boat. Other commercial needs of Lake Area residents are currently supported in nearby communities such as Greenwood, which is just a 10 to 15 minute drive from the closest point on the Lake. However, more remote areas on the Lake are up to 30 minutes away from the nearest commercial center and need closer and more convenient general commercial services.



### STRATEGIES:

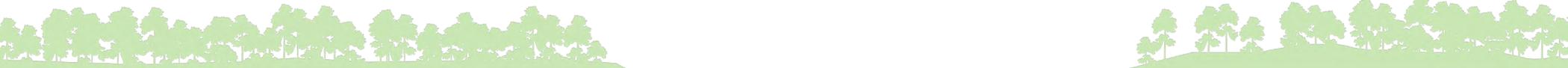
- 4-4. Incorporate effective recruitment strategies for on-lake commercial uses such as restaurants, marine services, and recreation-based commercial. This would include businesses like outfitters and rentals that emphasize environmentally-friendly practices such as recycling and not using plastic or Styrofoam products.
- 4-5. Target the communities of Waterloo, Cross Hill, Coronaca, and Ninety Six for general commercial and retail offerings (grocery, general merchandising, convenience, etc.) not provided in the Lake Area. In addition, smaller commercial nodes can be developed at the intersections identified on the Vision Map.

*(opposite page upper left) Existing Hwy. 72 corridor*

*(opposite page right) Potential improvements could augment the auto-centric nature of the Hwy 72 - "Lake Greenwood Boulevard"*

*(opposite page upper right) example of a quaint waterfront development*







### OBJECTIVE: IMPROVE THE APPEARANCE AND FUNCTION OF EXISTING VACANT COMMERCIAL AREAS.

In order to attract positive commercial development in appropriate areas in the Lake Area, commercial property must have adequate infrastructure, be properly planned, and have attractive curb appeal. In any economic development exercise, a community or developer must have knowledge of the opportunities for development and create an environment for that development to occur.



### STRATEGIES:

- 4-6. *Create and maintain an ongoing inventory of vacant commercial properties in the Lake Area and ensure that local realtors and area Chambers of Commerce have access to this information.*
- 4-7. *Establish guidelines for the maintenance of vacant properties and buildings that address building maintenance, lot maintenance, signage, and lighting.*



### OBJECTIVE: DEVELOP A COORDINATED ECONOMIC DEVELOPMENT STRATEGY FOR THE LAKE AREA.

It is imperative that the three county jurisdictions and Lake Area municipalities be coordinated in their economic goals and partner in the strategies for the development of the Lake. This includes all aspects of economic development such as targeted recruitment, infrastructure development, communication, and regulations. In most cases, a single jurisdiction or even the private sector will be leading the particular project, but it should be done with a clear understanding of the cooperative economic vision of the Lake Area.



### STRATEGIES:

- 4-8. *Work with property owners to encourage the best use of properties while promoting the protection of natural resources through targeted recruitment, marketing, and education.*
- 4-9. *Develop additional entertainment venues such as an amphitheater or public gathering place that could be programmed for entertainment and events.*
- 4-10. *Incorporate Lake Area commercial needs into the small business recruitment strategies for economic development departments of all Lake Area jurisdictions.*



### OBJECTIVE: PROMOTE AND DEVELOP TOURISM OPPORTUNITIES ON THE LAKE.

Tourism is an important component of economic development, particularly in places like Lake Greenwood. Attracting new visitors to the Lake will bring positive new investment as well as business to existing establishments. This includes enhancing opportunities for public access and use of the Lake and creating new activity that is balanced by the needs and quality of life of the residents who call Lake Greenwood home.



### STRATEGIES:

- 4-11. *Conduct a feasibility study of the potential for a hotel and meeting center to be developed on the Lake.*
- 4-12. *Develop additional lodging services such as a hotel, primitive, and RV camping, lodges, etc.*
- 4-13. *Seek opportunities for expanded fishing tournaments, boat shows, music festivals, golf tournaments, and other events to drive visitors to the Lake and bring additional business opportunities.*





*Entertainment venues such as an amphitheater or public gathering place can be programmed for entertainment and events.*





*Existing lakefront camping facilities*

*Fishing tournaments can draw large crowds and could be a good mechanism for the promotion of the lake*



- 4-14. Develop coordinating lake-oriented activities during local signature events such as the SC Festival of Flowers (Greenwood), Oktoberfest (Newberry), and Clinton Fall Festival.
- 4-15. Explore demand and potential for developing meeting and conference facilities on the Lake, in addition to promoting and programming existing sites such as the Drummond Center and Camp Fellowship.



### **OBJECTIVE: MARKET AND PROMOTE LAKE GREENWOOD.**

Lake developers, real estate agencies, and each local jurisdiction should utilize a connected marketing effort that builds off of the common vision, understands the market opportunities of the Lake, and effectively communicates the Lake's potential to attract new residents, bring new visitors, and increase private sector investment. These efforts should be based on the common values and assets of the Lake brand identity, and be deployed consistently to position Lake Greenwood as a unique community and destination.



### **STRATEGIES:**

- 4-16. Create a mechanism for appropriate agencies to track both users of the Lake (surveys at events, public access points) and residential inquiries (existing realtor knowledge base) to understand Lake Greenwood's true customer base.
- 4-17. Use customer data to create marketing strategies, building upon the foundation of the brand identity currently under development to cooperatively and consistently market Lake Greenwood as a place to visit, recreate, and live.

- 4-18. Create materials to market the Lake, its activities, and businesses to the residents of, and visitors to, Greenwood, Laurens, and Newberry Counties.
- 4-19. Install a Lake webcam for news, weather, and lake conditions reporting and promotion.

Example of materials to market the Lake, its activities and businesses



# TRANSPORTATION



**GOAL: CREATE A COORDINATED MULTI-MODAL TRANSPORTATION NETWORK.**

**CORE PRINCIPLE:** PROVIDING OPTIONS FOR HOW PEOPLE MOVE AROUND WITHIN THE LAKE GREENWOOD AREA WILL REDUCE TRAFFIC AND CREATE OPPORTUNITIES FOR ACTIVE TRANSPORTATION.

Residents and visitors to the Lake Area are currently dependent on private automobiles for transportation. There are no sidewalks or bikeways and walking trails are found only within Lake Greenwood State Park. The addition of multi-use paths could accommodate a range of non-motorized uses including walking, jogging, running, and cycling. The provision of a range of transportation alternatives will help to attract and retain older and younger residents and address the needs of tourists and visitors.



**OBJECTIVE: MAINTAIN AND IMPROVE EXISTING ROADWAYS.**

Existing roadways will continue to be the primary transportation routes in the Lake Greenwood area. Regular maintenance of, and improvements to, area roadways will increase safety and provide a pleasant driving experience for residents and visitors.



**STRATEGIES:**

- 5-1. *Prioritize road maintenance over the construction of new roads when allocating funding.*
- 5-2. *Seek funding for road maintenance and improvements on key roads leading into the Lake Area such as SC Highway 72.*
- 5-3. *Examine and address the use of golf carts on public roads.*





**OBJECTIVE: CREATE A NETWORK OF BIKEWAYS.**

Increasing interests in physical fitness and alternative modes of travel have combined to make cycling appealing to a wide range of people, from families with children to baby boomers. The creation of a network of bikeways would provide safe routes to destinations as well as paths for recreation.



**STRATEGIES:**

- 5-4. Remove impediments to safe on-road cycling such as rumble strips along the sides of roads.
- 5-5. Add bike lanes to existing and future roadways whenever possible.
- 5-6. Ensure that future bridges and bridge expansions can accommodate cyclists and pedestrians.



**ADDITIONAL LSMV RULES**

- All LSMVs must be registered with the Fayette County Tag Office.
- All LSMVs must be insured per state law.
- Only persons possessing a valid license may operate an LSMV.
- To operate on the paths, an LSMV must have a setting that does not allow the vehicle to exceed 20 mph and operate in that mode at all times on the paths.
- No LSMV shall be permitted to operate on any street of which the posted speed limit exceeds 35 miles per hour. Except as prohibited above, LSMVs shall be permitted to cross over streets of which the posted speed limit exceeds 35 miles per hour.

**ADDITIONAL EPAMD RULES**

- Only persons possessing a valid driver's license, or in lieu of a driver's license, persons who are at least 18 years of age and older may operate EPAMDs on city paths.
- EPAMDs shall be equipped with reflectors and, if used at night, must be equipped with a headlight.
- EPAMDs may not be operated at a speed greater than 7 mph on any path or sidewalk, or 15 mph on any other city right of way.
- EPAMDs cannot be operated with more than a single user at any time.

**GOLF CART INSURANCE**

Most homeowner insurance policies do not cover golf carts off the homeowner's property. This can be a significant liability to golf cart owners involved in accidents. Golf cart insurance is inexpensive and offered by local insurance companies. Golf cart owners are **STRONGLY ENCOURAGED** to obtain liability insurance.



**GOLF CART  
AND  
RECREATION  
PATH  
INFORMATION**

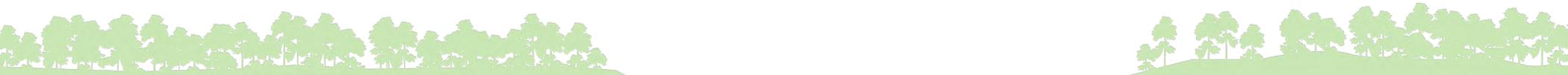
April 2009

**THE CITY OF PEACHTREE CITY**  
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*(above) Some communities have embraced golf carts as a major source of transportation and have developed regulatory procedures on their use*

*(left) A separated bicycle and walking path going across a bridge allows pedestrians to safely traverse the waterway*





*Utility corridors can be used for implementing multi use paths*

*Wayfinding and signage can help market a brand and also aid in the connectivity between local and regional trails*



**OBJECTIVE: CREATE AN OFF-ROAD MULTI-USE AND PEDESTRIAN NETWORK.**

Walking, jogging, and biking are popular recreational activities that are often not accommodated in typical residential developments. The incorporation of multi-use pathways in subdivisions with linkages to nearby destinations such as schools, parks, and other neighborhoods, as well as to regional trail systems, will accommodate local Lake Area residents and attract tourists who are looking for longer trail experiences.



**STRATEGIES:**

- 5-7. *Require sidewalks or walking trails within new subdivisions.*
- 5-8. *Require multi-use paths along the perimeter of new development sites.*
- 5-9. *Support and promote connectivity among local trails and with regional trail systems.*

## INTERGOVERNMENTAL COORDINATION



**GOAL: SUPPORT AND PROMOTE COORDINATED USE AND DEVELOPMENT OF THE LAKE AND THE LAKE AREA.**

**CORE PRINCIPLE:** THE BRIGHTEST FUTURE FOR THE LAKE AREA WILL REQUIRE ALL JURISDICTIONS TO WORK COOPERATIVELY TO PROTECT, SUPPORT, PROMOTE, AND DEVELOP THE LAKE AND THE LANDS THAT SURROUND IT.

The Lake Area lies within Greenwood, Laurens, and Newberry Counties and includes portions of the Towns of Cross Hill, Waterloo, and Ware Shoals, and the Coronaca community. Nearby municipalities include the City of Greenwood and the Towns of Hodges, Ninety Six, and Silver Street, with the Cokesbury and



Mountville communities also in close proximity. Successful implementation of the Lake Greenwood Master Plan will require coordination and cooperation among the three counties, as well as area municipalities. At this time, there are no formal intergovernmental coordination efforts focused on the Lake and the surrounding area.



**OBJECTIVE: CREATE A SHARED MANAGEMENT STRUCTURE TO ADDRESS THE NEEDS AND IMPACTS OF THE LAKE AREA.**

To achieve the level of coordination and cooperation needed to effectively address issues related to the Lake Area, the creation of an interjurisdictional advisory body comprised of representatives from the three counties as well as other relevant organizations and agencies is critical. Adoption of the Lake Greenwood Master Plan by all three counties will provide crucial support to initiatives and efforts to improve the Lake and the quality of life for Lake Area residents and visitors, and will help ensure that the Lake is a resource that may be experienced and enjoyed for many years to come.



**STRATEGIES:**

- 6-1. *Establish by ordinance the adoption of the Lake Greenwood Master Plan by the three counties.*
- 6-2. *Create an interjurisdictional board, commission, or committee within one year of plan adoption that is focused on issues related to the Lake Area and can advise relevant governing boards, agencies, and commissions with regulatory and utility authority.*
- 6-3. *Periodically review the Lake drawdown schedule to potentially increase the time period of full pool, being conscious of the needs of recreational users as well as fishermen and other users, while*

*meeting needs and requirements for the health of the Lake and associated wildlife and vegetation.*

- 6-4. *Continue to develop partnerships and coordinated efforts between local governments and public agencies within the study area for the benefit of lake users.*

*Some utility companies allow and support the use of their easements for non-motorized trail systems.*



**Electric Transmission Right of Way Requirements for Shared-Use Paths/Trails**

This list of Duke Energy's transmission right of way requirements for the co-location of shared-use paths/trails has been developed as a guideline to answer the most frequently asked questions. This should not be considered a comprehensive list of all requirements or factors that may need to be addressed. You should contact the Asset Protection Right of Way Specialist if you have additional questions or concerns. This list of requirements and guidelines is subject to change at any time and without notice. Duke Energy reserves all rights conveyed to it by the right of way agreement applicable to the subject property. An engineering drawing, including topographic grade changes, location of Duke Energy structures and paths/trails must be approved by an Asset Protection Specialist.

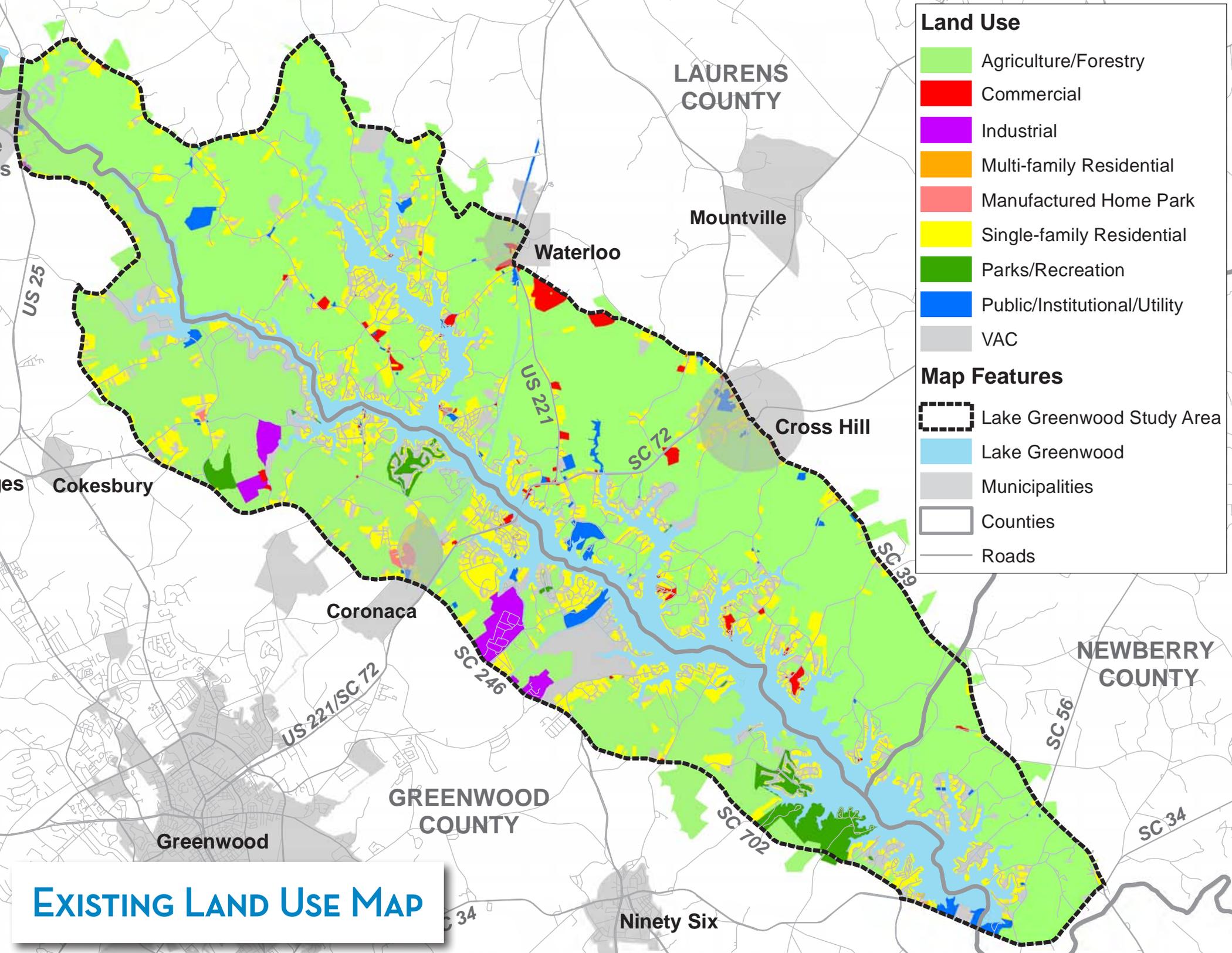
Compliance with these Duke Energy Shared-Use Path/Trails requirements, or approval of any such plans by Duke Energy, does not guarantee that other applicable requirements imposed by any local, county, state, federal or other applicable regulatory agency have been satisfied.

Definition: For purposes of this document the term "trail(s)" shall be used to refer to Multi-Use Paths or Shared-Use Paths as defined by the American Association of State Highway and Transportation Officials (AASHTO).

1. The trails must not exceed a total of 12 feet in width, regardless of the surface construction material.
2. A minimum separation of 25 feet is required between the trail and its associated easement, to any Duke Energy electrical facility. This includes, but is not limited to, poles, towers, guy anchor(s), equipment, etc. If the owner of the trail is not the current owner of the fee simple title to the lands underlying Duke Energy's easement, the trail owner shall obtain a legally sufficient easement from the current fee simple title owner and produce said easement to Duke Energy prior to commencing activities within the Duke Energy easement. In the event a private easement is not required, no portion of the trail or shoulder, or associated grading, shall be located within 25 feet of any electrical facility.
3. The owner of the trail shall be responsible for safety and liability associated with its construction or use thereof.
4. Bollards shall be installed per Duke Energy specifications, with Duke Energy locks, where the trailheads connect with roads/streets as to prevent vehicular traffic. Duke Energy may require reinforcement of the trail at specified access points along the corridor for Duke Energy heavy equipment crossings. These trail reinforcement areas shall consist of a 20-foot-long, 12-foot-wide paved area capable of supporting 80,000 pounds with pavement markings indicating "heavy equipment crossing."
5. Culverts shall be installed where the trails cross creeks, ditches, etc. These culverts shall be capable of supporting 80,000 pounds, and shall be a minimum of 20 feet wide. Signage must indicate the maximum load of the crossing at culvert approach.
6. No structures including, but not limited to, lights, signs, benches, exercise equipment, and irrigation systems shall be located within the Duke Energy easement.
7. Planting of vegetation shall adhere to the Right of Way (RW) Restrictions Guidelines for the specific Duke Energy territory. A copy of the RW Restrictions/Guidelines can be obtained from your Asset Protection Specialist.
8. Duke Energy reserves the right to close, without notice, all or a portion of the trail located within the transmission line easement, for any length of time, for construction, maintenance or emergency line operations.
9. Duke Energy will not be held responsible for any damages to the trails due to its operations or any liability based on the use of the trail. Prior to the installation of a shared-use trail, a "Trail Encroachment Agreement", which includes "hold harmless" language, shall be executed with Duke Energy. In addition, deed information of all property owners that the trail affects must be supplied to Duke Energy. Proof that the property owners have signed an easement agreement with the owner of the trail will be required, as applicable.
10. All other Duke Energy electric transmission right of way restrictions/guidelines shall apply to the installation of trails.

We hope this is useful information. If you have additional questions or plan any activity not mentioned above, please contact:





# EXISTING LAND USE MAP



## III. THE VISION MAP

### CHAPTER TOPICS:

PURPOSE AND USE

FUTURE USE  
CATEGORIES

### **PURPOSE AND USE.**

The Vision Map provides geographic detail regarding some of the recommendations included within the Goals, Objectives, and Strategies portion of the Plan. It augments, rather than takes the place of, any other idea or concept included in the Plan. Specifically, the Vision Map shows where future commercial, residential, parks, and trail uses are proposed relative to the Lake and the area surrounding it. It is not parcel specific, meaning the symbols used to convey these uses are located in proximity to where they should be placed, but not necessarily at that specific location. One possible exception is the trail shown extending from the Lake to the Town of Ninety Six, which generally follows an abandoned railroad bed.

The Vision Map does not include current land use, with the exception of current residential neighborhoods. These were included because they provide an important physical reference for the location of proposed uses. However, a current land use map is also included for reference and comparison.

### **FUTURE USE CATEGORIES.**

The Vision Map contains several use categories: potential residential, potential lake-related commercial, potential off lake commercial, potential park sites, and potential multi-use trails. These are further described as follows.

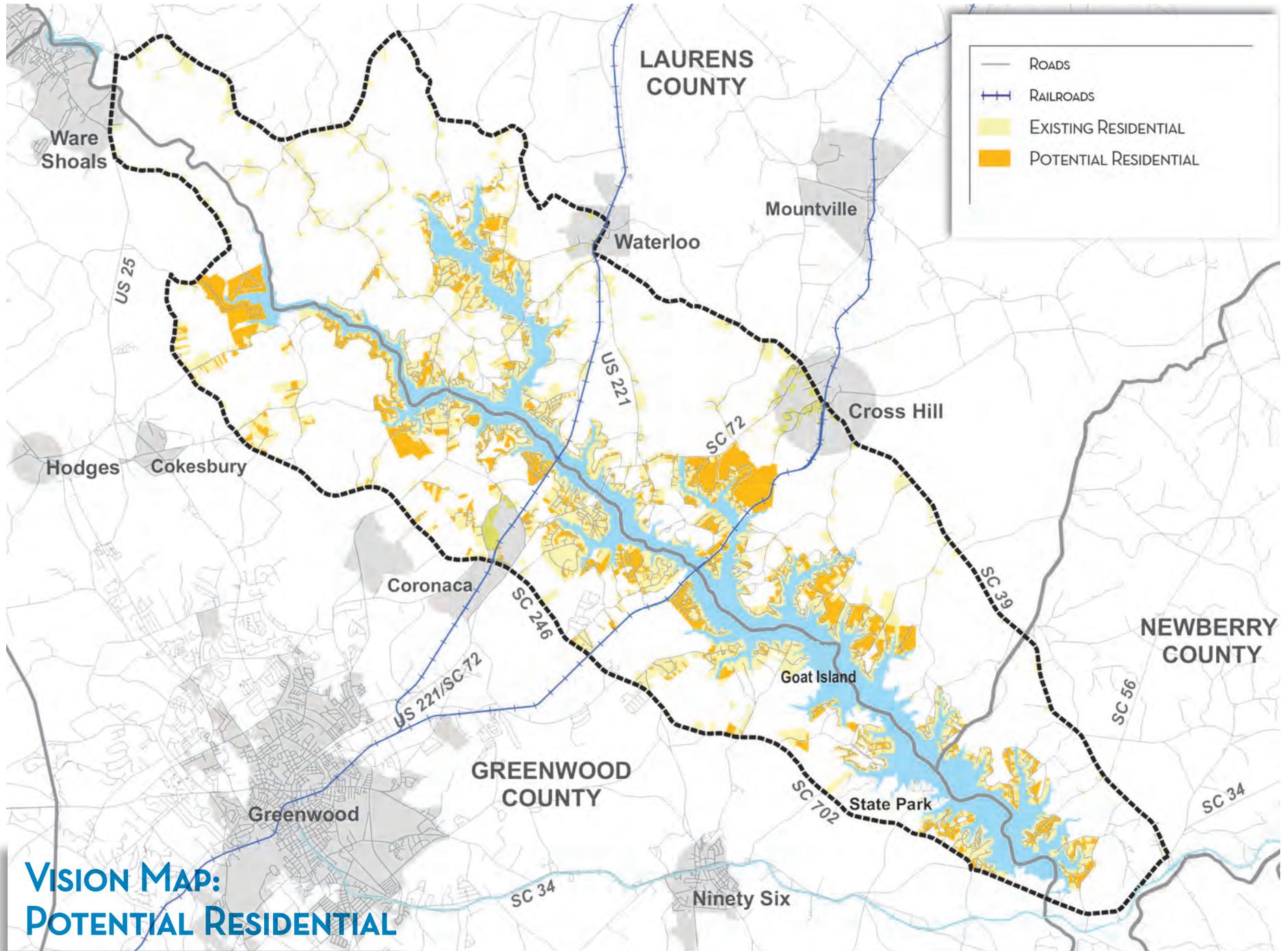
## POTENTIAL RESIDENTIAL

This use category includes single-family detached, single-family attached, multi-family, duplex, and patio homes. Residential in conjunction with commercial as part of a mixed-use building or center is also included in this category. While any of these residential uses could be appropriate depending on services and location, the predominate residential pattern is still expected to be single-family detached units.



*Potential residential typologies*





**VISION MAP:  
POTENTIAL RESIDENTIAL**



## POTENTIAL OFF-LAKE COMMERCIAL

This use category includes any type of commercial development that typically serves a predominately residential, suburban, and rural development area. Such uses would include retail (e.g. grocery stores, convenience stores, clothing stores, and drug stores) and businesses (e.g. restaurants, insurance offices, medical offices, repair shops, and plumbing supply), as well as some institutional uses (e.g. schools, clinics, and churches). This group of commercial uses is not dependent upon, or necessarily related to, the use of the Lake. Included within the land use strategies are some suggested criteria for this type of development.



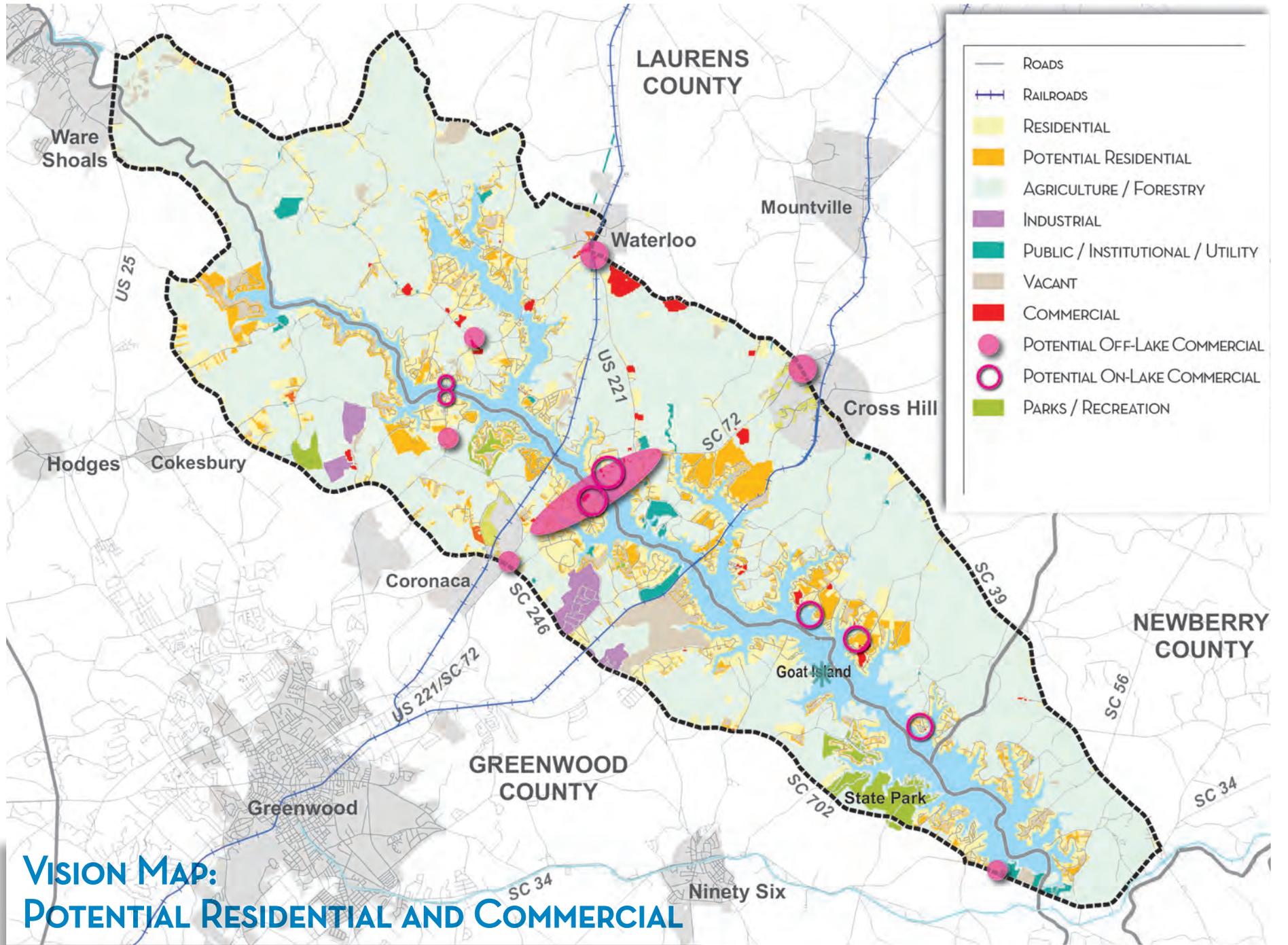
*Potential off-lake commercial*

## POTENTIAL LAKE-RELATED COMMERCIAL

This use category includes any type of commercial development that typically serves a lake community either by the type of service they offer or their accessibility by water. Such uses would include marinas; marine sales and supply; outfitters; fishing supply and bait stores; water sports support including sales, supply, and training; as well as fuel centers and restaurants adjacent to or on the Lake. This group of commercial uses is dependent upon or closely related to the use of the Lake and is in close proximity to the water. Included within the land use strategies are some suggested criteria for this type of development.

*Potential on-lake commercial*





**VISION MAP:  
POTENTIAL RESIDENTIAL AND COMMERCIAL**



## POTENTIAL PARK SITES

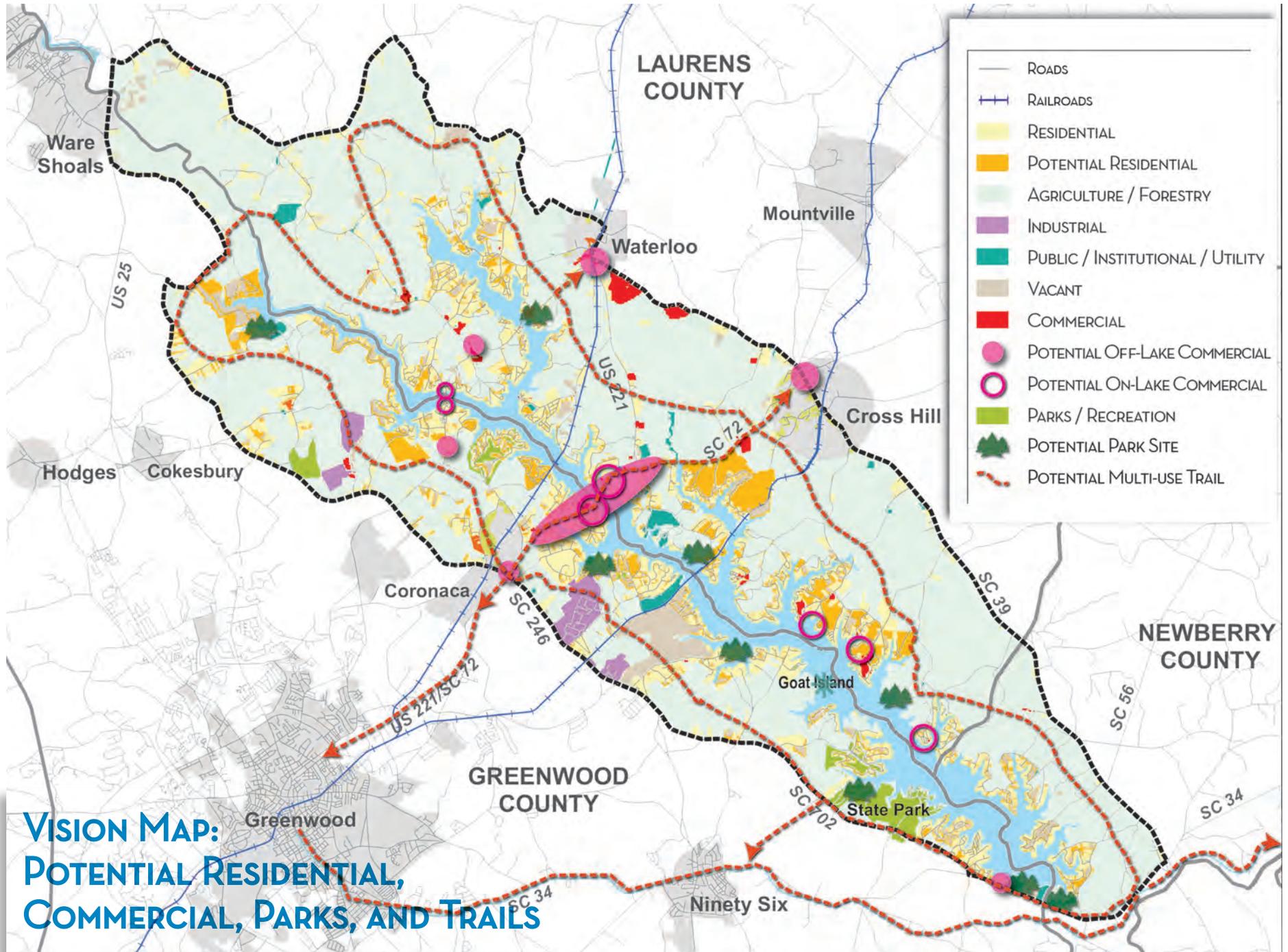
This use category includes any type of lake-related park sites and public access amenities normally associated with parks. These may include picnic areas, play grounds, camping, swimming, trails, and passive recreation areas. Some sites may also include boat ramps and public marinas. The Vision Map indicates where additional park sites should be considered, but does not forecast the type of park or park amenity that may be desirable at each location. That level of detail should be based on site-specific analysis, area need, and the availability of support facilities.



## POTENTIAL MULTI-USE TRAILS

A multi-use trail is one that serves a range of non-motorized users. Typically such users include walkers, runners, and recreational cyclists, and may include skaters, skateboarders, scooters, and similar uses if paved. They do not typically include horseback riding, mountain biking, or small motorized uses such as golf carts or motored bikes. Multi-use trails are typically ten feet or more in width and function best if networked with similar amenities such as bike routes and sidewalks. They can provide access to use areas such as neighborhoods and commercial centers and they may serve to connect the community to a larger trail network within the region. Within the Lake Area, a multi-use trail network, shown generally where it could be placed, takes advantage of existing railroad corridors, provides for future connection along SC Highway 72, and shows potential connections to the larger Swamp Rabbit and Palmetto Trail networks.









## IV. PLAN IMPLEMENTATION

### BACKGROUND AND DIRECTION.

The Lake Greenwood Master Plan will only be effective in guiding the future of the Lake Area if it is implemented. Implementation will depend on the coordination and cooperation of Laurens, Greenwood, and Newberry Counties, as well as the municipalities in the Lake Area. Full implementation will also require coordination with state and federal agencies and partnerships with upstream organizations, local governments, and associated groups.

In order to ensure a coordinated approach to implementation and a single body accountable for success, it is envisioned that a new interjurisdictional advisory commission will be appointed by the three counties and charged with developing a three-year action plan that will include specific steps for implementing the Plan's Goals, Objectives, and Strategies. This action plan is not part of the Master Plan, but will be created when the commission is appointed and updated every year by joint effort of the councils and the commission. However, the Master Plan does include an Implementation Schedule that outlines key features for each strategy recommended. This schedule is an integral part of the Plan and will be adopted as part of the Master Plan as a guiding instrument.

### IMPLEMENTATION SCHEDULE.

The Implementation Schedule provides a level of detail necessary to see how strategies might unfold, which in turn indicates how goals and objectives will be achieved. However, it is not a capital facili-

#### CHAPTER TOPICS:

BACKGROUND AND  
DIRECTION

IMPLEMENTATION  
SCHEDULE

ties plan, a budget document, or step-by-step instruction guide on how to complete a strategy. Those types of tools can and should be developed as part of the Action Plan implemented by the interjurisdictional advisory commission and operational plans approved by each local government, agency, or body assisting with implementation. Such tools are necessarily time critical and focus on the short term with a horizon of five years or less. By contrast, the Master Plan and its Implementation Schedule are focused on the long-term with a horizon of 20 years.

The Implementation Schedule is provided in a spreadsheet that contains six key columns: the strategy statement, expected outcomes, measures of progress, time frame, next steps, and partners. Each of these is explained in more detail below.

## STRATEGY

This is simply a restatement of the strategy included within the Goals, Objectives, and Strategies document.

## POTENTIAL OUTCOMES

This column indicates the outcomes expected if the strategy is fully implemented as envisioned.

## MEASURES OF PROGRESS

This column provides one or more measures that will be useful in determining whether or not implementation is successful.

## TIME FRAME

The time frame column shows when it is envisioned the strategy will be implemented. The time periods are relative: short, medium, and

long term and may include some that are “ongoing” indicating that there is no clear stop or start date for these strategies. Short term is 3 years or less and corresponds to the first Action Plan expected to be approved for the interjurisdictional advisory commission. Medium term is 3-11 years, which corresponds to the next three Action Plan cycles. Long term is 12-20 years and rounds out the term of the Plan. The time frame also acknowledges that some actions build on others and cannot occur simultaneously if they are to be effective. Therefore, actions listed as medium or long term are not less important, they just require other steps to be completed, whether stated in this Plan or not, to occur first in order to be possible, effective or necessary.

## NEXT STEPS

This column indicates more specific steps that should be considered next for implementing the strategy. It is not an exhaustive or all-inclusive list of next steps, but rather a logical approach to moving from idea to reality in terms of implementation.

## POTENTIAL PARTNERS

This column includes a list of key potential partners who may have an interest in assisting with the implementation of a particular strategy. It should not be viewed as exclusive or comprehensive, in that others who have not been listed may have an interest, skill, or responsibility for assisting with the strategy. New partners are always welcome! It should also not be interpreted to be mandatory. This part of the Plan must remain very fluid in order to be as responsive and nimble as needed to take advantage of opportunities and partnerships as they present themselves over the coming years.



## IMPLEMENTATION SCHEDULE

STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
<b>1. THE ENVIRONMENT</b>					
1-1. Establish formal agreements among the three jurisdictions and, when possible, with appropriate state agencies to provide requirements to keep the Lake and surrounding area clean and free of dangerous or unsightly debris.	<ul style="list-style-type: none"> <li>A coordinated approach to litter and debris prevention and removal</li> </ul>	<ul style="list-style-type: none"> <li># of agreements adopted</li> <li># of citizen complaints vs. previous year</li> <li>Amount of debris removed</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Identify problems, problem areas, and jurisdictional responsibility</li> <li>Draft model agreement outlining steps for prevention and removal</li> <li>Solicit approval by each county</li> <li>Seek partnerships with state agencies</li> </ul>	Counties, municipalities, Lake Management, SCDNR, SCDHEC
1-2. Support citizen initiatives and awareness to remove trash, junk, and debris from surrounding land, creeks, and the lakeshore.	<ul style="list-style-type: none"> <li>Greater citizen awareness of issues</li> <li>More eyes and hands to deal with problems</li> <li>Greater prevention</li> </ul>	<ul style="list-style-type: none"> <li># of citizen initiatives per year</li> <li># of citizen complaints</li> <li>Amount of debris removed</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Create and maintain an updated list of citizen initiatives</li> <li>Promote citizen initiatives through web and events</li> </ul>	Citizen groups, Lake Management
1-3. Create a multi-media tip line (voice, text, photo, video) monitored by Lake Management for citizen reporting of debris, trash, dilapidated docks, critical area encroachments, and similar problems.	<ul style="list-style-type: none"> <li>Early problem identification</li> <li>Better tracking of complaints</li> <li>Greater citizen empowerment</li> </ul>	<ul style="list-style-type: none"> <li>Creation and successful launch of the tip line</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Determine how the tip line will operate--what information it will collect, how info will be collected, how it will be monitored, and who will be responsible for enforcement.</li> </ul>	Lake Management
1-4. Install garbage disposal facilities at all public access points.	<ul style="list-style-type: none"> <li>Less litter and debris entering the Lake</li> </ul>	<ul style="list-style-type: none"> <li>% of public access points with garbage facilities</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Finalize a site plan for trash receptacle locations at each access point</li> </ul>	Lake Management
1-5. Define enforcement authority and enforce laws that prohibit the dumping of trash and debris into the Lake.	<ul style="list-style-type: none"> <li>Better coordination of litter/debris enforcement</li> <li>Greater enforcement presence</li> </ul>	<ul style="list-style-type: none"> <li>Creation of a comprehensive list of authorities</li> <li># of enforcement actions by authority</li> <li># of complaints resolved</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Create a comprehensive list of enforcement authorities, areas of responsibility, and contact information</li> <li>Track enforcement actions and complaints and provide regular summary reports</li> </ul>	Counties, Lake Management, SCDNR, SCDHEC



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
1-6. Reduce the number of non-functioning and malfunctioning septic tanks.	<ul style="list-style-type: none"> <li>Reduction in Escherichia coli (E. Coli) levels</li> </ul>	<ul style="list-style-type: none"> <li># of septic tanks replaced or repaired</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Complete model septic evaluation language; enforce standards</li> </ul>	Counties, municipalities, SCDHEC
1-7. Establish a methodology and enforcement actions among the three jurisdictions and SCDHEC to upgrade older septic systems that are seeping contaminants into the Lake.	<ul style="list-style-type: none"> <li>Less sewage contamination</li> <li>Cleaner water</li> </ul>	<ul style="list-style-type: none"> <li>Amount of measurable contamination present in lake water</li> <li># of reported failing septic systems</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Identify areas with aging and failing septic systems</li> <li>Explore the extension of public sewer facilities to needed areas</li> <li>Establish a benchmark for reduction of private septic systems within target areas</li> </ul>	Counties, SCDHEC
1-8. Work with jurisdictions located upstream, the Reedy River Water Quality Consortium (RRWQC), and SCDHEC to reduce the level of contaminants traveling downstream to Lake Greenwood.	<ul style="list-style-type: none"> <li>Reduction in the amount of contaminants entering the Lake from the Reedy and Saluda rivers</li> </ul>	<ul style="list-style-type: none"> <li>Amount of measurable contamination present in river water upstream of the Lake</li> <li>Amount of sedimentation in the upper reaches of the Lake</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Facilitate the creation of and lead a Lake Greenwood consortium to address upstream water quality problems</li> <li>Establish measurable pollution reduction goals</li> <li>Work with local groups, RRWQC, and SCDHEC to establish regular and, where possible, automated water quality monitoring stations at key locations to track Lake health</li> </ul>	Lake Management, SCDHEC, RRWQC, and local water quality monitoring groups
1-9. Work with SCDHEC and other appropriate agencies, organizations and groups to develop and distribute educational materials that provide best management practices to land owners and developers that reduce or eliminate seepage or contamination from pesticides, fertilizers and other chemicals into the Lake.	<ul style="list-style-type: none"> <li>Reduction in the amount of pesticides, fertilizers and other chemicals measured in Lake water</li> </ul>	<ul style="list-style-type: none"> <li>Amount of measurable pesticides, fertilizers and other chemicals in Lake water</li> <li>Fewer, less intense algal blooms</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Facilitate an interagency, interjurisdictional working group to create public awareness tools and a strategy for distribution</li> <li>Advocate for the posting of relevant information on area websites</li> <li>Create a public awareness program including periodic workshops for homeowners and info booths at area events</li> </ul>	SCDHEC, homeowners associations, area businesses



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
1-10. Expand Lake Management’s public education campaign to assist with the identification, prevention, and elimination of noxious and invasive species of plants and animals.	<ul style="list-style-type: none"> <li>• Fewer problems with noxious and invasive species</li> <li>• Healthier fishery</li> </ul>	<ul style="list-style-type: none"> <li>• Expansion of the campaign</li> <li>• Estimated area of encroachment</li> <li>• Amount of control measures required and invasives catalogued and removed</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Develop educational materials for websites and hard copy distribution</li> <li>• Set up a booth at large Lake events (fishing tournaments, festivals, golf tournaments, etc.) to talk to Lake users about problems with invasives and distribute information on prevention and removal</li> </ul>	Lake Management, SCDHEC, local festival and event coordinators
1-11. Create an internal marketing campaign to promote stewardship and appreciation for Lake Greenwood and its environment.	<ul style="list-style-type: none"> <li>• Greater public awareness of individual responsibility</li> </ul>	<ul style="list-style-type: none"> <li>• # of citizen-led events and participation levels</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Define marketing goals</li> <li>• Create marketing tools</li> <li>• Maintain an inventory of citizen-led events</li> </ul>	Chambers of commerce, economic development offices
1-12. Enhance communication with citizens regarding rules, regulations and standards in the Lake Area and make information easier to find.	<ul style="list-style-type: none"> <li>• Better citizen compliance</li> </ul>	<ul style="list-style-type: none"> <li>• # of citations and warnings issued</li> <li>• Ease with which information is accessible</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Identify the many ways Lake information is communicated to the public and devise strategies for streamlining and improving the accuracy and timing of release.</li> <li>• Compile links and locations of rules and regulations</li> <li>• Promote web-based information and links on all area websites</li> </ul>	SCDNR, Lake Management, SCDHEC, community groups, counties, municipalities, internet outlets, newspaper, radio and TV
1-13. Encourage restaurants to use biodegradable materials.	<ul style="list-style-type: none"> <li>• Less litter remaining indefinitely in the Lake Area</li> </ul>	<ul style="list-style-type: none"> <li>• # of restaurants using biodegradable materials</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Create a list of available biodegradable restaurant materials and distribute to area restaurants</li> <li>• Recognize and promote participating restaurants</li> </ul>	Area restaurants and restaurant associations
1-14. Review local sedimentation and erosion control programs for impacts on the lake and critical habitats and amend as needed.	<ul style="list-style-type: none"> <li>• Less sedimentation entering the Lake</li> <li>• Healthier critical habitats</li> </ul>	<ul style="list-style-type: none"> <li>• Amount (acreage, etc.) of critical habitat impacted by sedimentation</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Inventory local sedimentation programs</li> <li>• Work with counties to review and update their sedimentation policies to include protection of critical habitat</li> </ul>	Counties, SCDHEC, Engineering/Lake Management Department



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
1-15. Establish development buffers around critical habitat areas to reduce the impacts of adjacent uses.	<ul style="list-style-type: none"> <li>• Healthier critical habitats</li> </ul>	<ul style="list-style-type: none"> <li>• No net loss in critical habitat due to adjacent development/ use impacts</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Inventory current buffer requirements by jurisdiction</li> <li>• Work with an interjurisdictional committee to create recommended buffer standards and promote their adoption by counties</li> </ul>	Lake Management, SCDHEC, counties
1-16. Incorporate wetlands identification and notification into development regulations as part of the permitting process.	<ul style="list-style-type: none"> <li>• Healthy, stable wetlands</li> </ul>	<ul style="list-style-type: none"> <li>• No net loss in wetlands due to adjacent development/ use</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Maintain a map of potential wetland sites</li> <li>• Create model wetland identification and regulation language for local codes</li> <li>• Work with an interjurisdictional committee to create recommended model wetland buffer standards and promote their adoption by local governments</li> </ul>	SCDHEC, SCDNR, USACOE, counties, municipalities
1-17. Where possible, require low impact design to control stormwater from developed sites and include the use of low impact design techniques in road design and construction.	<ul style="list-style-type: none"> <li>• Fewer stormwater impacts</li> <li>• Less erosion and siltation</li> </ul>	<ul style="list-style-type: none"> <li>• # of local governments requiring low impact design in the Lake Area</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Develop a model low impact design policy and promote its adoption within the Lake Area</li> </ul>	Counties, municipalities, development community
1-18. Create a shoreline management guidebook for lakefront and riverside property owners.	<ul style="list-style-type: none"> <li>• Less shoreline destabilization</li> <li>• Preservation of natural shoreline habitat</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of the guidebook</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Work with an interjurisdictional committee to create recommended shoreline management practices for the Lake</li> <li>• Publish the guidebook to the web and distribute widely</li> </ul>	Counties, Lake Management, SCDNR



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
1-19. Continue to protect fisheries from degradation, including the impacts of invasive species, through support of SCDNR.	<ul style="list-style-type: none"> <li>• Healthy fisheries</li> </ul>	<ul style="list-style-type: none"> <li>• # of catalogued invasive species</li> <li>• Amount of compromised fishery habitat</li> <li>• Estimated extent of invasive penetration</li> <li>• # documented problems with invasives</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Map specific fishery habitats within the Lake and obtain current information about their health and threats</li> <li>• Track fishery health over time</li> </ul>	SCDNR, Lake Management, local fishing associations, fishing tournaments
1-20. Keep livestock and runoff from equine operations out of the Lake.	<ul style="list-style-type: none"> <li>• Less sedimentation and fecal contamination</li> </ul>	<ul style="list-style-type: none"> <li>• # of reported cases of livestock in the Lake</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Identify livestock and equine operation areas adjacent to the Lake</li> <li>• Work with farmers, farm advisors, and the equine community to develop policies for livestock and equine control</li> </ul>	Farmers, equine community, Cooperative Extension
1-21. Work with upstream jurisdictions, SCDHEC and SCDNR to reduce the amount of sediment leaving development, agricultural and forestry sites.	<ul style="list-style-type: none"> <li>• Less sediment entering the Lake</li> </ul>	<ul style="list-style-type: none"> <li>• Amount of sedimentation in the upper reaches of the Lake and where streams enter the Lake</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Facilitate the creation of and lead a Lake Greenwood consortium to address upstream sedimentation issues</li> <li>• Establish measurable sedimentation reduction goals</li> <li>• Work with local groups and SCDHEC to establish regular and, where possible, automated sedimentation monitoring to track progress</li> </ul>	SCDHEC, SCDNR, counties, upstream agencies and local governments
1-22. Work with SCDNR to post and enforce no wake zones near shallow coves, bridges, piers, and points to reduce wave action and erosion.	<ul style="list-style-type: none"> <li>• Less erosion due to wave action</li> </ul>	<ul style="list-style-type: none"> <li>• Estimated reduction in linear feet of erosion area attributed to wave action</li> <li>• Less documented damage to docks due to wave action</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Map wave action erosion areas</li> <li>• Determine where no wake zones are needed and post</li> </ul>	SCDNR, Lake Management



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
1-23. Explore the feasibility and potential impacts of dredging the upper reaches of the Lake.	<ul style="list-style-type: none"> <li>Informed decisions regarding the efficacy of dredging</li> </ul>	<ul style="list-style-type: none"> <li>Completion of a feasibility and impact study</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Identify project deliverables and desired outcomes</li> <li>Develop a project RFP and solicit contractors</li> <li>Review and distribute the study once completed</li> </ul>	Lake Management
1-24. Work with SCDNR and other appropriate agencies and groups to develop and distribute educational materials that provide best management practices to land owners and developers on measures that reduce or eliminate sedimentation.	<ul style="list-style-type: none"> <li>Less sediment entering the Lake</li> </ul>	<ul style="list-style-type: none"> <li>Creation of material and a program for distribution</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Determine what types of information is needed and how best to communicate it</li> <li>Create materials and tools and distribute</li> </ul>	Lake management, SCDNR, SCDHEC, realtors
<b>2. COMMUNITY FACILITIES AND SERVICES</b>					
2-1. Install safety lights on bridge piers or underneath bridges that span the Lake and decorative lighting along the SC Highway 72 bridge.	<ul style="list-style-type: none"> <li>Fewer accidents and near accidents</li> </ul>	<ul style="list-style-type: none"> <li>% of bridges and trestles that are lighted</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Work with bridge and trestle owners to determine the best method and placement of lighting fixtures and make a recommendation to the county councils and SCDOT</li> <li>Work with the county councils to facilitate agreements for lighting bridges and trestles</li> <li>Work with the county councils and facility owners to secure funding for lighting each bridge/trestle</li> <li>Coordinate lighting installation as planned and funded</li> </ul>	Counties, SCDOT, CSX



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
2-2. Work with SCDNR to install additional signage, buoys, and enforcement of “low wake” and “no wake” areas near docks, ramps and other busy or popular areas where there are likely to be swimmers and non-motorized users.	<ul style="list-style-type: none"> <li>Fewer accidents and near accidents</li> </ul>	<ul style="list-style-type: none"> <li># reported accidents or near accidents</li> <li># complaints</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Determine where additional signs, buoys, and enforcement are needed</li> <li>Determine unused, abandoned or inaccessible structures in the waterbody and identify for removal</li> <li>Develop a plan and timetable for installation</li> </ul>	SCDNR, Lake Management, counties
2-3. Enforce restrictions on fishing and swimming near public boat ramp areas.	<ul style="list-style-type: none"> <li>Fewer accidents and near accidents</li> </ul>	<ul style="list-style-type: none"> <li># reported accidents or near accidents</li> <li># complaints</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Identify problem areas</li> <li>Develop a coordinated enforcement strategy</li> </ul>	SCDNR, local law enforcement, counties
2-4. Support law enforcement and a greater SCDNR presence on the Lake during peak times.	<ul style="list-style-type: none"> <li>Fewer accidents and near accidents</li> </ul>	<ul style="list-style-type: none"> <li># reported accidents or near accidents</li> <li># complaints</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Develop a coordinated enforcement strategy</li> <li>Identify how counties can assist SCDNR during peak times</li> </ul>	SCDNR, counties
2-5. Provide boat access points as needed for enforcement and rescue to ensure a swift response.	<ul style="list-style-type: none"> <li>More rapid response to emergencies</li> </ul>	<ul style="list-style-type: none"> <li># access points identified</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Inventory current access points</li> <li>Identify the need for additional access points and map locations</li> <li>Work with property owners to reach agreements for access</li> </ul>	SCDNR, counties, Lake property owners
2-6. Recruit a boat towing service for the Lake.	<ul style="list-style-type: none"> <li>Better service for boat owners</li> <li>More rapid removal of disabled boats</li> </ul>	<ul style="list-style-type: none"> <li>The creation, founding, or location of a towing service</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Talk to towing services at other lakes to determine their needs</li> <li>Solicit a towing service</li> </ul>	Boating community, SCDNR
2-7. Conduct a thorough study of the carrying capacity of the Lake for existing and future uses such as boating, fishing, and water sports to ensure use of the Lake remains safe and enjoyable for all.	<ul style="list-style-type: none"> <li>Better management of Lake use</li> </ul>	<ul style="list-style-type: none"> <li>Completion of the study</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Identify the use parameters to be included</li> <li>Create an RFP and solicit contractors</li> <li>Distribute study when it is complete</li> <li>Identify goals to be implemented</li> </ul>	Lake Management, counties, SCDNR



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
2-8. Work with SCDNR to install hazard markers to demarcate shallow areas.	<ul style="list-style-type: none"> <li>Fewer accidents, near accidents and groundings</li> </ul>	<ul style="list-style-type: none"> <li># of groundings, accidents and near accidents due to shallow water</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Map problem areas</li> <li>Prioritize markers</li> <li>Install markers</li> </ul>	SCDNR, Lake Management, counties
2-9. Remove structures that are no longer in use and are boating hazards such as River Fork Pier.	<ul style="list-style-type: none"> <li>Fewer accidents and near accidents</li> </ul>	<ul style="list-style-type: none"> <li>% of derelict structures remaining</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Map derelict structures</li> <li>Working with structure owners, devise a strategy for removal</li> </ul>	Lake Management, structure owners
2-10. Develop one or more designated public swimming areas on the Lake.	<ul style="list-style-type: none"> <li>Greater public access to the water</li> </ul>	<ul style="list-style-type: none"> <li># of new swimming areas</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Determine where swimming areas are needed</li> <li>Work with public agencies to create new swimming areas</li> </ul>	Lake Management, Lake Greenwood State Park, counties
2-11. Incorporate restrooms and garbage disposal at all existing and future public access points including ramps and recreational areas.	<ul style="list-style-type: none"> <li>Less waste and litter entering the Lake</li> </ul>	<ul style="list-style-type: none"> <li>% of access points with facilities</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Determine which public facilities need public restrooms.</li> <li>Create a plan, including detailed site plans, for installing restrooms and garbage facilities that prioritizes locations</li> <li>Seek available funding</li> <li>Oversee installation</li> </ul>	Lake Management, counties, Lake Greenwood State Park
2-12. Create additional public boat ramps in areas without access.	<ul style="list-style-type: none"> <li>Greater public access</li> </ul>	<ul style="list-style-type: none"> <li># of new boat ramps</li> <li>Boat ramps provided as a percentage of estimated need</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Determine how many new public boat ramps are needed</li> <li>Prioritize new boat ramp locations</li> <li>Create a plan for installation including conceptual site plans</li> </ul>	Lake Management, counties
2-13. Explore opportunities for the development of additional marinas around the Lake.	<ul style="list-style-type: none"> <li>More direct boat access and storage</li> </ul>	<ul style="list-style-type: none"> <li>Report summarizing needs and opportunities</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Determine the need for additional marinas and slips</li> <li>Identify potential opportunities for new marinas and expansions</li> <li>Draft a report summarizing findings</li> </ul>	Counties, marinas, boating community, Lake Management



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
2-14. Develop additional access areas for paddle sports including kayaking, canoeing, rowing, and paddle boarding.	<ul style="list-style-type: none"> <li>Better access for non-motorized sporting users</li> </ul>	<ul style="list-style-type: none"> <li># of new access points created</li> <li>Access points available as a percentage of identified need</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Identify need for new facilities</li> <li>Identify potential locations</li> <li>Create a plan that prioritizes new facilities and includes ADA compliant ramps</li> </ul>	Counties, Lake Management, water sports community
2-15. Develop additional public fishing access points for persons without access to a boat.	<ul style="list-style-type: none"> <li>Better access for lakeside fishing</li> </ul>	<ul style="list-style-type: none"> <li># of new public lakeside fishing locations</li> <li>Access points available as a percentage of identified need</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Identify need for new facilities</li> <li>Identify potential locations</li> <li>Create a plan that prioritizes new facilities</li> </ul>	Counties, Lake Management, fishing community
2-16. Develop a joint use park in the underused area of the Lake Greenwood State Park.	<ul style="list-style-type: none"> <li>Expanded public access</li> </ul>	<ul style="list-style-type: none"> <li>Creation of a joint use park</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Identify the area of the State Park most suitable for new active park development</li> <li>Identify the types of facilities, amenities and services needed in the new park area</li> <li>Create a site plan</li> <li>Identify funding sources</li> <li>Develop partnerships for long-term management and operation of the park addition</li> <li>Install new park</li> </ul>	Greenwood County, Lake Greenwood State Park, Lander University
2-17. Develop a trail system that connects existing and future park areas around the Lake and links to regional trail systems including the Palmetto Trail and nearby cities and towns.	<ul style="list-style-type: none"> <li>Greater trail access and connectivity to local and regional trails</li> </ul>	<ul style="list-style-type: none"> <li># of linear feet of trails installed</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Develop a trail plan for the Lake Area and advocate its adoption by jurisdictions</li> <li>Prioritize trail construction</li> <li>Seek funding wherever available</li> <li>Install new trails</li> </ul>	Counties, municipalities, SCPRT, local and regional trails associations, cycling groups, healthcare community
2-18. Develop additional public parks in the Lake Area that include playgrounds, trails, picnic areas, and where possible, Lake access.	<ul style="list-style-type: none"> <li>More public park access</li> </ul>	<ul style="list-style-type: none"> <li># and amount of public park facilities benchmarked against industry standards</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Identify new park needs</li> <li>Prioritize park locations</li> <li>Seek available funding</li> <li>Install new parks</li> </ul>	Counties, municipalities, Lake Greenwood State Park



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
2-19. Encourage nearby high schools and colleges (e.g. Lander, Newberry College and Presbyterian) to create club teams and coordinate annual regattas, rowing events, and fishing tournaments on the Lake.	<ul style="list-style-type: none"> <li>• More use of the Lake by clubs and teams year-round</li> </ul>	<ul style="list-style-type: none"> <li>• # of school sponsored teams using the Lake</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Reach out to schools to assess need and interest</li> <li>• Identify access points and potential use areas</li> </ul>	Lake Management, counties, Lake Greenwood State Park, schools
2-20. Use utility corridors (rights-of-way and easements) for trails and public access.	<ul style="list-style-type: none"> <li>• More opportunities for trail locations</li> </ul>	<ul style="list-style-type: none"> <li>• % of utility corridors that permit public trails and access</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Identify all utility providers and current utility corridors</li> <li>• Inventory which corridors and utilities permit public trails and access</li> <li>• Develop model easement language permitting trails and public access and promote its use among utilities</li> </ul>	Utilities, counties, municipalities
2-21. Preserve open space and important Lake views on properties not likely to be developed.	<ul style="list-style-type: none"> <li>• Permanently preserved open space and key views</li> </ul>	<ul style="list-style-type: none"> <li>• Acreage of preserved open space</li> <li>• # of key views preserved</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Identify lands suitable for permanent open space</li> <li>• Work with property owners and land trusts to provide for preservation</li> <li>• Identify key views, determine how they can be preserved, and prioritize them</li> </ul>	Land owners, trusts, counties
2-22. Develop a coordinated marketing campaign for Lake activities and events.	<ul style="list-style-type: none"> <li>• Better marketing of Lake Area events</li> </ul>	<ul style="list-style-type: none"> <li>• # of events marketed as a coordinated campaign as a percentage of total events</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Compile and maintain a list of Lake Area events</li> <li>• Work with chambers, event organizers and local groups to develop a common, coordinated marketing plan</li> <li>• Promote the use of the marketing plan for all Lake Area events</li> </ul>	Chambers of commerce, event organizers, Lake Greenwood State Park
2-23. Include activities and opportunities at Lake Greenwood State Park in all marketing and information materials.	<ul style="list-style-type: none"> <li>• Better marketing of the State Park</li> </ul>	<ul style="list-style-type: none"> <li>• % of event lists and materials that include State Park events</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Compile and maintain a list of State Park events</li> <li>• Work with all event promoters to encourage them to include State Park events in their materials</li> </ul>	Chambers of commerce, event organizers, Lake Greenwood State Park



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
2-24. Identify priority areas for public wastewater service expansion based on projected growth and age of septic systems to accommodate anticipated residential and commercial growth.	<ul style="list-style-type: none"> <li>Fewer private septic systems</li> <li>Less water contamination from private septic systems</li> </ul>	<ul style="list-style-type: none"> <li>Creation and adoption of a priority wastewater expansion map</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Identify locations of aging and failing private systems</li> <li>Identify future growth areas and opportunities for expansion into priority areas as adjacent areas develop</li> <li>Develop measurable objectives for annual expansions</li> </ul>	Utilities, counties, municipalities, SCDHEC
2-25. Identify priority areas for water service expansion to accommodate anticipated residential and commercial growth.	<ul style="list-style-type: none"> <li>Better, more reliable water supply</li> </ul>	<ul style="list-style-type: none"> <li>Creation and adoption of a priority expansion map</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Identify locations where well issues, future demand, and economies of scale make expansion desirable</li> <li>Identify future growth areas and opportunities for expansion into priority areas as adjacent areas develop</li> <li>Develop measurable objectives for annual expansions</li> </ul>	Utilities, counties, municipalities, SCDHEC
2-26. Ensure that future bridges and bridge replacements can accommodate co-location of public utilities.	<ul style="list-style-type: none"> <li>More cross-lake access for utility expansion</li> </ul>	<ul style="list-style-type: none"> <li>% of bridges that can accommodate utilities</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Inventory current bridges and utility needs</li> <li>Advocate with SCDOT for utility-enabled bridges</li> </ul>	SCDOT, counties, utilities
2-27. Create incentives for residents and businesses to pump septic tanks.	<ul style="list-style-type: none"> <li>Fewer failing septic tanks</li> </ul>	<ul style="list-style-type: none"> <li># of known failing septic tanks</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Determine which incentives are desirable and feasible and develop them when possible</li> </ul>	SCDHEC, local residents, businesses
<b>3. LAND USE AND DESIGN</b>					
3-1. Incorporate the Lake Greenwood Master Plan in all local land use programs and decisions.	<ul style="list-style-type: none"> <li>Full implementation of the plan</li> </ul>	<ul style="list-style-type: none"> <li>% of local programs implementing plan through programs and decisions</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Advocate for local adoption of the plan</li> <li>Develop model language or policy suggestions for incorporating plan in programs and decisions</li> <li>Advocate for implementation</li> </ul>	Counties, municipalities



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
3-2. Implement similar development requirements in all counties surrounding the Lake.	<ul style="list-style-type: none"> <li>Coordinated, consistent development patterns in Lake Area</li> </ul>	<ul style="list-style-type: none"> <li>% of coordinated local programs</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Develop model language or policy suggestions for development requirements consistent with the plan</li> <li>Advocate for adoption</li> </ul>	Counties, municipalities
3-3. Coordinate future comprehensive plans and other plans that impact development around the Lake.	<ul style="list-style-type: none"> <li>Coordinated planning efforts</li> <li>Consistent, compatible development patterns</li> </ul>	<ul style="list-style-type: none"> <li>% of plans that address boundary issues and plan coordination</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Create recommendations for plan approach and language</li> <li>Advocate for plan consistency</li> </ul>	Counties, municipalities
3-4. Adopt new zoning districts or amend existing districts for the Lake Area that are specific to the needs of the Area as expressed in this Plan, and that promote appropriate infill development.	<ul style="list-style-type: none"> <li>Consistent, compatible development patterns</li> <li>Development patterns that are sensitive to the unique characteristics of the Lake Area</li> </ul>	<ul style="list-style-type: none"> <li># jurisdictions with Lake Area specific zoning districts</li> </ul>	Short term	Complete recommended language; begin advocacy	Counties, municipalities
3-5. Develop strategies and incentives that will encourage the use of existing vacant and infill properties to accommodate new residential and commercial growth.	<ul style="list-style-type: none"> <li>Fewer vacant buildings and properties</li> <li>Efficient use of land and infrastructure</li> </ul>	<ul style="list-style-type: none"> <li># of vacant and infill parcels</li> <li>% of vacant and infill parcels</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Inventory all vacant and infill parcels in the Lake Area</li> <li>Work with development community to determine appropriate strategies and incentives for development</li> <li>Advocate adoption of strategies and incentives by local governments</li> </ul>	Counties, municipalities, development community
3-6. Develop strategies and incentives that will encourage growth in areas with access to public water and sewer.	<ul style="list-style-type: none"> <li>Efficient use of infrastructure</li> <li>Less potential contamination of the Lake</li> </ul>	<ul style="list-style-type: none"> <li>% of lots/area served by public water and sewer</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Work with development community to determine appropriate strategies and incentives for development</li> <li>Advocate adoption of strategies and incentives by local governments</li> </ul>	Counties, municipalities, development community



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
3-7. Enhance and promote overnight camping opportunities on Goat Island.	<ul style="list-style-type: none"> <li>• More use of Goat Island</li> <li>• Better camping experience</li> </ul>	<ul style="list-style-type: none"> <li>• # of improved camp sites on Goat Island</li> <li>• # of overnight stays</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Develop a site plan for the improvement and possible expansion of camping facilities</li> <li>• Market Goat Island camping</li> </ul>	Greenwood County, Lake Management, travel and tourism bureaus
3-8. Provide opportunities for the development of a range of residential uses such as single-family, multi-family, patio homes, and townhouses to address demand from older and younger residents and the need for affordable housing, especially in redevelopment areas.	<ul style="list-style-type: none"> <li>• More housing choice</li> <li>• Range of housing affordability</li> </ul>	<ul style="list-style-type: none"> <li>• # of housing choices by right</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Survey the types of housing currently allowed and built and by jurisdiction</li> <li>• Advocate for housing choice where local restrictions do not allow</li> </ul>	Counties, municipalities
3-9. Use the new Lake Greenwood brand identity currently being developed by the Greater Greenwood Regional Tourism and Visitors Bureau and SC Heritage Corridor for promotion and to create a unified wayfinding system that will include signage, banners, and gateway signs.	<ul style="list-style-type: none"> <li>• Greater area identity</li> <li>• Better wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>• Prevalence of the logo in materials, signage</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Promote the use of the logo in materials and on area signage</li> <li>• Develop a wayfinding signage plan that uses the logo to communicate identity</li> <li>• Work with governments to install new signs</li> </ul>	Counties, SCDOT, chambers of commerce, business community, travel and tourism bureaus, SC Heritage Corridor
3-10. Develop major and minor lighted gateway signs and locate them at key points of entry into the Lake Area.	<ul style="list-style-type: none"> <li>• Greater area identity</li> <li>• Better wayfinding</li> </ul>	<ul style="list-style-type: none"> <li>• Installation of signs</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Develop a gateway plan showing how signs will be used</li> <li>• Create a sign design</li> <li>• Seek funding</li> <li>• Work with government agencies to install</li> </ul>	Counties, SCDOT
3-11. Incorporate off-lake commercial guidelines that encourage or require developments that: (see full strategy for detail)	<ul style="list-style-type: none"> <li>• Better designed commercial areas</li> <li>• Greater area identity</li> </ul>	<ul style="list-style-type: none"> <li>• % of local governments who have adopted the guidelines</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Review suggested guidelines and amend as needed</li> <li>• Develop model code language</li> <li>• Advocate for the adoption of guidelines by Lake Area local governments</li> </ul>	Counties, municipalities



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
3-12. Incorporate lake-related commercial guidelines that encourage or require developments that: (see full strategy for detail)	<ul style="list-style-type: none"> <li>Better designed commercial areas</li> <li>Greater area identity</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments who've adopted the guidelines</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Review suggested guidelines and amend as needed</li> <li>Develop model code language</li> <li>Advocate for the adoption of guidelines within Lake Area local governments</li> </ul>	Counties, municipalities
3-13. Establish criteria for exterior building materials that: (see full strategy for detail)	<ul style="list-style-type: none"> <li>More attractive appearance of road corridors</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments who've adopted the criteria</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Review suggested criteria and amend as needed</li> <li>Develop model code language</li> <li>Advocate for the adoption of criteria by Lake Area local governments</li> </ul>	Counties, municipalities
3-14. Clean up major vehicular gateways to the Lake by addressing abandoned and vacant properties that are in a state of disrepair or are unsightly.	<ul style="list-style-type: none"> <li>More attractive appearance of road corridors</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments who have targeted gateways for clean-up</li> <li>% of properties classified as unsightly or in a state of disrepair</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Inventory gateways and classify the status of abandoned and vacant properties</li> <li>Advocate among Lake Area local governments for property clean-up</li> </ul>	Counties, municipalities
3-15. Require wildlife-friendly lighting.	<ul style="list-style-type: none"> <li>Less intrusive and disruptive lighting</li> </ul>	<ul style="list-style-type: none"> <li>% of public lighting fixtures classified as wildlife-friendly</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Inventory public lighting in the Lake Area</li> <li>Advocate among Lake Area local governments and SCDOT for wildlife-friendly lighting</li> </ul>	Counties, municipalities, SCDOT
3-16. Establish time of day restrictions for commercial businesses, especially those that have outdoor activities.	<ul style="list-style-type: none"> <li>Less late night noise and disturbance</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments who have adopted time of day criteria</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>Develop time of day restriction recommendations</li> <li>Advocate among Lake Area local governments for adoption of restrictions</li> </ul>	Counties, municipalities
3-17. Prohibit billboards along SC Highway 72.	<ul style="list-style-type: none"> <li>More attractive appearance of road corridors</li> </ul>	<ul style="list-style-type: none"> <li># of billboards</li> <li>Adoption of prohibition by Greenwood and Laurens counties</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Advocate within Laurens and Greenwood counties for adoption of billboard prohibition</li> </ul>	Laurens and Greenwood counties



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
<b>4. ECONOMY</b>					
4-1. Designate the SC Highway 72 corridor as “Lake Greenwood Boulevard” on both sides of the Lake from SC Highway 39 to the Greenwood SC Highway 72 Bypass.	<ul style="list-style-type: none"> <li>• Greater area identity</li> <li>• Better wayfinding</li> <li>• Creation of a “main street” in the Lake Area</li> </ul>	<ul style="list-style-type: none"> <li>• Designation and installation of signage</li> <li>• Prevalence of name uses in marketing and wayfinding materials</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Determine where signage should be located</li> <li>• Design boulevard designation signage</li> <li>• Advocate for designation by appropriate authorities</li> <li>• Advocate for use of the name in wayfinding, business locations, etc.</li> </ul>	Laurens County, Greenwood County, SCDOT
4-2. Incorporate lighting, signage, and design guidelines along the SC Highway 72 corridor that create a sense of place and cohesiveness and clearly designate it as the commercial center of Lake Greenwood.	<ul style="list-style-type: none"> <li>• Greater area identity</li> <li>• More attractive road corridor</li> </ul>	<ul style="list-style-type: none"> <li>• Adoption of guidelines</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Develop recommended guidelines for the corridor</li> <li>• Prepare model code language</li> <li>• Advocate with Greenwood and Laurens counties for adoption of the guidelines</li> </ul>	Greenwood County, Laurens County
4-3. Ensure that land use regulations accommodate a mixture of appropriate uses including restaurants, marinas, convenience shopping, boat repair, fueling stations, neighborhood retail, and similar uses.	<ul style="list-style-type: none"> <li>• More mixed-use developments</li> <li>• More efficient development patterns</li> </ul>	<ul style="list-style-type: none"> <li>• % of local governments that permit mixed-use developments by right or with conditions</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Develop recommended guidelines for mixed-use developments</li> <li>• Prepare model code language</li> <li>• Advocate among Lake Area local governments for adoption</li> </ul>	Counties, municipalities
4-4. Incorporate effective recruitment strategies for on-lake commercial uses such as restaurants, marine services, and recreation-based commercial. This would include businesses like outfitters and rentals that emphasize environmentally-friendly practices such as recycling and not using plastic or Styrofoam products.	<ul style="list-style-type: none"> <li>• More lake-related commercial development</li> <li>• Increased service for Lake users</li> </ul>	<ul style="list-style-type: none"> <li>• # of lake-related commercial developments</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Create a recruitment strategy</li> <li>• Advocate for use of this strategy</li> </ul>	Chambers of commerce, economic development offices, realtors



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
<p>4-5. Target the communities of Waterloo, Cross Hill, Coronaca, and Ninety Six for general commercial and retail offerings (grocery, general merchandising, convenience, etc.) not provided in the Lake Area. In addition, smaller commercial nodes can be developed at the intersections identified on the Vision Map.</p>	<ul style="list-style-type: none"> <li>Better access to supportive commercial business for area residents</li> </ul>	<ul style="list-style-type: none"> <li>Travel time to full service grocery stores and similar supportive businesses</li> </ul>	<p>Medium term</p>	<ul style="list-style-type: none"> <li>Determine current travel time to supportive commercial businesses</li> <li>Establish desired travel time to supportive commercial businesses</li> <li>Work with economic development groups to target needed businesses</li> <li>Work with area local governments to make sure supportive commercial businesses are permitted</li> </ul>	<p>Counties, municipalities, economic development groups, chambers of commerce</p>
<p>4-6. Create and maintain an ongoing inventory of vacant commercial properties in the Lake Area and ensure that local realtors and area Chambers of Commerce have access to this information.</p>	<ul style="list-style-type: none"> <li>Better information on available properties</li> </ul>	<ul style="list-style-type: none"> <li>Creation of the inventory</li> </ul>	<p>Short term</p>	<ul style="list-style-type: none"> <li>Inventory vacant commercial properties</li> <li>Publish list</li> </ul>	<p>Realtors, chambers of commerce, counties, municipalities</p>
<p>4-7. Establish guidelines for the maintenance of vacant properties and buildings that address building maintenance, lot maintenance, signage, and lighting.</p>	<ul style="list-style-type: none"> <li>Improved appearance of vacant properties</li> <li>More stable real estate areas</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments who have adopted guidelines</li> </ul>	<p>Short term</p>	<ul style="list-style-type: none"> <li>Create guidelines for vacant property maintenance</li> <li>Develop model code</li> <li>Advocate among Lake Area local governments for adoption</li> </ul>	<p>Counties, municipalities, chambers of commerce</p>
<p>4-8. Work with property owners to encourage the best use of properties while promoting the protection of natural resources through targeted recruitment, marketing, and education.</p>	<ul style="list-style-type: none"> <li>Healthier natural resource systems and stable natural resources</li> </ul>	<ul style="list-style-type: none"> <li>% of properties developed sensitive to natural resource issues</li> </ul>	<p>Medium term</p>	<ul style="list-style-type: none"> <li>Develop suggested guidelines for the protection of natural resources during site development and use</li> <li>Work with area business recruiters to recruit new businesses that will use the guidelines</li> </ul>	<p>Economic development offices, chambers of commerce, natural resource and wildlife communities</p>



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
4-9. Develop additional entertainment venues such as an amphitheater or public gathering place that could be programmed for entertainment and events.	<ul style="list-style-type: none"> <li>• New entertainment venues</li> <li>• More opportunities for community events</li> </ul>	<ul style="list-style-type: none"> <li>• # of new venues as a percentage of need</li> </ul>	Medium term	<ul style="list-style-type: none"> <li>• Determine the need or capacity for new entertainment venues by type</li> <li>• Develop a plan for location of new venues Create conceptual plans as needed</li> <li>• Seek funding for construction</li> </ul>	Counties, municipalities, Lake Greenwood State Park
4-10. Incorporate Lake Area commercial needs into small business recruitment strategies for economic development departments of all Lake Area jurisdictions.	<ul style="list-style-type: none"> <li>• More small businesses</li> <li>• More effective recruitment strategies</li> </ul>	<ul style="list-style-type: none"> <li>• % of departments incorporating Lake Area specific commercial needs</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Examine small business needs specific to the Lake Area</li> <li>• Work with economic development departments to incorporate lake-specific needs in their recruitment strategies</li> </ul>	Economic development offices
4-11. Conduct a feasibility study of the potential for a hotel and meeting center to be developed on the Lake.	<ul style="list-style-type: none"> <li>• Better understanding of development demand</li> </ul>	<ul style="list-style-type: none"> <li>• Completion of the feasibility study</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Develop the parameters of the feasibility study request and solicit contractors through an RFP process</li> <li>• Secure funding</li> <li>• Distribute results of the study</li> </ul>	Counties, municipalities
4-12. Develop additional lodging services such as a hotel, primitive and RV camping, lodges, etc.	<ul style="list-style-type: none"> <li>• More lodging choices</li> </ul>	<ul style="list-style-type: none"> <li>• # and variety of lodging choices</li> <li>• Lodging supply compared to demand</li> </ul>	Long term	<ul style="list-style-type: none"> <li>• Determine the types of lodging needed</li> <li>• Work with area economic development and travel and tourism bureaus to recruit and promote new businesses</li> </ul>	Economic development offices, travel and tourism bureaus, chambers of commerce
4-13. Seek opportunities for expanded fishing tournaments, boat shows, music festivals, golf tournaments, and other events to drive visitors to the Lake and bring additional business opportunities.	<ul style="list-style-type: none"> <li>• More opportunities for Lake use and enjoyment</li> <li>• More business opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• # of new and expanded events</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Determine capacity and demand for new and expanded events</li> <li>• Market area for suitable events</li> </ul>	Travel and tourism bureaus, chambers of commerce, event organizers, local businesses
4-14. Develop coordinated lake-oriented activities during local signature events such as the SC Festival of Flowers (Greenwood), Oktoberfest (Newberry), and Clinton Fall Festival.	<ul style="list-style-type: none"> <li>• Greater synergy during events</li> <li>• More marketing potential</li> </ul>	<ul style="list-style-type: none"> <li>• # of coordinated events</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Determine which events can be coordinated for maximum marketing and promotion</li> <li>• Work with event organizers to co-market and coordinate events and event logistics</li> </ul>	Event organizers, travel and tourism bureaus



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
4-15. Explore demand and potential for developing meeting and conference facilities on the Lake, in addition to promoting and programming existing sites such as the Drummond Center and Camp Fellowship.	<ul style="list-style-type: none"> <li>Better understanding of development demand and potential</li> </ul>	<ul style="list-style-type: none"> <li>Completion of a demand study</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Develop the parameters of the demand study request and solicit contractors through an RFP process</li> <li>Secure funding</li> <li>Distribute results of the study</li> </ul>	Counties, municipalities
4-16. Create a mechanism for appropriate agencies to track both users of the Lake (surveys at events, public access points) and residential inquiries (existing realtor knowledge base) to understand Lake Greenwood's true customer base.	<ul style="list-style-type: none"> <li>Better understanding of customers and growth potential</li> </ul>	<ul style="list-style-type: none"> <li>Tracking mechanism established</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Develop the parameters of a customer tracking mechanism and solicit contractors to create it through an RFP process</li> <li>Secure funding</li> <li>Establish ongoing repository for customer data</li> </ul>	Local businesses, chambers of commerce, economic development departments, travel and tourism bureaus
4-17. Use customer data to create marketing strategies, building upon the foundation of the brand identity currently under development to cooperatively and consistently market Lake Greenwood as a place to visit, recreate, and live.	<ul style="list-style-type: none"> <li>Better, more effective marketing strategies</li> </ul>	<ul style="list-style-type: none"> <li>Creation of marketing strategies</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Working with area businesses and economic development groups, create marketing strategies for the Lake Area</li> <li>Advocate for the implementation of the strategies</li> </ul>	Local businesses, chambers of commerce, economic development departments, travel and tourism bureaus
4-18. Create materials to market the Lake, its activities and businesses to the residents of, and visitors to, Greenwood, Laurens, and Newberry Counties.	<ul style="list-style-type: none"> <li>Lake Area specific marketing materials</li> <li>Better local knowledge of Lake amenities</li> </ul>	<ul style="list-style-type: none"> <li>Creation of marketing materials</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Working with area businesses and economic development groups, create marketing materials specific to the Lake Area</li> <li>Distribute the materials</li> </ul>	Local businesses, chambers of commerce, economic development departments, travel and tourism bureaus
4-19. Install a Lake webcam for news, weather and Lake conditions reporting and promotion.	<ul style="list-style-type: none"> <li>Always current Lake information</li> </ul>	<ul style="list-style-type: none"> <li>Installation of the webcam</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Determine what the webcam will capture</li> <li>Determine where the webcam should be located</li> <li>Create a plan for ongoing maintenance and monitoring of the webcam</li> <li>Secure funding</li> <li>Oversee installation</li> </ul>	Counties, municipalities, local news and weather departments, media outlets



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
<b>5. TRANSPORTATION</b>					
5-1. Prioritize road maintenance over the construction of new roads when allocating funding.	<ul style="list-style-type: none"> <li>Better maintained roadways</li> </ul>	<ul style="list-style-type: none"> <li>% of funding allocated to road maintenance</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Advocate for road maintenance funding and programming of roadway improvements</li> </ul>	Counties, municipalities, SCDOT, FHWA
5-2. Seek funding for road maintenance and improvements on key roads leading into the Lake Area such as SC Highway 72.	<ul style="list-style-type: none"> <li>Better gateways</li> <li>Safer roadways</li> </ul>	<ul style="list-style-type: none"> <li>Amount of funding secured</li> <li>Condition of gateway roads</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Advocate for road maintenance funding and programming of roadway improvements</li> </ul>	Counties, municipalities, SCDOT, FHWA
5-3. Examine and address the use of golf carts on public roads.	<ul style="list-style-type: none"> <li>Better public safety</li> </ul>	<ul style="list-style-type: none"> <li>Adoption of policies regarding use of golf carts</li> </ul>	Long term	<ul style="list-style-type: none"> <li>Work with area local governments and SCDOT to examine the use of golf carts and enforce laws</li> </ul>	Counties, municipalities, SCDOT
5-4. Remove impediments to safe on-road cycling such as rumble strips along the sides of roads	<ul style="list-style-type: none"> <li>Improved safety for cyclists</li> <li>More cycling</li> </ul>	<ul style="list-style-type: none"> <li>Removal of strips</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Work with area local governments and SCDOT to establish an alternative to rumble strips</li> <li>Prioritize strip removal</li> <li>Advocate for removal</li> </ul>	Counties, municipalities, SCDOT
5-5. Add bike lanes to existing and future roadways whenever possible.	<ul style="list-style-type: none"> <li>More cycling</li> <li>Better mobility</li> <li>Improved health</li> </ul>	<ul style="list-style-type: none"> <li># of lane miles of bike lanes</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Create a plan for bike lane expansion</li> <li>Advocate for bike lanes</li> </ul>	Counties, municipalities, SCDOT
5-6. Ensure that future bridges and bridge expansions can accommodate cyclists and pedestrians.	<ul style="list-style-type: none"> <li>Better mobility</li> <li>Improved health</li> </ul>	<ul style="list-style-type: none"> <li>% of bridges that safely support pedestrians and cyclists</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>Advocate for bike lanes and pedestrian facilities on future bridges</li> </ul>	Counties, municipalities, SCDOT
5-7. Require sidewalks or walking trails within new subdivisions.	<ul style="list-style-type: none"> <li>Better mobility</li> <li>Improved health</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments that require sidewalks</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Develop model code language</li> <li>Advocate among Lake Area local governments for adoption</li> </ul>	Counties, municipalities
5-8. Require multi-use paths along the perimeter of new development sites.	<ul style="list-style-type: none"> <li>Better mobility</li> <li>Alternative mode of travel</li> <li>Improved health</li> </ul>	<ul style="list-style-type: none"> <li>% of local governments that require multi-use paths</li> </ul>	Short term	<ul style="list-style-type: none"> <li>Develop model code language</li> <li>Advocate among Lake Area local governments for adoption</li> </ul>	Counties, municipalities



STRATEGY	POTENTIAL OUTCOMES	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	POTENTIAL PARTNERS
5-9. Support and promote connectivity among local trails and with regional trail systems.	<ul style="list-style-type: none"> <li>• Improved health</li> <li>• Alternative mode of travel</li> <li>• Greater recreational opportunity</li> </ul>	<ul style="list-style-type: none"> <li>• % of local governments that require or provide incentives for connectivity</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Develop model code and incentive language</li> <li>• Advocate among Lake Area local governments for adoption</li> </ul>	Counties, municipalities
<b>6. INTERGOVERNMENTAL COORDINATION</b>					
6-1. Establish by ordinance the adoption of the Lake Greenwood Master Plan by the three counties.	<ul style="list-style-type: none"> <li>• Full plan adoption</li> </ul>	<ul style="list-style-type: none"> <li>• # of counties adopting plan</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Advocate for adoption</li> </ul>	Counties
6-2. Create an interjurisdictional board, commission, or committee within one year of plan adoption that is focused on issues related to the Lake Area and can advise relevant governing boards, agencies, and commissions with regulatory and utility authority	<ul style="list-style-type: none"> <li>• A coordinated, accountable approach to implementation</li> <li>• An implemented plan</li> </ul>	<ul style="list-style-type: none"> <li>• Creation of the commission/ board/ committee</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Create commission</li> </ul>	Counties
6-3. Periodically review the Lake drawdown schedule to potentially increase the time period of full pool, being conscious of the needs of recreational users as well as fishermen and other users, while meeting needs and requirements for the health of the Lake and associated wildlife and vegetation.	<ul style="list-style-type: none"> <li>• Better understanding of drawdown purpose</li> <li>• Better coordination among all users</li> </ul>	<ul style="list-style-type: none"> <li>• Report of progress</li> </ul>	Short term	<ul style="list-style-type: none"> <li>• Facilitate meetings with broad user group to discuss drawdown</li> <li>• Create a report summarizing findings and conclusions</li> </ul>	Lake Management, counties, recreational users, residents
6-4. Continue to develop partnerships and coordinated efforts between local governments and public agencies within the Lake Area for the benefit of Lake users.	<ul style="list-style-type: none"> <li>• Better response to lake-related needs and issues</li> </ul>	<ul style="list-style-type: none"> <li>• # of partnerships</li> </ul>	Ongoing	<ul style="list-style-type: none"> <li>• Look for opportunities to work cooperatively to resolve issues and address Lake Area needs</li> </ul>	Anyone with an interest in, impact on, or investment in the Lake Area







Plan  
Lake Greenwood

