



Town of Campobello, South Carolina Comprehensive Plan  
March 2023

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*Town of Campobello*  
*South Carolina*

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RICK SWEENEY  
RACHEL WALL  
DENNIS ISKRA  
KATHERINE WILLIAMSON

**PRODUCED BY:**

S.C. APPALACHIAN COUNCIL OF GOVERNMENTS

**ACOG PROJECT TEAM**

CHIP BENTLEY, DEPUTY DIRECTOR  
JEFFREY GUILBAULT, AICP, SENIOR PLANNER



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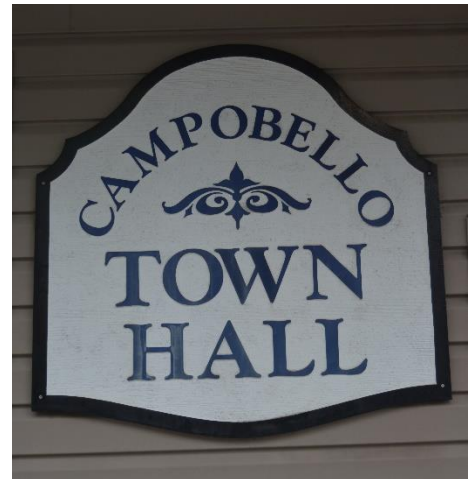
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# INTRODUCTION

## Purpose

The Campobello Comprehensive Plan is an officially adopted policy document that establishes the Town’s goals for the future and provides direction for decisions affecting the use and development of land, preservation of open space, transportation systems, partnerships with other organizations, economic growth, the expansion and maintenance of public facilities and services, and the relationship between land use patterns and fiscal policies.



This document is a new 20-Year Comprehensive Plan. The document will need to be reviewed in 5 years and rewritten in 10 years in accordance with Section 6-29-510(E) of the South Carolina Code<sup>1</sup>. Future reviews will focus on providing new demographic information to determine whether the trends identified in this Plan are still relevant, or if they have changed.

The Comprehensive Plan is not the same as the land use code. It does not change existing regulation, nor does it create new regulations. It is an advisory document that recommends and provides guidance changes to the land use code. The Comprehensive Plan is written to provide general policy direction while also providing enough detail to set priorities and guide decision-making.

Five factors make the Comprehensive Plan “comprehensive”:

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<sup>1</sup> All planning elements must be an expression of the planning commission recommendations to the appropriate governing bodies with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of its area of jurisdiction, and consideration of the fiscal impact on property owners. The planning elements whether done as a package or in separate increments together comprise the comprehensive plan for the jurisdiction at any one point in time. The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.

- The plan covers the entire area of the town and the town periphery.
- The plan integrates authentic and diverse community participation spanning the full-range of perspectives and interests.
- The time horizon considered in the plan is long-range, extending two decades into the future, well beyond the pressing concerns of today.
- The plan provides general guidance on where growth and various land uses should occur and articulates community expectations about the physical form of development.
- The plan provides a framework for achieving a sustainable future at the local level with strategies that aim to align community, environment, and economy.

## Framework

The framework for reevaluating and reestablishing the Comprehensive Plan to meet the needs of the future is outlined in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994. The Comprehensive Plan includes ten elements, which comprise the body of this Plan:

- |                        |                        |
|------------------------|------------------------|
| 1.Population           | 6.Community Facilities |
| 2.Housing              | 7.Land Use             |
| 3.Economic Development | 8.Transportation       |
| 4.Natural Resources    | 9.Priority Investment  |
| 5.Cultural Resources   | 10.Resiliency          |

Since this document is intended to serve as a new Comprehensive Plan, the aforementioned elements will be discussed in detail, to determine what changes have occurred since the last Comprehensive Plan was adopted in 2000. New socioeconomic data from the 2020 US Census and other sources will be incorporated into this review regarding the Population, Housing, and Economic Development elements. Parks, facilities, and projects will be reviewed in the Cultural Resources, Community Facilities, Transportation, Natural Resources and Land Use Elements. Two new elements, Priority Investment and Resiliency, have been added since the last Comprehensive Plan was adopted.

The Resiliency Element was recently adopted by the South Carolina General Assembly on September 29, 2020. This document will introduce the Resiliency Element and lay a groundwork to be built upon during the 5 Year Comprehensive Plan Update.



## COVID-19

The 2020-2022 public health emergency and resulting economic crisis arising from the COVID-19 pandemic have altered and will continue to change many aspects of life in the Upstate Region and specifically in Campobello.

This experience also highlights the importance of a relevant and updated Comprehensive Plan. A long-term, high-level plan is always important, but especially during uncertain times and



*Picture courtesy the Centers for Disease Control. 2021*

emergencies. The Comprehensive Plan serves as a critical anchor to help Campobello move toward its goals based on its underlying values, which remain unchanged during unexpected and traumatic events. The policies set forth in the Comprehensive Plan can unify and align communities as well as address unprecedented circumstances and their ongoing effects.

It is important to acknowledge that there is much still unknown about the societal effects of the pandemic. Will commuting patterns permanently change? If so, to what degree? How will the commercial real estate market be impacted in the future? Will e-commerce hasten its grip on consumer spending? This document cannot answer these questions, but this document does attempt to lay out the most current data available to move Campobello forward in the most strategic way possible.

## Brief History of Campobello

Nestled in the gentle rolling foothills of the Piedmont and surrounded by peach and apple orchards, Campobello is a town with a population of 469 residents located in the northwestern area of Spartanburg County three miles from Interstate 26 at exit 5. Other major highways traveling through Campobello are U.S. Highways 176 and 357 as well as scenic Highway 11.

From the meager description of land boundaries, and sometimes not even listing the number of acres with a given tract or parcel, dates sold, etc. it is difficult to determine who were the first owners of land that is now Campobello. Early county records indicate Isaiah Bowling transferred 164 acres in 1818 to Joseph Davis. In 1826 Mr. Davis acquired 150 acres from Abram Brock, an additional 50 acres in 1827 as well as 80 acres that did not have a specified date. In 1872 he purchased a tract of land, size unspecified, from F.J.F. Wall.

Many years before the Civil War Joseph Davis' children Mary Davis Dean and John Blankston Davis operated the large family farming interests along the South Pacolet River. Part of this plantation forms a portion of present day Campobello. Mrs Dean, a young widow, would ride up to their plantation on horseback from Spartanburg where she resided with her daughter, Lula, to keep an eye on the plantation's activities. One day Mrs. Dean and friends were riding from Spartanburg and upon reaching the top of Windmill Hill, stopped, dropped the horse's reins and someone in the group exclaimed, "Campo Bella" meaning 'beautiful field'. The name caught on and the plantation home of her brother, John Blankston Davis, became known as Campo Bella.

A room in Mr. Davis' plantation home was designated as the area post office. After the Civil War this practice continued and it became known as the U.S. Post Office for Campobello receiving mail once each week on Fridays. Upon its official incorporation into a municipality on February 9, 1882 the town was officially known as Campobello. The name change most likely occurred due to the poor penmanship of a postal clerk of the day.

The 1860 Census indicated that "Campobella, SC" had a total of 122 residents in the Township. Employment at the time of the 1860 Census showed 15 of the 18 households were farmers. At the end of the Civil War the U.S. Census listed the population in the Campobello community as 21 families and 201 persons.

On May 7, 1870 a meeting was held in Campobello at Copeland's Store for the purpose of electing the first trustees for School District One. The election resulted in naming Stafford Hall, J.A. Foster and Merdia Lanford as the District's first trustees. Old records indicate that M.H. Reid was named to teach in the Campobello Township for District One.

During World War I portions of Campobello around Caldwell and Depot Streets were designated as a staging area for the U.S. Army and a tent city for the troops soon appeared. Recruits were housed in tents in town and they traveled down Highway 11 to

Gowensville to their artillery and small arms firing ranges to learn to use their weapons before being sent to the front lines of the war.

The Town Hall and Police Department are located on Main Street in a structure that was originally built in the late 1940's to be used as a doctor's office which served the local residents of the area. No records indicate how long the doctor used the facility however the next occupant was AgriChem. The building was used as a sales office to sell farming chemicals to the local farmers. In 1956 the town organized a volunteer fire department and after many fund raising activities enough money was collected to purchase their first fire truck. The building, which was available, was renovated by lowering the floor on one side of the structure to street level and pouring a concrete slab so the fire truck could be housed in the building. The house directly across the street had telephone service. When there was a fire call the owners would take the message and go outside to set off the fire bell located on their front porch. Over the years the home has been sold and remodeled several times so there is no longer any sign that it was once used for what we would refer to today as a 911 emergency center.

Credit: Town of Campobello website



# POPULATION

## Population Trends

Population changes affect the physical growth of communities. An increase in population creates the need for new housing units, roads, water and sewer lines, schools, parks, police and fire service, along with retail and service businesses.

Campobello experienced steady growth from 1880 through the 1970 Census count. The Town grew from 99 residents to 530 residents, a growth rate of 535% over this time period. The town then experienced a long decline during the 1980 through 2000 Census counts, going from 530 residents in 1970 down to 449 residents in 2000. This represents a decline of 15.3% over this time period. This coincided with the decline of the textile industry in the upstate of South Carolina and a downturn in the regional economy as a result of loss of jobs.

Recently, Campobello has enjoyed new growth. The population has increased from 449 residents in 2000 to 675 residents in 2020, the highest population level ever for the Town. This represents a growth rate of 50.3% over this time period. Recent construction trends and development patterns indicate that this growth is likely to continue in the future.

Campobello Population		
2020	675	34.5%
2010	502	11.8%
2000	449	-3.4%
1990	465	-1.5%
1980	472	-10.5%
1970	530	26.2%
1960	420	6.6%
1950	394	1.3%
1940	389	14.4%
1930	340	10.0%
1920	309	11.8%
1910	255	25.6%
1900	203	48.2%
1890	137	13.1%
1880	99	

Source: US Census

The Upstate Region of South Carolina continues to see significant population growth, with the region’s population growing by more than 172,000, or 12.6% between 2010 and 2020. Spartanburg County also experienced growth during the 10 year period, with an estimated 2020 population of 327,997, a 15.4% increase from 2010.

While not growing at the rate of the region as a whole, Campobello’s population is growing again; which could be a mark of stabilization in the community. A major factor contributing to the 1980-2000 population decline was attrition and out-migration to Spartanburg County, likely the nearby urban fringe areas. It now appears that the development taking place in Greenville and Spartanburg Counties has reached the Campobello market.

Comparing the Town of Campobello with similar-sized municipalities in the Upstate illustrates the differences between Campobello and the surrounding region. While Campobello’s population experienced a 34.5% increase from 2010-2020; two other municipalities grew substantially (Pelzer 1,448.31% and Reidville 101.5%), five had a moderate percentage of growth (Central Pacolet 17.13%, Iva 11%, Six Mile 10.67%, Starr 11.56%, and West Union 18.21%) and four saw lower levels of growth (Chesnee 1.84%, Norris 4.18%, Salem 8.89% and West Pelzer 2.5%). The neighboring town of Landrum grew by 10.69%.

## Household and Family Trends

Any change in population size or demographics creates a change in both the number of households and the demand for housing. Growth in the number of households and/or families has been consistently linked to growth in population. A “family” (or family household) contains relatives living together, whereas a “household” (or non-family household) is one where the householder either lives alone or with non-relatives.

When population or households increase, the demand for additional housing units increases. This is especially true when population growth is accompanied by a decrease in household size and/or family size (i.e. fewer people per home plus additional people leads to the need for more homes). There were 242 occupied housing units within the Town of Campobello in 2020 compared to 199 occupied housing units in 2010.

Since 1850, the trend in the number of people per household had been declining in the United States. This decline was tied to at least two demographic trends: women having fewer children and fewer extended family living situations. However, in 2018 the United States observed its

first increase in household size since 1850, which could have implications on the housing market. A rising household size will reduce the demand for housing, which will trigger demand reductions in residential construction, home furnishings and appliances. This same trend is also present in the state and local household size data. Per the latest projections from ESRI Business Analyst, the number of people per household in 2020 averaged 2.54 in Spartanburg County and 2.50 in South Carolina compared with 2.53 and 2.49 respectively in 2010. For the Town of Campobello, households were less populous with 2.50 people per household in 2020 and 2.52 in 2010.

In terms of families, Campobello was estimated to see an increase in family households in 2020. In Spartanburg County and the State of South Carolina, the number of family households increased in 2020. In Campobello, these family households make up 71% of all households. In contrast, family households make up 68% of all households in Spartanburg County and 66% in South Carolina. This trend is not surprising. Across the country, young singles tend to gravitate toward urban areas while families transition to suburban and rural areas for better schools and safer neighborhoods.

Another demographic factor to consider is the percentage of married couples within Campobello households. Married couples comprised 50% of all households in Campobello in 2020, compared to 50% in Spartanburg County and 48% in South Carolina. Compared to the number of married couples in Campobello in 2010, this is a 5% decrease. However, it is important to note that the overall trend has been declining everywhere, including the United States where married couples have decreased by 5% since 2000 and are now below 50% of U.S. households.

It remains to be seen whether the recent trend of increasing household sizes will continue. Household sizes have been trending downward for over a century, but the trend is now decreasing at a slower rate or possibly plateauing. Population and household size correlate to housing market shifts, which in turn has direct effects on consumer spending. Monitoring these trends will be critical in shaping policy for Campobello and should be discussed in the next Comprehensive Plan.

## Race and Ethnicity

In 2020, the population of the Town of Campobello was predominately white (84.1%), with the black population coming in second (4.4%). The Town is less diverse than Spartanburg County (71.5% White), and the State of South Carolina (63.4% White). The Town is slightly

more diverse than it was in 2010 when the population was 86.7% White and 9.4% Black. The largest change in this time period was with the group identifying as two or more races. This group grew from 0.8% of the population in 2010 to 7.4% of the population in 2020.

<b>Population by Race</b>				
<b>Race</b>	<b>2010</b>		<b>2020</b>	
	<b>Total</b>	<b>Percent</b>	<b>Total</b>	<b>Percent</b>
White Alone	435	86.7%	568	84.1%
Black Alone	47	9.4%	30	4.4%
American Indian or Alaska Native Alone	0	0.0%	1	0.1%
Asian Alone	11	2.2%	16	2.4%
Native Hawaiian and Other Pacific Islander Alone	0	0.0%	0	0.0%
Some Other Race Alone	5	1.0%	10	1.5%
Two or More Races	4	0.8%	50	7.4%
Total	502	100.0%	675	100.0%

Another noticeable trend is the increase of the Hispanic population as they continue to settle in the Upstate Region. The region’s population is nearly 7% Hispanic, a 1.2% increase from 2010. The Hispanic population in Campobello grew at a faster clip; 3.6% since 2010. Hispanic residents now make up 5.2% of residents in Campobello.

## Age

Understanding the age composition of a town is vitally important because it has a bearing on land use issues. The number of people in different age groups impacts the types of, and demands for, both public and private sector services. For example, if the number of senior citizens is increasing and the number of young children is decreasing, then it would be counterproductive to fund new schools at the expense of senior facilities.

The median age in Campobello has steadily increased, going from 37.1 in 2010 to 43.2 in 2020, reflecting a shift in age distribution toward older residents. A similar upward shift in median age occurred within South Carolina and Spartanburg County. The median age in the state rose from 32.0 in 1990 to 39.5 in 2020. Spartanburg County’s median age increased from 34.0 in 1990 to 39.5 in 2020.

According to the 2020 estimates, the largest percentage of Campobello’s population (46%) includes people ages 35 to 64 years old. Individuals in this age bracket are the main working



age population. This cohort grew slightly from 2010 by around 4.5%. The cohort that declined most was people aged 0-14, declining by nearly 8% since 2010. Conversely, the cohort of residents aged 65 and over, grew more than 2.5% since 2010.

Despite recent trends, it is important to understand the population makeup of a community in order to get an idea as to the services required to support them. The age cohort 0-14 declined by nearly 8% from 2010 to 2020, and accounts for nearly 13% of Campobello's population. This age bracket includes school age children, plus children too young to attend school. These individuals require services such as day care, adequate educational facilities, appropriate student/teacher ratios, bus service to and from school, free lunch programs for those from economically challenged families, safe routes to school via a network of well-maintained and continuous sidewalks and crosswalks, parks and playgrounds, age-appropriate entertainment and retail (children's museum, clothing stores, etc.), and pediatric doctors and specialists.

Another large cohort in Campobello are those aged 65 and over, which also account for approximately 15% of Campobello's population. Retired individuals and elderly individuals have different needs than the general population and require different services. Many retirees choose to stay in their own homes and "age in place," although senior retirement developments for active lifestyles are becoming more common. Elderly individuals may need added "assistance" for activities of daily living (ADLs), and may choose to live in assisted living facilities. Many such facilities provide a "continuum of care," whereby a resident can transition easily from independent living within the facility to an assisted living situation to receiving nursing home care within the same facility. These alternative living situations may require changes to the zoning and land development ordinances.

In addition, seniors who remain in their homes often need meal assistance via Meals on Wheels or other nutritional programs, which may require extra funding from the town. Transportation assistance is often needed, requiring transit service, para-transit, or just sidewalks leading to meaningful destinations that are a short walking distance away. Transportation items will need to be included in transportation plans and funded by a Capital Improvement Program or other funding source. Because healthcare needs increase as people age, medical facilities within the Town of Campobello may need to expand and/or hire additional healthcare personnel.

## Education

In 2020, more than 35% of Campobello residents over the age of 25 have obtained a high school education or equivalent. At least 71% of Campobello's residents had either a high

school or post-secondary degree, including 16.7% with a Bachelor's Degree or higher. In Spartanburg County as a whole, 30% of the population had obtained a high school education or equivalent, with 87.7% having at least a high school education and 25.3% having at least a Bachelor's Degree. Both Campobello and Spartanburg County outpace the State of South Carolina in high school level educational attainment, with only 29% of the State's residents obtaining a high school education or equivalent. However, the state has more residents with a Bachelor's Degree or higher (29.6%) compared to the town and the county.

Through the last several decades, the U.S. population has become more educated. Census data show that the amount of people who have obtained a high school education is increasing, along with the amount of people seeking further education. The same can be said for Campobello, as residents over 25 with less than a high school education has decreased from 19.9% in 2010 to 7% in 2020. Campobello residents with a Bachelor's Degree or higher, however, have declined from 21.3% in 2010 to just 16.7% in 2020. Education levels are important to the community as an increase in educational levels in Campobello should lead to a more diverse set of economic opportunities, and this should also result in a more stable economic environment.

# ECONOMIC DEVELOPMENT

## Economic Profile

Economic growth is needed to help create job opportunities, provide a variety of goods and services, and be the foundation for a tax base that can sustain a community through business cycles. Economic development has become so important that communities can no longer afford to leave it to chance. The community’s desire to attract industry and diversify the tax base is only achieved through a continuous effort to improve the conditions needed to support economic development. Many issues affect the ability of a town to attract new businesses, ranging from workforce availability, quality of life, taxation and development costs. Planning efforts that focus on identifying these challenges and strategies to overcome them will be an important part of improving the long-term stability of the local economy.

## Income

The Town of Campobello is a predominantly middle-income community with approximately 32% of its households earning between \$35,000 and \$75,000 in 2020. Another 33% earn over \$75,000. However, 23% of households earn less than \$25,000. These households often struggle to find and keep jobs in a changing labor market, keep up with their bills, pay for essentials like health care and housing, and to raise children with a chance of future success. The added pressures placed on these households in down economic times often leads to increased demand for services in a community as well. Both local government and non-profit organizations receive many requests for assistance for everything from shelter to food and clothing and paying bills.

Household Income, 2019	
Less than \$10,000	8.2%
\$10,000 - \$14,999	7.7%
\$15,000 - \$24,999	6.7%
\$25,000 - \$34,999	12.5%
\$35,000 - \$49,999	14.4%
\$50,000 - \$74,999	17.3%
\$75,000 - \$99,999	14.4%
\$100,000 - \$149,999	10.1%
\$150,000 - \$199,999	4.8%
\$200,000 or More	3.8%
Median Income	\$51,250

Source: 2019 ACS 5-Year Estimates

The 2020 average household income for Campobello was \$51,250. The town lags behind both Spartanburg County (\$52,332) and South Carolina (\$74,567) in average household income levels. Campobello’s household income levels have consistently not kept up with county and state levels for several decades.

## Employment

The COVID-19 pandemic has brought significant disruptions to the labor and employment markets. As of this writing, widespread vaccine distribution is allowing Upstate businesses to reopen to near pre-pandemic levels. However, a new normal will likely be months or years away. The pandemic hit lower income and lower educated workers the hardest. Several COVID-19 relief packages have been passed by Congress since 2020, all of which have had notable impacts on the labor market. For this section, the data presented depict pre-COVID conditions, which will likely look different after the pandemic subsides.

Since the industrialization of the South, manufacturing has driven the local economy, previously in the form of textiles. Neither textiles in particular nor manufacturing in general dominate the local economy as they once did. However, manufacturing remains important to the economic well-being of the town and county.

Employment by Industry	
Agriculture, Forestry, Fishing and Hunting, Mining	0.4%
Construction	9.0%
Manufacturing	18.9%
Wholesale Trade	4.7%
Retail Trade	10.3%
Transportation and Warehousing, Utilities	8.2%
Information	0.9%
Finance and Insurance, Real Estate	3.4%
Services	43.4%
Public administration	0.9%

Source: 2019 ACS 5-Year Estimates

Manufacturing traditionally provides the highest paying jobs for the majority of workers and is an important part of a community’s economic outlook. Spartanburg County had an estimated 30,883 people (21.8%) employed in the manufacturing sector in 2019. The Town of Campobello had a lower percentage of its residents employed in manufacturing with 18.9% of

the workforce (44) in this sector. Statewide, the percentage of people employed in manufacturing was 16.4%.

The second highest category of employment in Campobello is “Services.” This category represented 43.4% of workers (102) living in Campobello. This compares to 43.8% of workers in Spartanburg County. Statewide, the percentage of people employed in this category was 47.3%.



Another way to look at the workforce is to look at employment by occupation rather than industry. This looks at the roles people play rather than the specific industry in which they work.

Employment by Occupation	
Management, business, science and arts	22.5%
Service	20.1%
Sales and office	25.2%
Natural resources, construction and maintenance	14.2%
Production, transportation and material moving	17.3%

Source: 2019 ACS 5-Year Estimates

Services account for 20.1% of employment in Campobello. The Services category covers several sub-categories of employment, including Personal Care and Service Occupations (barbers, hairstylists, fitness trainers, manicurists/pedicurists), Cleaning and Maintenance Occupations (housekeeping, pest control, janitorial), Food Prep and Service Occupations (servers, cooks, dishwashers), Protective Service Occupations (correctional officers, police officers, firefighters, security guards), and Healthcare Support Occupations (Medical and dental assistants, massage therapists, medical transcriptionists, home health aides).

It is projected that the Services industry will continue to provide the greatest number of new jobs in Campobello in the future. A large portion of the jobs in the Services field tend to pay less. Average household and family incomes in Campobello are relatively low compared to

statewide averages. Families are sometimes challenged to meet their basic needs—including housing and transportation—leaving little extra spending money, which reduces the Town’s sales tax revenues. Attracting higher paying jobs that can increase average family incomes is critically important.

# HOUSING

The provision of adequate housing for all residents is an essential component of building strong neighborhoods. Neighborhoods should be safe, convenient, attractive, and affordable. However, we often have some neighborhoods that are safe but not convenient. Others are convenient but not affordable. Too many affordable neighborhoods are not safe. Careful planning can bring all of these elements together.

In addition, household size and population growth impact the demands for housing. Issues such as aging housing stock and insufficient infrastructure also affect the value of existing residential areas to a community. Additional issues include housing type, age, condition, owner vs. renter occupancy, and affordability. Well established communities like Campobello must confront the challenges posed by existing housing needs as well as future demands created by growing populations.

This section looks at the factors that affect the housing market in Campobello. It considers the Town's population and housing supply, the characteristics of families and individuals that occupy the housing units in the community, as well as the physical condition and affordability of the housing stock. Campobello uses this information to stay actively engaged in housing activities. Current efforts are targeted at preserving and improving the Town's housing stock, increasing the supply of quality affordable housing and expanding homeownership opportunities.

## **Tenure and Age**

Campobello had 266 housing units in 2020, of which 242 were occupied (91%). Owners occupied 83.7% and renters occupied 16.3% of the occupied housing units. There were 24 vacant housing units in 2020, a 9% vacancy rate. In Spartanburg County, 27.7% of the housing units were renter occupied. The vacancy rate in Spartanburg County was 8.2%.

Approximately 23% of the housing in the Town of Campobello was built prior to 1950. Construction activity in the Town continued sporadically over the next 50 years, with 57% of the housing stock being built between 1950 and 2000. The 1950-1970 period coincides with the “baby boom” era that saw significant construction of subdivisions across the country. Construction slowed during the 1990-1999 period. Residential development has recently started to return to the Town.



The median year housing structures were built in Campobello was 1970. This is fourteen years earlier than the median year for structures built in Spartanburg County (1984) and eighteen years earlier than the State of South Carolina (1988).

Campobello's older housing stock can result in higher maintenance costs for residents to upkeep their homes. Unless they have been renovated, older homes are more likely to pose health and safety risks compared to newer homes due to less strict building codes used in previous decades. Many older homes do not meet the needs of elderly populations which are an increasing portion of the community. These issues are a challenge for any community as they ensure that the existing housing stock is adequate to provide safe, affordable housing for its residents.

Additionally, older homes are not as efficient in the areas of heating and cooling. Many were not insulated to modern standards and subsequently cost more to heat and cool. Many also lack kitchen and plumbing facilities which detract from the home's value to future residents. The lack of some facilities along with additional operational costs can lead to older, more affordable homes becoming more expensive from an upkeep and daily living standpoint. This can be an issue with residents with lower incomes as it increases the cost burden of housing for those areas of the community.

## **Housing Types**

The housing in the Town of Campobello is typical of many small to mid-sized communities in South Carolina, with the largest portion of housing being single-family detached units (i.e. a house on its own lot), which accounts for 76.3% of dwelling units in Campobello according to the 2014-2019 ACS 5-Year Estimates from the U.S. Census.

Multi-family residential structures with more than 20-49 units per structure (townhomes and apartments) comprise more than 15.4% of Campobello's housing structures, making it the second most popular housing choice. The remainder of the housing units are listed as mobile homes and other dwellings. These units account for 8.3% housing units.

One single-family housing option is the 1-unit attached home, often called a patio home or townhome. Each of these 1-unit attached dwellings is a type of condominium and has only one or two walls touching another unit, with no dwelling unit above or below it. There were no units of this type of housing type in Campobello per the 2014-2019 ACS 5-Year Estimates. However, as the population ages, as more young adults seek maintenance-free home



ownership, and as young families desire the walkable neighborhoods that allow this housing option, the 1-unit attached dwelling is quickly growing in popularity in many areas. This may be a type of housing that will become a more prominent part of the housing stock in the future.



Mobile Homes (constructed pre-1976) and Manufactured Homes (constructed after 1976) are additional housing options in Campobello, accounting for 8.3% of all housing units in 2019. These dwellings function as single family units and are situated typically on individual parcels such as any single-family residential structure or are grouped together within mobile home parks. These homes offer an affordable housing option within a community as they do not cost as much as traditional single-family homes. However, they are not built to the same building codes and typically have a shorter life span than traditional single-family homes.

## **Affordability**

Affordability is an important consideration when examining housing conditions within a community. It can be an indicator of the cost burden placed on residents seeking housing and whether the existing housing stock meets the needs of the current residents and their income levels. Affordability can be expressed and the balance of housing costs as a percentage of income. Those paying more than 30% of their income towards rent or monthly homeowner costs (mortgage, taxes, insurance) are considered “cost-burdened.”

In 2019, more than 52% of Campobello’s residents who rented dwelling units were cost-burdened. In comparison, 46% of Spartanburg County’s renters and 49% of South Carolina’s renters paid more than 30% of their income towards rent. The Town’s levels are higher than county and state averages. This does show there is a significant segment of the non-homeowners who are in need of more affordable housing options within the town.

Homeowners were not as cost-burdened as renters, according to the 2019 ACS Estimates. Approximately 27% of Campobello’s homeowners with a mortgage were paying 30% or more of their income toward mortgage expenses and related homeownership costs. This compares unfavorably with other areas with 22% of Anderson County’s and 25% of South Carolina’s homeowners being cost burdened.



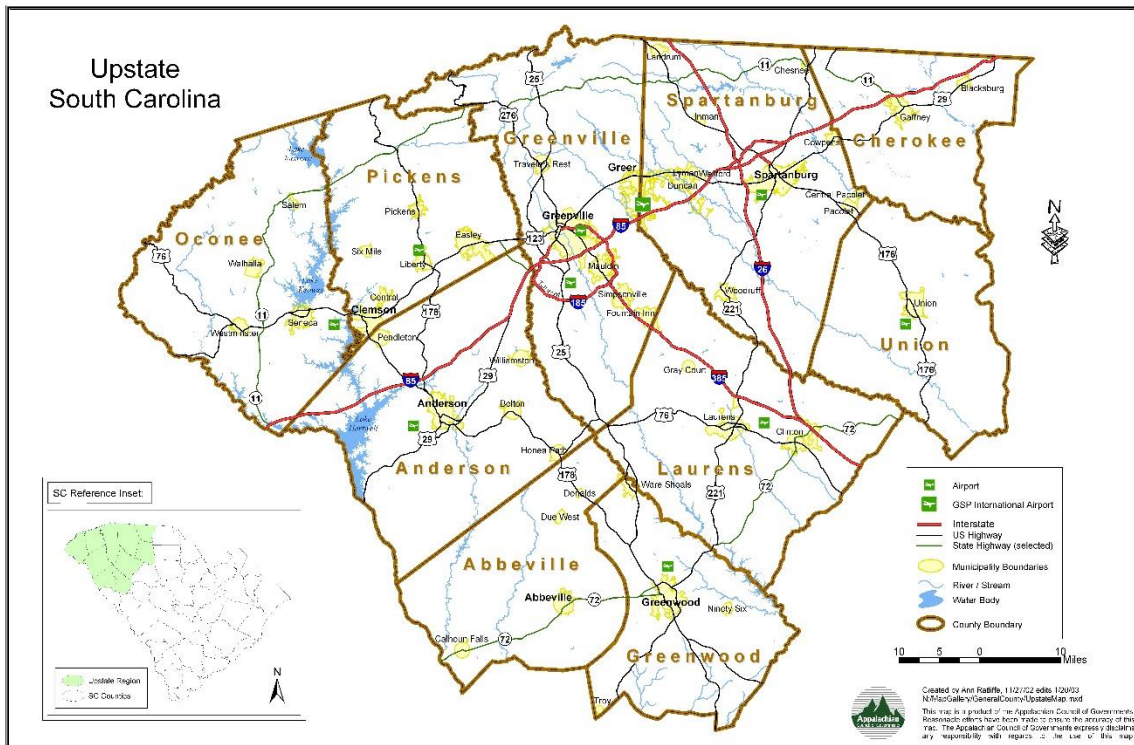
# RESOURCES AND FACILITIES

## Natural Resources

The Natural Resources element looks at the natural systems of the community including climate, topography, soils, water bodies, and other natural features. This information is important to help protect a community's quality of life by promoting proper development, maintaining aesthetic characteristics, and preserving open space and other significant natural resources, which help identify development practices of the town.

## Geographic Location

The Town of Campobello is located in Spartanburg County in the northwestern portion of the state, close to the eastern border of Greenville County. The town is located centrally between the towns of Landrum and Inman. Campobello is located approximately 3 miles west of Interstate 26.



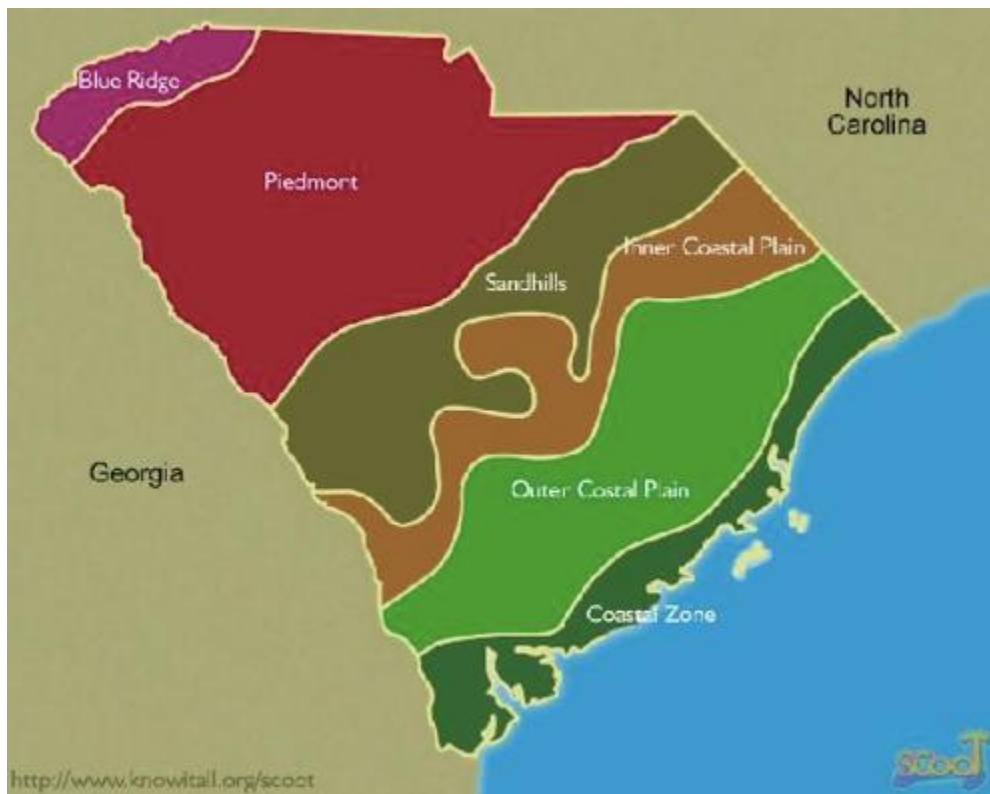
## Climate

The climate of Campobello is relatively mild. January is the coldest month with average highs of 56 degrees Fahrenheit and average lows of 31 degrees Fahrenheit. July is the hottest month with average highs of 92 degrees Fahrenheit and average lows of 69 degrees Fahrenheit.

Precipitation most often occurs in the form of rainfall rather than snow. The average total precipitation is 42.6 inches of rain for the Town of Campobello and 5.4 inches for the average total snowfall. This compares to an average annual precipitation for the state of 47.08 inches.

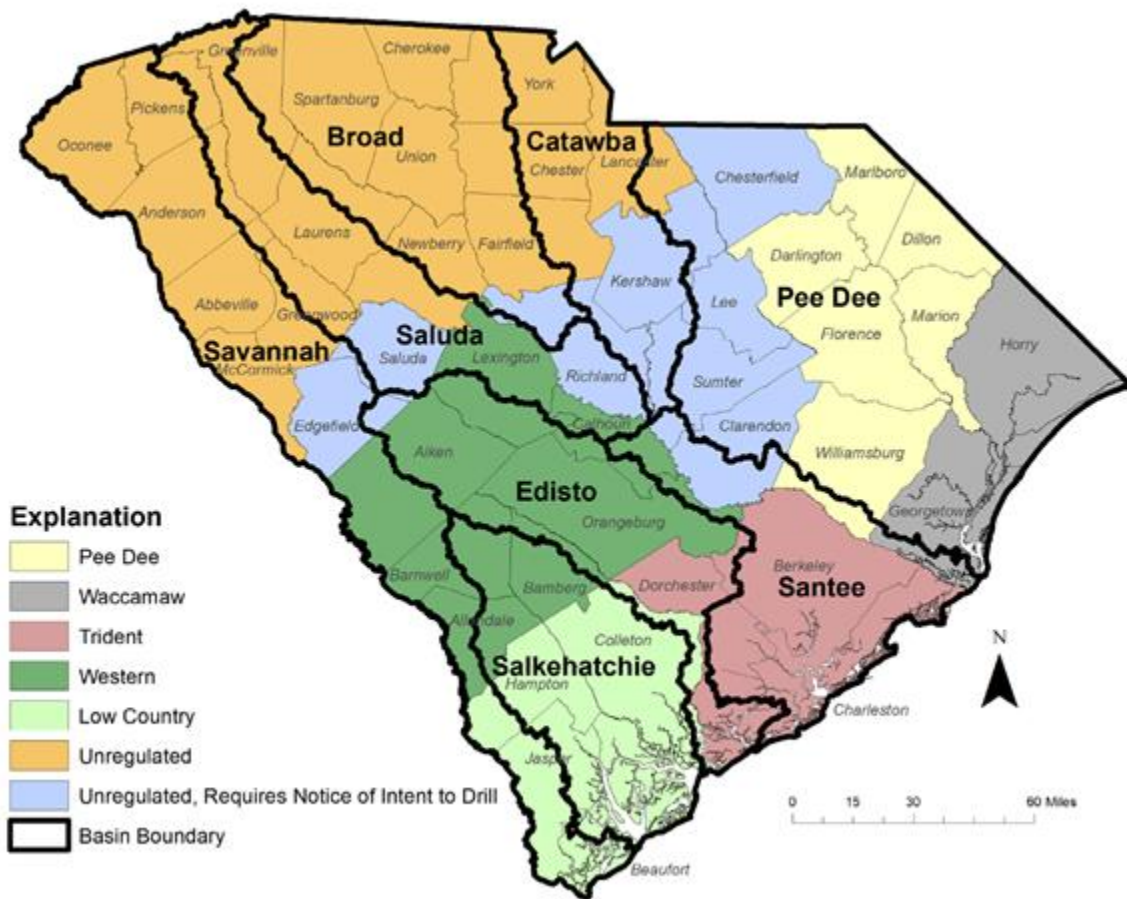
## Topography

Campobello is located in the Piedmont region of the state, which is characterized by rolling to hilly topography. Figure 4.2 identifies the physiographic regions of the state. Elevations range from 900 feet at the edge of the foothills/mountain area to 600 feet along the Savannah and Broad Rivers at the southern end of the region. The terrain becomes progressively less hilly from north to south across the region. Campobello's elevation is 922 feet.



# Hydrology

Campobello lies within the Broad River Basin. The most notable water features located in and around Campobello are Motlow Creek, the South Pacolet River and Lake Bowen. Increased development and industrial growth can lead to water contamination. There are several sites within and surrounding the town that are possible sources for groundwater contamination. The most common culprits are gas stations and underground storage tanks which leak petroleum products into the ground. Programs through DHEC provide monitoring and assessment for potential contamination issues. The Town can work with DHEC to report and investigate any areas they feel may pose a potential health hazard.



# Soils

Campobello is located in the Piedmont Plateau, as is all of Spartanburg County. The area is gently sloping, with greater grade changes near streams and drainage ways. Ten different soil



types are identified within Spartanburg County, according to information in the Soil Survey of Spartanburg County, South Carolina.

## Flora and Fauna

The vegetative groundcover contributes to the uniqueness of Campobello and to the quality of life of the residents and visitors. Trees, shrubs and other vegetation contribute to the aesthetics, but also provide erosion control, improve air quality, provide visual and aural buffers, and provide sun and wind protection. Historical forest practices, such as burning and farm abandonment, have altered the landscape through time. Since the mid 1960's, fire exclusion, partial and harvest cuttings, have all resulted in more mature forest stands with a greater hardwood mix. The introduction of non-native species threatens the natural vegetation, particularly the historical introduction of kudzu. The table below lists the threatened flora and fauna within the area.

<i>Species Name</i>	<i>G-Rank/S-Rank</i>	<i>Federal Status</i>	<i>State Status</i>	<i>SWAP Priority</i>
Chamberlain's Dwarf Salamander	G4 / S3	ARS: At-Risk Species	NA	Highest
Tricolored Bat	G2G3/S1S2	ARS: At-Risk Species	NA	Highest
Dwarf -flower Heartleaf	G3/S3	LT: Federally Threatened	NA	Highest
Blueback Herring	G3G4/S5	NA	NA	Highest
Red Burrowing Crayfish	G4 / S2	NA	NA	Highest
Bartram's Bass	GNR / S1	NA	NA	Highest
Broad River Spiny Crayfish	G3/S2	ARS: At-Risk Species	NA	High
Bald Eagle	G5 / S3B,S3N	Bald & Golden Eagle Protection Act	ST: State Threatened	High
Santee Chub	G4 / S3	NA	NA	High
Carolina Fantail Darter	G4/S2	NA	NA	High
Seagreen Darter	G4/S3S4	NA	NA	High
Large Witchalder	G3/S2	NA	NA	High
Piedmont Quillwort	G4/S2	NA	NA	High
Meadow Vole	G5 / S3?	NA	NA	High
Appalachian Pigmy Pipes	G3/S2	NA	NA	High
Piedmont Darter	G4 / S3S4	NA	NA	High

May White Azalea, Eastman's Azalea	G3/S2	NA	NA	High
Panhandle Pebblesnail	G2G3/SNR	NA	NA	High
American Mink	G5/S4	NA	NA	High
Bewick's Wren	G5/S1	MBTA: Migratory Bird Treaty Act	SE: State Endangered	Moderate
Eastern Box Turtle	G5 / S3S4	NA	NA	Moderate
White Catfish	G5 / SU	NA	NA	Moderate
Flat Bullhead	G4 / S4	NA	NA	Moderate
Rosyside Dace	G5 / S4	NA	NA	Moderate
Greenfin Shiner	G4 / S4	NA	NA	Moderate
Thicklip Chub	G4 / S3	NA	NA	Moderate
Fieryblack Shiner	G4 / S3S4	NA	NA	Moderate
Virginia Stickseed	G5/S1	NA	NA	Moderate
Confederate Daisy	G4/S1	NA	NA	Moderate
Highback Chub	G4 / S4	NA	NA	Moderate
Ground Juniper, Mountain Juniper, Common Juniper	G5T5/S1	NA	NA	Moderate
Notchlip Redhorse	G5 / S4	NA	NA	Moderate
V-lip Redhorse	G4 / S3	NA	NA	Moderate
Swallowtail Shiner	G5/S3S4	NA	NA	Moderate
Godfrey's Stitchwort	G4/S3	ARS: At-Risk Species	NA	NA
Eastern Blue Monkshood, Appalachian Blue Monkshood	G4/S2	NA	NA	NA
Yellow Giant Hyssop	G5/SX	NA	NA	NA
Snail Bullhead	G4 / S3S4	NA	NA	NA
Purple Chokeberry	GNA/SH	NA	NA	NA
Canada Enchanter's Nightshade	G5/S3	NA	NA	NA
Interrupted Fern	G5/S1	NA	NA	NA
Large Yellow Lady's Slipper, Whippoorwill Shoes	G5T5/S3	NA	NA	NA

Teaberry, Wintergreen, Checkerberry	G5/S3	NA	NA	NA
Northern Casemaker Caddisfly	G3G4/SNR	NA	NA	NA
Shale Barren Sunflower, Smooth Sunflower	G4/S2	NA	NA	NA
Butternut, White Walnut	G3/S2	NA	NA	NA
Georgia Rush, Flatrock Rush	G4/S2	NA	NA	NA
Yellow Honeysuckle	G5?/S2	NA	NA	NA
American Climbing Fern, Hartford Fern	G4 / S3	NA	NA	NA
Bog Bunchflower, Virginia Bunchflower	G5/S2	NA	NA	NA
Nestronia, Conjurer's-nut, Leechbrush, Indian-olive	G4 / S3	NA	NA	NA
Eastern Floater	G5 / SNR	NA	NA	NA
Silverrod, White Goldenrod	G5/S2	NA	NA	NA
Paper Pondshell	G5/SNR	NA	NA	NA

G-Rank/S-Rank

G-1/S-1 - Critically Imperiled

G-2/S-2 - Imperiled

G-3/S-3 - Vulnerable

G-4/S-4 - Apparently Secure

G-5/S-5 - Secure

GNR/SNR - Unranked

Source: SCDNR - Updated April 14, 2021

SU - Unrankable

SH - Possible Extirpated

S-3B - Breeding

S-3N - Non-Breeding

The existence of wildlife is dependent on many factors and is threatened by the removal of their habitat and the encroachment of development. A variety of mammals, birds and reptiles and amphibians can still be seen among the landscape in Campobello. There are 54 species in Spartanburg County listed as Threatened or Endangered, according to the South Carolina



Department of Natural Resources (SCDNR). The State Wildlife Action Plan (SWAP) has set priority status rankings for 34 of the 52 species.

## Cultural Resources

### Theatres and Auditoriums

#### *Spartanburg Memorial Auditorium*

Originally constructed in 1951, the Spartanburg Memorial Auditorium hosts a number of events each year including national talent, local entertainment, sporting events, banquets and trade shows. The auditorium, known as the “Showplace of the South,” has a seating capacity of 3,244.

#### *Spartanburg Little Theater*

Founded in the mid-1940’s, the Spartanburg Little Theatre provides four major theatre productions each year. It is also home to the Spartanburg Youth Theatre group, established in 1972.

#### *Chapman Cultural Center*

Originally founded in 1957 as the Spartanburg Arts Council, the Chapman Cultural Center is a state of the art cultural center. The current facility opened in October 2007. The Cultural Center is home to a number of museums, educational outreaches and artistic groups.

#### *Spartanburg Philharmonic Orchestra*

The Spartanburg Philharmonic Orchestra was founded in 1928. The organization offers symphony orchestra concerts, chamber music concerts and bluegrass performances.

#### *Ballet Company of Spartanburg*

The Ballet Company of Spartanburg was founded in 1966 to promote interest in ballet and dance. The Company also provides training in ballet and jazz dancing through the Dance Center, established in 1976.

#### *Spartanburg Repertory Company*

Originally founded in 1986, the Spartanburg Repertory Company offers musical theatre and opera performances. The goal of the organization is to promote a love of professional opera and theatre in the community.

### *Spartanburg Science Center*

The Spartanburg Science Center provides programs in natural history and science to a variety of groups in the community. The Center serves approximately 20,000 children each year.

### *Spartanburg Music Foundation*

Formed over 100 years ago, The Spartanburg Music Foundation works to promote music and music education in Spartanburg County. It supports a variety of groups such as the Spartanburg Symphony Orchestra, the Symphony Chorus and the Converse College Opera Workshop.

### *Converse University Facilities*

Converse University is home to the Zimmerli Performance Center/Twichell Auditorium. Twichell Auditorium was originally built in 1899. The auditorium is part of the Zimmerli Performance Center at Converse College. The 1,489 seat auditorium hosts a number of events annually and is known for its Casavant Freres pipe organ and its excellent acoustics. The Auditorium was recently renovated in 2019.

### *Wofford College Facilities*

Wofford College is home to the Rosalind Sallenger Richardson Center for the Arts. This 65,000 square foot facility has a 100 seat black box theater, sculpting room, painting room, 3D digital studio and 2D room, upper and lower museums, acting room, café and courtyard with amphitheater seating.

## Museums and Art Galleries

### *Artists Guild*

The Artists Guild is an organization of visual artists designed to encourage the creative growth of its members and to promote the arts in Spartanburg County. The group sponsors exhibitions of its members work and runs a gallery in the Arts Center building.

### *Arts Partnership*

The Arts Partnership was established to raise money in support of the arts. The group works in partnership with Spartanburg County's arts, music and theatre groups to help further the Cultural Plan for the Arts, developed in 1992.

### *BMW Zentrum Museum and Visitor's Center*

The BMW Zentrum Museum and Visitor's Center is the only BMW Museum in North America. Visitors can take a self-guided tour to see past, present and future of BMW vehicles.

### *Spartanburg Art Museum*

The Museum hosts a wide variety of free and low-cost events and programs centered on their contemporary exhibitions.

### *Spartanburg County Historical Association*

The Association was established to preserve and promote the history of Spartanburg County. The group manages the Spartanburg Regional History Museum and three historic sites: Walnut Grove Plantation, the Historic Price House and the Seay House.

## Colleges and Universities

### *Converse University*

Converse University, founded in 1889, is a comprehensive liberal arts university located near downtown Spartanburg. Converse University offers more than 40 undergraduate degrees, nine graduate degrees including two doctoral programs of study. Programs are offered on campus, online and at the University Center in Greenville. The University has an enrollment of approximately 1,394 students.

### *Edward Via College of Osteopathic Medicine*

The Edward Via College of Osteopathic Medicine opened its downtown Spartanburg campus in 2011. The school offers the Doctor of Osteopathic Medicine degree. The College has approximately 600 students.

### *Sherman College of Chiropractic*

The Sherman College of Chiropractic, founded in 1973, is located in Boiling Springs. The school offers the Doctor of Chiropractic degree. The College has approximately 423 students.

### *Spartanburg Community College*

Spartanburg Community College has campuses in Spartanburg, Duncan, Gaffney and Union; and is one of sixteen state technical colleges in South Carolina. With enrollments of 4,108, SCC offers associate's degrees, certificates and diplomas.

### *Spartanburg Methodist College*

Spartanburg Methodist College is a private college founded in 1911. SMC offers Associate and Bachelor degrees in thirteen areas of study. Programs are offered on campus and online. The College has an enrollment of approximately 1,044 students.

### *University of South Carolina Upstate*

The University of South Carolina Upstate was founded in 1967. The school is a regional public university with an enrollment of more than 6,000 students. Upstate offers 35 undergraduate majors, 11 Pre-Professional programs and 5 graduate programs. Programs are offered on campus, online and at the University Center in Greenville.

### *Wofford College*

Wofford College, founded in 1854, is a comprehensive liberal arts university located near downtown Spartanburg. Wofford College offers 27 undergraduate degrees and nine Pre-Professional programs of study. Programs are offered on campus. The University has an enrollment of approximately 1,770 students.

### *Other Area Colleges and Universities*

Other Colleges and Universities around Campobello include Furman University, Greenville Technical College, North Greenville College and the University Center in Greenville.

## Libraries

### *Spartanburg County Library*

Spartanburg County Library is a tax-supported, countywide public library system governed by a board of trustees appointed by the Spartanburg County Council. The system headquarters is the Main Library in Spartanburg. Convenient service is provided to all county areas by the 11 branch libraries and the bookmobile. The Friends of the Spartanburg County Library, open to all interested people, provides an opportunity for active library support and involvement. Campobello is served by the Landrum Library located at 111 East Asbury Drive, Landrum and the Inman Library (Temporarily closed).



## Community Events and Activities

The community is reminded of its heritage through two events each year - the Moonshiners Reunion and Mountain Music Festival and the Plum Hollow Festival. In addition there are many other area events that are part of the areas character that the Town identifies with. The following is a list of festivals, fairs and events in the Spartanburg County and the greater Campobello area.

*Campobello Family Fun Day (Campobello)* – Artists, Crafts, food and entertainment

*The Assaults Cycling Event* – Self-paced 74.2 or 102.7 mile bike rides from Spartanburg into North Carolina

*Harvest Day Festival (Inman)* – Artists, crafts, food and entertainment

*Piedmont Interstate Fair* – Rides, games farm animals, food and entertainment

*Holiday Lights Safari (Wellford)* – Drive-thru light display at Hollywild Animal Preserve

*Amazing Road Rally (Spartanburg)* – A scavenger hunt in a car and dinner

*Hub City Hog Fest (Spartanburg)* – Barbeque competition with live music

*Landrum Quilt Show (Landrum)* – Quilts, vendors and raffles

*Mighty Moo Festival (Covpens)* – 2-day event featuring rides, entertainment, a parade, street dance and fireworks

*Moonshiners Reunion and Mountain Music Festival (Campobello)* – Live music and camping

*Olde South Timeline Ball (Spartanburg)* – Period formal attire ball including dinner and dancing

*Plum Hollow Festival (Campobello)* – Bluegrass music festival

*Skating on the Square (Spartanburg)* – Open air ice rink for skating

*Sparkle City Rhythm and Ribs Festival (Spartanburg)* – Barbeque competition, food vendors and music

*SpartOberfest (Spartanburg)* – German food, concerts, entertainment and Christmas market

*Spartanburg Chautauqua Festival (Spartanburg)* – Live history festival

*Spartanburg Earth Day Festival (Spartanburg)* – Exhibitions, vendors, children’s activities, live entertainment and educational programs

*Spartanburg Greek Festival (Spartanburg)* – Shopping bazaar, music, dancing, church tours and Greek food

*Spartanburg International Festival (Spartanburg)* – International festival featuring food, music, dance, art and more

*Spartanburg Soaring! (Spartanburg)* – Kite festival including music, food trucks and art market

*Spartanburg Spring Fling (Spartanburg)* – Entertainment, family fun zone, food and market vendors

*Train Day at the Depot (Spartanburg)* – Kid oriented train festival at the Hub City Railroad Museum

## Community Facilities

The Community Facilities and Infrastructure element deals with many issues vital to the community’s growth and quality of life. Infrastructure planning for water, sewer, roads and other needs is vital for the community to attract and direct growth. Town services such as police and fire protection, libraries, education, and recreation help to make the community a desirable place for living.

### Utilities

#### *Water & Sewer*

All residents and existing structures within the town are serviced with water by the Inman Campobello Water District. Sewer is currently available in the very northern portion of Campobello. This service is provided by the Spartanburg Sanitary Sewer District.

#### *Power*

Electricity is provided by Duke Power Company. Natural gas is not currently available in Campobello.



### *Sanitation*

The Town of Campobello contracts with Spartan Waste to provide weekly curbside pick-up of household and commercial garbage within the town. The trash is delivered to the Spartanburg Regional Landfill.

## Safety and Emergency Services

### *Fire and Police Protection*

Campobello is served by the Campobello Fire Department. The Department is run by volunteers dedicated to serving the community. The Department maintains three fire stations and eleven vehicles. The Fire Department has a total of 28 firefighters and staff.



The Campobello Police Department has 6 full time and 8 part time officers.

### *EMS*

Spartanburg EMS provides EMS services throughout Spartanburg County. Spartanburg EMS provides 24-hour coverage to the County through 26 Stations. There are several stations located in the Landrum/Inman area that could serve the Campobello area.

## Recreation

The Landrum Youth Association and Inman Youth Association provided youth recreation opportunities in the Campobello area. The two organizations offer a variety of sports opportunities including baseball, softball, track & field, football, cheerleading, basketball and lacrosse.



Campobello has the following recreational facilities:

Gib Gosnell Park – Playground and baseball field

Other recreational opportunities in the area include Brookwood Park in Landrum, Holston Park and Inman Mills Park in the Inman area, Lake Bowen and the Palmetto Trail.

## Libraries

There are two public libraries in the larger Campobello area. The Inman Library is located in Inman. The Landrum Library is located in Landrum. The Inman location is currently closed while construction on a new library building is completed. The Landrum location is open and provides a variety of services to the public.

## Education

The Campobello area is served by Campobello-Gramling School, Holly Springs Motlow Elementary, Landrum High School and Chapman High School. The schools serve approximately 2,714 students. The area is also served by the Swofford Career Center



## Primary and Secondary Facilities

Campobello School Facts				
School	Grades	No. of Students	No. of Teachers	Ratio of Students: Teachers
Holly Springs Motlow Elementary	K4-6	522	44	1:12
Campobello-Gramling School	K4-8	830	60	1:14
Landrum High School	9-12	570	86	1:7
Chapman High School	9-12	1,060	110	1:10

Source: Spartanburg School District 1 – 2022



### *Career and Technology Center*

The Career and Technology Center provides local students with the opportunity for success in the transition from high school to college or full time employment through 15 programs which provide quality instruction and the innovative application of business, computer and technical education. The Center's strong partnership with students, parents, educators and forward-thinking members of the business community has helped to make this effort a successful one for everyone involved. Programs are open to Boiling Springs, Chapman, Chesnee and Landrum High School students. The Center is located in Inman.

### *Post Secondary Education*

There are many post-secondary schools located in the upstate and Spartanburg County. There are a number of schools in the Spartanburg area, including Converse College, Sherman College of Chiropractic, Spartanburg Community College, Spartanburg Methodist College, University of South Carolina Upstate and Wofford College. North Greenville College is located in Tigerville. Clemson University is located in the City of Clemson.



# TRANSPORTATION AND LAND USE

## Existing Roadway Network

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

## Expressways/Freeways

An expressway or freeway provides for rapid and efficient movement of large volumes of through traffic between regions and across an urban area. Typically these facilities have multiple lanes and are divided for safety. It is not the purpose of an expressway/freeway to provide direct access to abutting property.

Interstate 26 is located to the east of Campobello. It connects Campobello to Asheville to the northwest and Columbia and Charleston to the Southeast. Asheville is 55 miles north of the town and Columbia is 111 miles to the south. Interstate 85 transects the Upstate connecting the major metropolitan centers of Atlanta and Charlotte. Atlanta is 185 miles south of the town on I-85 and Charlotte is 89 miles to the north.

## Arterials

Primary and secondary arterials move large volumes of traffic between major traffic generators and land use concentrations across the community; serve as connections to other urbanized areas; and connect local/collector streets and primary arterials and move large volumes of traffic over shorter distances within the community. Arterials in Campobello include SC Highway 11 (Pine Street) and US Highway 176 (Main Street/Asheville Highway).

- Highway 11 (Pine Street Extension) – Averaged 3,700 vehicles per day from South Blackstock Road to US 176 in 2020 (Traffic Station 42-0199) and 4,800 vehicles per day from US 176 to I-26 (Traffic Station 42-0201)
- US 176 (Main Street/Asheville Hwy) – Averaged 4,000 vehicles per day from SC- 14 to SC-11 in 2020 (Traffic Station 42-0128)

## Collector/Local Streets

Collector Streets provide for the transition from higher speeds and traffic volumes to lower speeds and traffic volumes accessing abutting land uses. Collector streets typically connect residential areas, parks, churches, etc., with arterial streets and move traffic over shorter distances than a secondary arterial.

Local streets are those roads within Campobello that provide access to residential areas and other low traffic areas, distributing traffic to collectors and arterial streets.

## Road Improvements

Funding for road improvements in the Town is possible through several different sources. The South Carolina Department of Transportation (SCDOT) fund road projects for State maintained roads. Smaller projects are funded through the Spartanburg County Transportation Committee which administers gas tax allocations (C Funds).

## Rail Transit

The main rail line transecting Campobello is no longer in service. Amtrak operates a passenger rail service, the Piedmont Line, with stops in Clemson, Greenville and Spartanburg.



## Public Transit

Currently there is no mass transit operator in Campobello. The closest operator is the SPARTA System in Spartanburg. Citizens in Campobello without adequate transportation are dependent on demand response service providers in the area. On demand response service may be available through the Senior Centers of Spartanburg Co., Inc. and the Spartanburg County DSN Board.

## Transportation

The transportation network in Campobello is made up primarily of residential streets crisscrossed by state and US highways. A portion of the Town's streets are laid out as a grid network while the remaining streets have developed around industry and terrain. Highway 11 (Pine Street Extension) and US 176 (Main Street/Asheville Highway) form the main arteries

through the town. Major thoroughfares through Campobello include Holly Springs Road, Pine Street and Park Street.

As with most areas in the Upstate, the dominant travel mode in Campobello is the automobile. Campobello does not have a public transit option and has very few striped bicycle lanes. The commuting patterns of Campobello residents are also typical of most Upstate cities. All workers either drive or carpool to work.

<b>Means of Transportation to Work</b>	
Drove Alone	91.2%
Carpool	8.8%
Walked	0.0%
Worked at Home	0.0%
Public Transportation	0.0%
Other	0.0%

Source: 2019 ACS 5-Year Estimates, US Census

An unknown variable moving forward is how COVID-19 will impact commuting patterns. Many companies transitioned to a hybrid work model during the pandemic; some combination of working from home and working in the office. “White collar workers” refers to workers that perform professional, managerial, or administrative work without hard manual labor. These workers were more likely to have opportunities to work from home during COVID-19.

<b>Employment by Industry</b>	
Agriculture, Forestry, Fishing and Hunting, Mining	0.35%
Construction	6.23%
Manufacturing	15.22%
Wholesale Trade	3.11%
Retail Trade	12.1%
Transportation and Warehousing, Utilities	9.00%
Information	0.69%
Finance and Insurance, Real Estate	3.11%
Professional, scientific, and management and administrative and waste management services	7.27%
Educational services, and health care and social assistance	22.49%
Arts, entertainment and recreation, and accommodation and food services	13.15%
Other services except public administration	2.77%
Public Administration	4.50%

Source: 2019 ACS 5-Year Estimates, US Census

According to the Census Bureau's 2015-2019 American Community Survey, the average American commute was 26.9 minutes and the average South Carolina commute was 26.0 minutes. Before the pandemic, the average commute for Campobello residents was 32.6 minutes, above both the State and US averages. Most of these workers likely work within Spartanburg and Greenville Counties.

## Land Use

The Town of Campobello currently covers approximately 3.51 square miles of land. Most of the development in the Town of Campobello is single family residential with a primary commercial corridor running along Main Street with a distinct downtown. The Town is primarily single family residential outside of the downtown. There are large amounts of vacant/agricultural land around the edges of town.

### Existing Land Use

Low-density single family uses are the dominant land use in Campobello. The vast majority of the housing stock consists of single family residential uses with small pockets of multi-family scattered throughout the community. The lack of sewer in the area limits the allowable density of housing based on the need for larger lots to allow for septic systems.

Commercial development in Campobello is concentrated along Main Street, Pine Street and in the downtown area. Institutional uses include the Campobello Government offices, schools, churches, parks, and other public buildings. The primary centers for institutional uses are the school facilities north and south of the Town center, along with Town offices and churches in the South Main Street area. Three properties adjacent to the railroad tracks have been identified as industrial properties along with one parcel abutting Interstate 26.

A number of parcels of land are undeveloped or agricultural. These properties include agricultural properties, properties platted but not yet built upon, and other properties that have not developed. The undeveloped areas are located primarily in the northern section of Town and east of the railroad tracks. These areas provide the potential for future development that the community must plan and be prepared for.

Land Use	Number of Lots	Percentage	Acreage	Percentage
Commercial	26	5.90%	22.40	0.96%
Industrial	4	0.91%	34.31	1.48%
Institutional	33	7.48%	228.65	9.83%
Multi-Family	5	1.13%	13.53	0.58%
Single Family	261	59.18%	420.75	18.11%
Vacant/Agricultural	112	25.40%	1,604.30	69.03%
<b>Totals</b>	<b>441</b>	<b>100%</b>	<b>2,323.94</b>	<b>100%</b>

Source: SCACOG

## Existing Zoning

In keeping with the existing land use survey, most of the city is zoned as low density residential. The town has two single family residential districts, one level of low density residential (R-1) and one level of medium density residential (R-2). The R-1 District is the vast majority of zoning in Town. The R-1 Zoning District is intended for detached single-family dwellings and compatible uses such as agriculture, medical offices, schools and churches on lots of at least 15,000 square feet. The R-2 Zoning District is intended for detached single-family dwellings and compatible uses such as agriculture, medical offices, schools and churches on lots of at least 8,000 square feet.

The Town has two multi-family residential districts (R-2A and R-3). There is also a planned mobile home park district (R-3A). There are a number of parcels zoned R-2A and R-3, mostly in the southern portion of Town. The R-2A district allows for single family and duplex residential development on lots of at least 5,000 square feet. The R-3 district allows for single family, duplex and multi-family development on lots of at least 5,000 square feet.

Campobello has three commercial zoning districts: Transitional Commercial (C-1), Planned Neighborhood Commercial (C-2) and Central Business District (C-3). The Transitional Commercial District is an area transitioning between residential and commercial uses. The majority of properties zoned C-1 are near the North Main/Pine Street intersection. Planned Neighborhood Commercial is located mainly along Main Street and allows a larger number of commercial uses. The Central Business District zoning is located in the center of Town near the Town offices.



The town has two Industrial zoning classifications, I-1 Industrial and I-2 Industrial Park. There are several parcels zoned with these designations, along the railroad tracks and adjacent to Interstate 26.

The town also has a Flood Hazard Zone (FH-1) designation. This district restricts allowed use within the 100 year flood plain area. There is one piece of property zoned FH-1. It is at the southeastern portion of Town and is part of the Lake Bowen property.

Land Use	Number of Lots	Percentage	Acreage	Percentage
R-1 Single Family	364	82.54%	1,508.32	64.90%
R-2 Single Family	20	4.54%	4.86	0.21%
R-2A Single Family/Duplex	5	1.13%	7.58	0.33%
R-3 Multi-Family	2	0.45%	4.20	0.18%
R-3A Mobile Home Park	0	0.00%	0.00	0.00%
C-1 Transitional Commercial	8	1.81%	9.70	0.42%
C-2 Planned Neighborhood Commercial	10	2.27%	12.10	0.52%
C-3 Central Business District	17	3.86%	4.79	0.21%
I-1 Light Industry	7	1.59%	34.65	1.49%
I-2 Heavy Industry	1	0.23%	13.83	0.60%
FH-1 Flood Hazard	7	1.59%	723.91	31.15%
<b>Totals</b>	<b>441</b>	<b>100%</b>	<b>2,323.93</b>	<b>100%</b>

Source: SCACOG

## Future Land Use

### Residential

As the future land use map shows, single family housing is the predominant residential land use and will remain so in the future. Residential districts account for almost 85% of projected future land use by area. The predominant type of residential development will be large lot single family due to the lack of sewer infrastructure in the community. This is characterized by traditional single family type development with no more than two units per acre. This is similar to the existing development pattern.

The other residential areas in the community are designated as Multi-Family Residential. This area is not intended to be used solely for multi-family type developments. It is intended to provide flexibility in areas of the community that are in need of revitalization so that more options may be used to redevelop the areas. In addition to single family uses, this includes duplexes and other types of multi-family development in areas where they may be appropriate.

Allowing these types of uses will be determined on a case by case basis and should be determined by the impact on the surrounding residents and larger neighborhood.

### Institutional

Campobello has a number of properties identified as Institutional use. These include churches, schools, government offices and facilities, and public utilities such as Duke Power. Areas shown as Institutional in the future are currently in use as Institutional uses and projected to remain that way in the future.

### Commercial

Commercial activities in Campobello occur mostly along the main corridors into town, along Main Street and Pine Street. This is also the vision for future development of the town. The commercial areas are shown to be located in several nodes connected by mixed-use activities in between.

### Mixed Use

Three areas of town are shown as Mixed Use. These areas are designed as transition areas between single family residential and future office/commercial uses. They are located along Main Street, Frank Clinton Road and along the railroad tracks where the future rail-trail project is proposed.

### Industrial

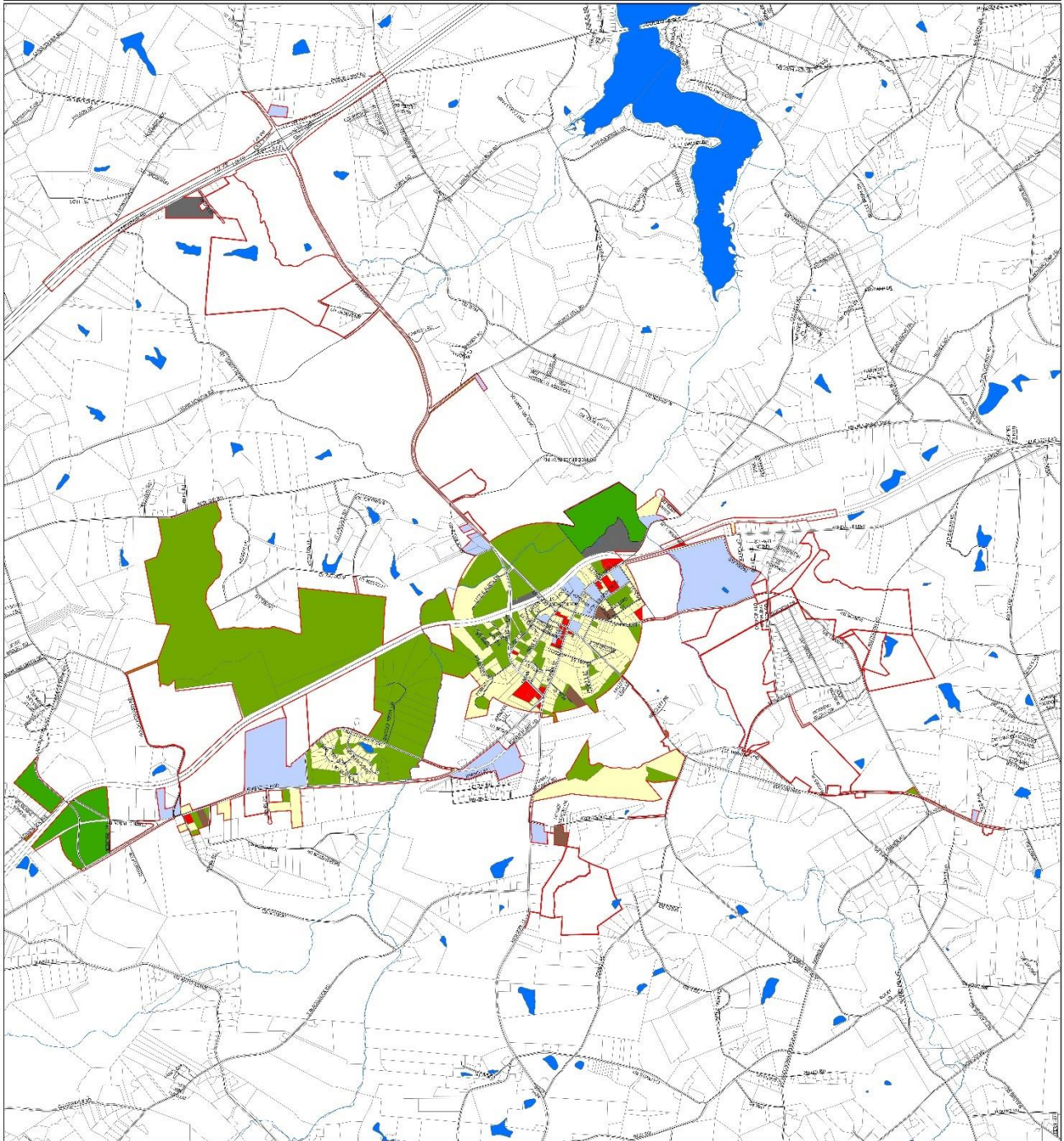
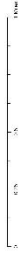
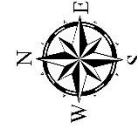
The areas identified as future industrial uses are areas that are currently in use for industrial activities. The town will focus on retaining its character, while developing under the current direction of limited industrial activities and locations.

Land Use	Number of Lots	Percentage	Acreage	Percentage
Commercial	26	5.90%	18.61	0.80%
Industrial	6	1.36%	44.90	1.93%
Institutional	33	7.48%	228.65	9.84%
Mixed Use	44	9.98%	135.68	5.84%
Multi-Family	9	2.04%	12.08	0.52%
Single Family	322	73.02%	1835.14	78.97%
Vacant/Agricultural	1	0.23%	48.86	2.10%
<b>Totals</b>	<b>441</b>	<b>100%</b>	<b>2,323.92</b>	<b>100%</b>

Source: SCACOG

Town of  
Campobello, SC  
Existing Land Use

- Lakes
- Streams
- Railroad
- Campobello Boundary
- Campobello Area Parcels
- Current Land Use
  - Single Family
  - Multi-Family
  - Institution
  - Commercial
  - Industrial
  - Vacant

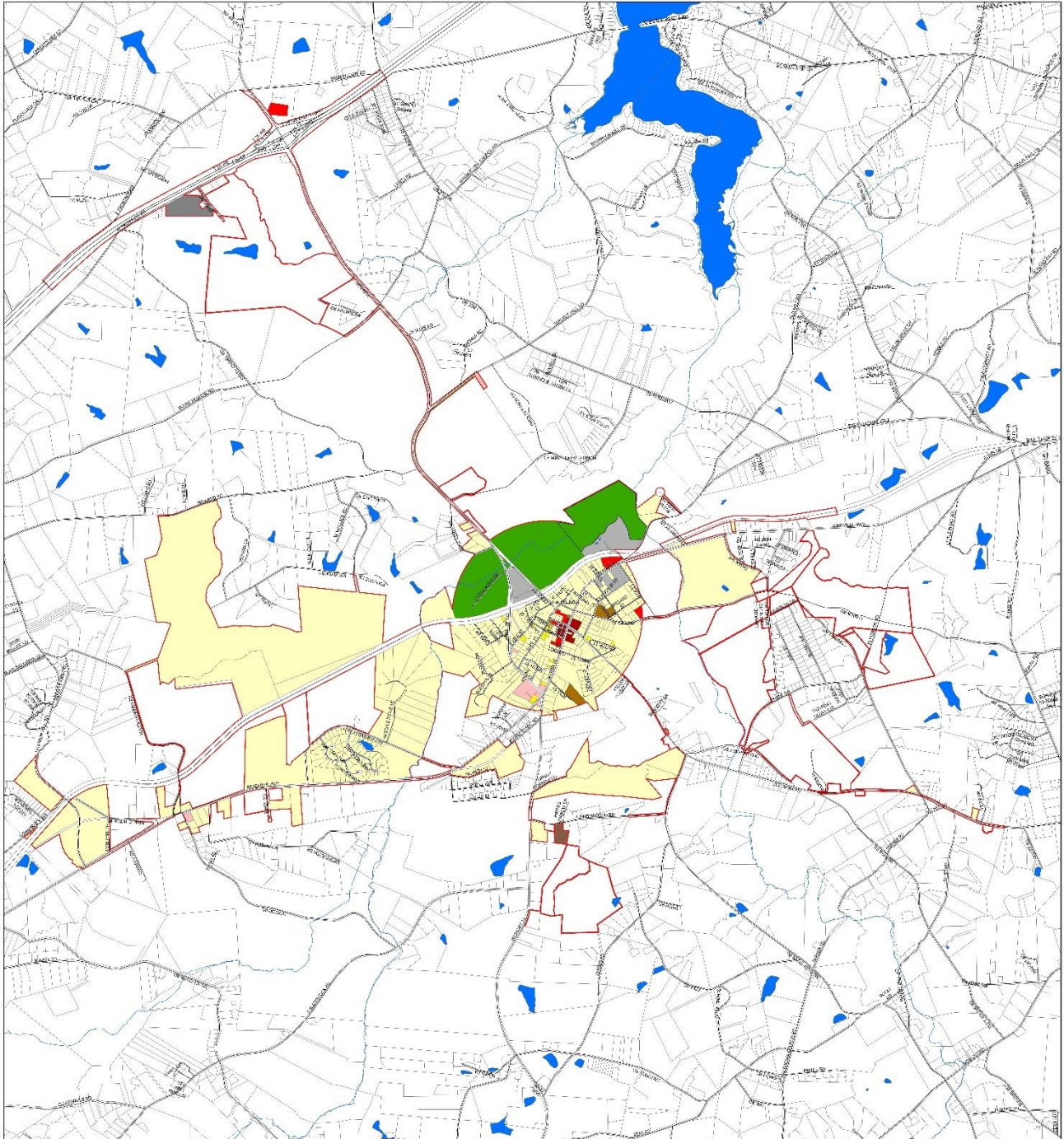
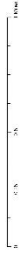
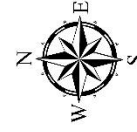




# Town of Campobello, SC

## Zoning

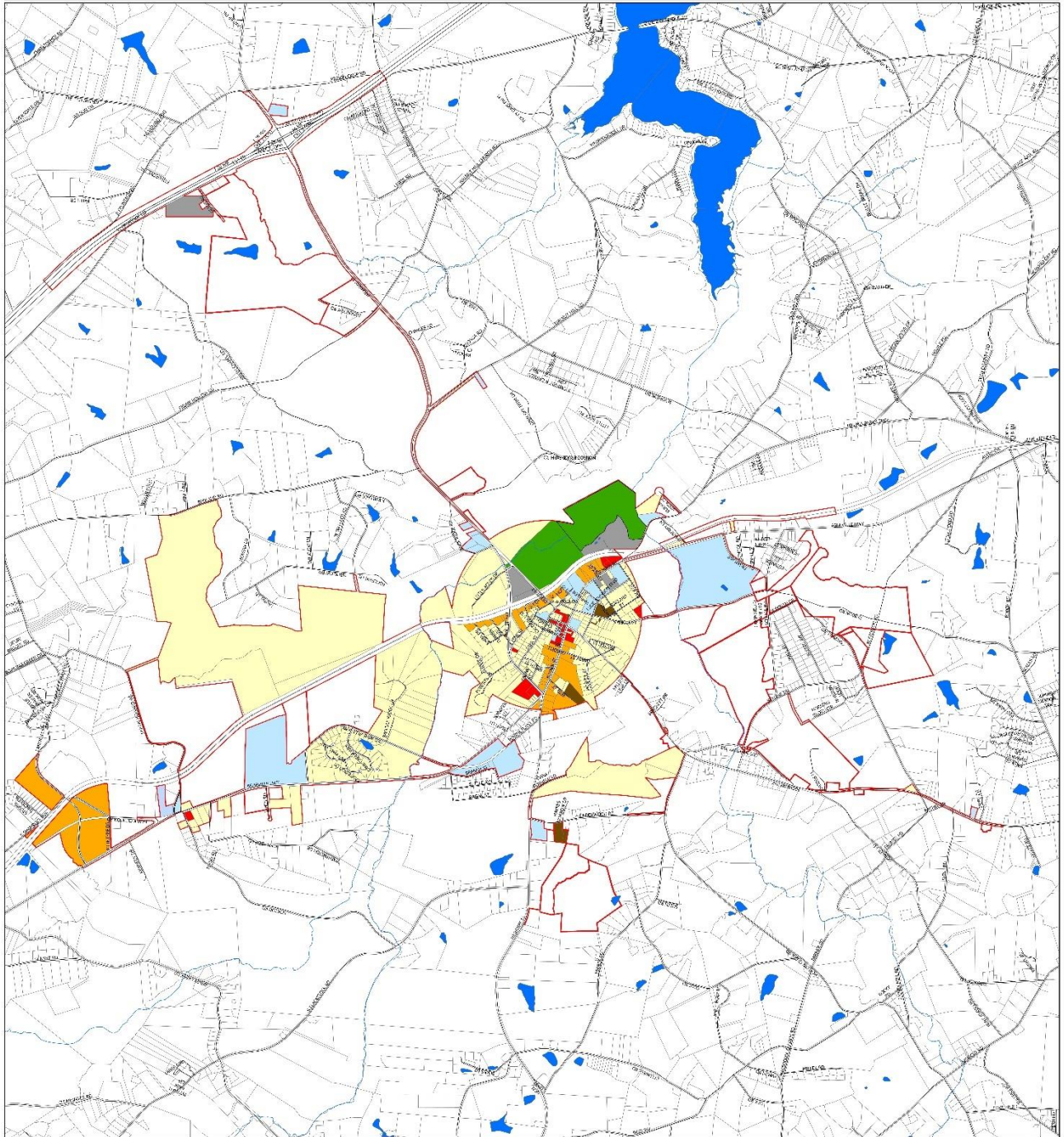
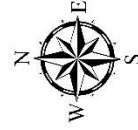
- Lakes
- Streams
- Railroad
- ▭ Campobello Boundary
- Zoning
  - R-1 Single Family
  - R-2 Single Family
  - R-2A Single Family Duplex-Residential
  - R-3 Multi-Family Residential
  - C-1 Transitional Commercial
  - C-2 Planned Neighborhood Commercial
  - C-3 Central Business District
  - I-1 Light Industry
  - I-2 Heavy Industry
  - FH-1 Flood Hazard Zone





Town of  
Campobello, SC  
Future Land Use

- Lakes
- Streams
- Railroad
- Campobello Boundary
- Future Land Use
- Single-Family
- Multi-Family
- Institutional
- Mixed Use
- Commercial
- Industrial
- Vacant



# RESILIENCY/PRIORITY INVESTMENT

## Resiliency

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

### Purpose

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

### Primary Hazards

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

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

Drought. Drought is caused by a lack of precipitation over an extended period of time, often resulting in a water shortage for some activity, sector, or the environment. In contrast to other environmental hazards, droughts develop slowly over a period of weeks, months or years. According to NOAA, drought is the second most costly weather and climate disaster affecting the United States, preceded only by tropical cyclones. Historically, South Carolina has experienced many statewide droughts. They can occur at any time of the year and last for several months to several years.

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

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

Hazardous Materials. Hazardous material incidents can include the spilling, leaking, pumping, emitting, discharging, escaping, leaching, or disposing into the environment of a hazardous material, but exclude: (1) any release which results in exposure to poisons solely within the workplace with respect to claims which such persons may assert against the employer; (2) emissions from the engine exhaust of a motor vehicle, rolling stock, aircraft, vessel or pipeline pumping station engine; (3) release of source, byproduct, or special nuclear material from a nuclear incident; and (4) the normal application of fertilizer. Facilities that store or use hazardous materials are scattered throughout the state, but many are located in coastal counties, where they are also exposed to hurricane winds and rains. However, hazardous materials are frequently transported along I-85 and I-26 and could create a significant hazard if an accident caused a spill.



## Tools and Existing Protective Measures

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

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

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

## Conclusion

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

1. Determine areas that are of the highest risk, evaluate development intensity regulations for these areas, and prioritize projects in these areas.
2. Strengthen partnerships with surrounding jurisdictions to combat issues that cross jurisdictional boundaries.
3. Educate the public about their role in building resilience and how to recover.

4. Review and consolidate resilience-related efforts detailed in other Elements of this Plan during the next five-year update, which may include, but not be limited to, advanced study and audit of existing facilities and programs.

## Priority Investment

One of the requirements of the State Comprehensive Planning Legislation is that the Town consider how it will pay for needed capital investments. This includes an analysis of all funding sources for public infrastructure and facilities, as well as coordination with other adjacent and relevant jurisdictions and agencies.

The Town of Campobello has been engaged in capital asset and debt administration for its infrastructure for many years and understands the benefits of coordination with partner agencies. The Town works closely with SCDOT, Spartanburg County and the Appalachian Council of Governments, for instance, on planning and securing funding for construction of road projects.

The Town Council prepares the Town's budget, which includes Capital Expenditures and Debt Administration. In order to address several of the plan's recommendations, the Town should consider putting together a five-year operating plan to help staff and Council members anticipate future capital costs and needs.

# PUBLIC INPUT PROCESS

Any successful planning process begins from the bottom up. It includes all segments of the community—especially the “average” citizen. Therefore, a survey was designed to allow the public to provide their input on the future of the community. A public meeting was also held to allow additional public input into the process. A working committee was also assembled to discuss the plan and goals for the future. These forums focused specifically on future land development and land use across the Town of Campobello. This document is a product of the public input process and is intended to convey the message, the feelings and the attitude of the Town of Campobello citizens toward future development and growth.

Residents were asked to rank their priorities by issue area. The following list details their priorities:

- a. Public Safety – 51% Top Three (34% #1)
- b. Entertainment/Shopping – 43% Top Three (20% #1)
- c. Environment – 41% Top Three (9% #1)
- d. Recreation – 36% Top Three (4% #1)
- e. Services/Utilities – 32% Top Three (7% #1)
- f. Employment – 27% Top Three (5% #1)
- g. Housing – 25% Top Three (11% #1)
- h. Historic Preservation – 23% Top Three (5% #1)
- i. Transportation/Traffic – 23% Top Three (5% #1)



# GOALS AND IMPLEMENTATION

The public input as conducted for the Comprehensive Plan have identified a number of goals for the town to pursue. Each of the goals were identified through an extensive public involvement process involving not only citizens of Campobello, but local business owners, town staff, the Planning Commission and Town Council. This section will outline four key themes from those goals and present a set of recommendations for each theme.

## Quality Development



Most communities want to see a basic level of quality standards for their town. Development that does not contribute to the dignity and meaning of a place can have an adverse effect on property values, the community's sense of place and economic development. Quality development will contain nice aesthetics, friendly streets and sidewalks, and inviting storefronts.

### **Enhance the Quality and Planning of New Development.**

- Maintain Campobello's unique character and small-town atmosphere and encourage a strong physical sense of both neighborhood and community.
- Preserve and enhance Campobello's most important natural and cultural resources that are the foundation for the character of community.
- Adopt policy and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Campobello and the surrounding area, while encouraging responsible economic development and diversity.
- Adopt policy that manages not only the timing and location of development, but also the content and design of development, to maintain and enhance the community and character of Campobello while promoting economic development.
- Enact stricter landscape requirements for all new development.
- Enhance existing neighborhood parks and recreational facilities, and create new ones where needed.

## **Plan Proactively to Manage Growth Efficiently.**

- Provide adequate, high quality, and well-maintained public services, amenities, and facilities.
- Expand and maintain Campobello's utility infrastructure to adequately serve future growth and development.
- Develop recreational, sports, and cultural facilities to provide and sustain an adequate level of service.
- Maintain and improve the current high level of public safety and emergency services.
- Coordinate planning efforts with Spartanburg County to ensure quality planning, particularly for schools and along the edge of town and development located just outside the town within the county.
- Review and update the zoning and land use development ordinances, including criteria for signage, parking and landscaping.
- Promote target areas for creative commercial and residential development that is consistent with the village character and architectural context.
- Encourage professional office development and mixed use development around the downtown.
- Encourage the development of restaurant and retail development in the downtown.
- Encourage the development of activities for youth and seniors.
- Maintain the current balance of single and multi-family housing.
- Apply development standards to ensure that mixed use areas are human scaled, pedestrian friendly, and physically integrated through mixed use buildings and buildings that front onto streets rather than large parking lots that separate buildings and their uses.
- Provide support for zoning compliance officer through other departments.

## Quality Connections



Transportation connectivity and the ease of getting around via streets, trails, and sidewalks has a major impact on the quality of life in any community. Increased connectivity reduces congestion, makes a town more walkable and bikeable, and makes a community more inviting for businesses, residents and visitors. It is important to recognize the assets the Town has, and to try to connect them safely through a variety of transportation modes.

- Develop a plan for maintenance and repair of existing sidewalks
- Expand existing trail and sidewalk network to connect key community assets and neighborhoods.
- Work with the railroad and neighboring communities to make the proposed rail-trail a reality.
- Adopt development regulations that require new developments to provide transportation improvements, including future controlled access collectors, to town standards where necessary, to implement the planned transportation network.
- Facilitate the funding and improvement of poorly operating intersections in the town to improve traffic safety and maintain an acceptable LOS.
- Identify key intersections for improving pedestrian facilities (cross walks, signaling) and streetscape applications.
- Study realignment of certain roads to provide better traffic flow for residents.



## Healthy Neighborhoods



Neighborhoods are an important part of any town's success. Neighborhoods are where neighbors talk, people walk, and bikes ride. Neighborhoods should feel safe and inviting and provide places of recreation for neighbors and visitors alike. Healthy neighborhoods also provide a variety of housing options depending on lifestyle.

### **Provide a Variety of Housing Options.**

Successful communities attract a variety of residents, from affluent to low-income, and from new graduates to retirees. These communities are more resilient through recessions, down economies, and demographic shifts much better than the less diverse communities. If a surgeon, nurse, teacher, and convenience store worker are all able to find adequate housing opportunities in the same town, then a truly resilient community will exist.

- Promote residential development that protects existing, low density neighborhoods while allowing greater flexibility in designated areas.
- Create more mixed use areas to maximize the utilization of infrastructure so people can live, work and play in one location.
- Review and revise the range of uses and district regulations in the single family residential districts to ensure that they preserve and enhance the character of existing neighborhoods.
- Review and revise Zoning Ordinance and Land Development Regulations to ensure that infill developments are compatible with the existing neighborhood character.
- Provide for a wide range of housing options and types, particularly affordable housing for low to moderate income persons as well as for the aging population.
- Encourage neighborhood development through standards that include sidewalks and common areas throughout each neighborhood of a minimum acreage or number of lots.
- Encourage builders to utilize innovations in residential developments that allow people to interact, such as big front porches, sidewalks, and shared green space for clusters of homes.

### **Focus on Neighborhood Stability.**

Neighborhood stability programs focus on maintaining safe, clean and well-kept areas that residents want to invest in for the future. Stable neighborhoods provide a sense of community and pride for the town.

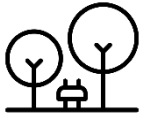
- Promote redevelopment of older, obsolete residential areas through the rehabilitation of older buildings, including mitigating lead-based paint threats, and through the elimination of substandard housing when rehabilitation cannot be justified.
- Actively pursue community development funds for the rehabilitation and improvement of infrastructure in declining neighborhoods.
- Develop and adopt property maintenance standards specifically for mobile homes and other residential structures.
- In existing lower density, single family residential neighborhoods, establish zoning densities compatible with the existing development.
- Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with town assistance.
- Enforce property maintenance codes to help maintain property standards

### **Natural and Cultural Resources**

Natural and cultural resources can enhance both the existing residential environment along with encouraging future development by making the Town more appealing to residents and developers. Protecting open space and providing access to cultural resources is a win-win for the community.

- Preserve and enhance Campobello's most important natural and cultural resources that are the foundation for the character of community.
- Adopt policy and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Campobello and the surrounding area, while encouraging responsible economic development and diversity.

## Attractive Corridors



It is important that the first impression a traveler, as well as the residents, has of Campobello is one of a charming and unique town, one they would gladly revisit. It is important that the entranceway into town be aesthetically pleasing.

### **Maintain Attractive Gateways into Campobello**

- Focus particular attention on the appearance of key gateways into Campobello to convey to visitors a positive first and last impression of the community.
- Establish new or redeveloped mixed use areas at key intersections where suitable land use and development patterns exist.
- Identify key intersections for improving pedestrian facilities (cross walks, signaling) and streetscape applications.
- Encourage and maintain landscaping of public spaces such as major thoroughfares, gateways, or entry ways into Campobello.
- Update town ordinances for landscape and streetscape, zoning, signage, and zoning map/town limits.
- Develop a typical streetscape for primary corridors: Main Street, Pine Street Extension, Runion Road, and Highway 357. This will be a guide for any new projects and a template for the Town to follow.



TOWN OF CAMPOBELLO  
208 NORTH MAIN ST | CAMPOBELLO, SC 29322  
[www.townofcampobellosc.com](http://www.townofcampobellosc.com)