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Introduction

The City of Abbeville is the county seat of Abbeville County. The community of Abbeville came into existence in the early 1800’s. By 1820 the village had grown to include some 20 dwelling houses.

The City was incorporated by the State Legislature on December 20, 1832, with city limits of a one-mile radius from the court house. Abbeville grew and prospered during the 1800’s with 1880-1890 being a period of considerable construction of homes and churches.

The purpose of the Comprehensive Plan is to provide a framework to help guide the development and redevelopment of the City of Abbeville during the next twenty years. This plan must be continually evaluated and revised as circumstances change. As required by State law, the Abbeville Planning Commission is responsible for reevaluating the various elements of this plan every five years and preparing a comprehensive revision of the entire Comprehensive Plan every ten years.

This Comprehensive Plan updates and replaces the Comprehensive Plan adopted in 2006. These earlier planning documents were used as a foundation for this plan.
The Planning Process

The preparation of each of the nine elements making up the Comprehensive Plan is guided by the following process.

1. Inventory of Existing conditions.

   The inventory will result in an understanding of the existing situation relative to the element of the Comprehensive Plan being evaluated.


   The statement will include identification of any problems or shortcomings that need attention as well as identifying what needs to be accomplished during the planning period.

3. Implementation Strategies with Time Frames.

   This process will include specific objectives and strategies to achieve the objectives to move from the existing situation identified in Step One toward the goals established in Step Two. Wherever possible, action steps with timetables will be included with the lead individuals or organizations identified.
General Goals to Guide Preparation
Of the Comprehensive Plan

In preparing the nine elements of the Comprehensive Plan for the City of Abbeville, the following general goals will be used to guide development of the Comprehensive Plan.

**Goal One** – The City of Abbeville will share in the social and economic benefits associated with the future growth and development of Abbeville County and the surrounding economic region.

**Goal Two** – Seek to insure that changes in existing land use in developed areas and new land use activities in undeveloped areas will enhance the desirability of the City of Abbeville as a place to visit live and work.

**Goal Three** – Develop the Comprehensive Plan serves as a guide for the provision of public services and facilities by governmental and private entities in the Abbeville area.

**Goal Four** – Preserve and enhance the unique character of the City of Abbeville.
Chapter 1: Population Element

The population element of the Comprehensive Plan presents information on the people residing in Abbeville. This Chapter includes information on the number of people, population trends, selected characteristics of the population, and population projections.

A. INVENTORY

The population trends of the City of Abbeville are shown on Table P-1. As indicated by the table, the total population of the City increased each decade from 1960 to 1980. From 1980 to 1990 this trend was reversed; however, between 1990 and 2010, the City gained, then lost some residents.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>5,436</td>
<td>5,515</td>
<td>5,833</td>
<td>5,778</td>
<td>5,840</td>
<td>5,237</td>
</tr>
</tbody>
</table>

Source: United States Census

Table P-2 shows the population changes of the City of Abbeville compared to Abbeville County, as well as the percentage of the total County population residing in the City limits. The County declined in population from 1950 to 1970, but has shown population growth for three decades until 2010. The City population as a percentage of the county population has declined for the past 30 years.

<table>
<thead>
<tr>
<th>Census Year</th>
<th>County Population</th>
<th>City Population</th>
<th>City % of County Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
<td>21,417</td>
<td>5,436</td>
<td>25%</td>
</tr>
<tr>
<td>1970</td>
<td>21,122</td>
<td>5,515</td>
<td>26%</td>
</tr>
<tr>
<td>1980</td>
<td>22,627</td>
<td>5,833</td>
<td>25%</td>
</tr>
<tr>
<td>1990</td>
<td>23,862</td>
<td>5,778</td>
<td>24%</td>
</tr>
<tr>
<td>2000</td>
<td>26,167</td>
<td>5,840</td>
<td>22%</td>
</tr>
<tr>
<td>2010</td>
<td>25,417</td>
<td>5,237</td>
<td>21%</td>
</tr>
</tbody>
</table>

Source: United States Census
The racial composition of the population of the City continued the trend of the 1980 to 1990 decade. The white population continued to decline and the black population continued to increase. However, as shown in Table P-3, the County continued to show an increase in both white and black population. The category of “other” showed a substantial increase in both the City and County.

<table>
<thead>
<tr>
<th>Race</th>
<th>1990 - % of Total</th>
<th>2000 - % of Total</th>
<th>2010 - % of Total</th>
<th>Change 1990 - 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black</td>
<td>2,612</td>
<td>2,831</td>
<td>2,645</td>
<td>+33</td>
</tr>
<tr>
<td>White</td>
<td>3,152</td>
<td>2,947</td>
<td>2,458</td>
<td>-694</td>
</tr>
<tr>
<td>Other</td>
<td>14</td>
<td>90</td>
<td>134</td>
<td>+120</td>
</tr>
<tr>
<td>Total</td>
<td>5,778</td>
<td>5,870</td>
<td>5,237</td>
<td>-541</td>
</tr>
<tr>
<td>County</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Black</td>
<td>7,507</td>
<td>7,926</td>
<td>7,187</td>
<td>-320</td>
</tr>
<tr>
<td>White</td>
<td>16,295</td>
<td>17,881</td>
<td>17,691</td>
<td>+1,396</td>
</tr>
<tr>
<td>Other</td>
<td>60</td>
<td>360</td>
<td>539</td>
<td>+479</td>
</tr>
<tr>
<td>Total</td>
<td>23,862</td>
<td>26,167</td>
<td>25,417</td>
<td>+1,555</td>
</tr>
</tbody>
</table>

Source: United States Census

The Hispanic population is not counted as a separate race by the US Census. Hispanic people are included as either Black, White or Other in the chart above.

In 2010, there were 48 people claiming Hispanic ethnicity in the City of Abbeville and 255 people claiming Hispanic ethnicity in Abbeville County.
The age distribution of population in the City and County is shown in Table P-4.

<table>
<thead>
<tr>
<th>Age in Years</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
<th>Change 1990 - 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 5</td>
<td>480</td>
<td>449</td>
<td>354</td>
<td>-126</td>
</tr>
<tr>
<td>5 - 14</td>
<td>834</td>
<td>886</td>
<td>691</td>
<td>-143</td>
</tr>
<tr>
<td>15 - 59</td>
<td>3,238</td>
<td>3,259</td>
<td>2,960</td>
<td>-278</td>
</tr>
<tr>
<td>60 - 64</td>
<td>171</td>
<td>264</td>
<td>317</td>
<td>+146</td>
</tr>
<tr>
<td>65 +</td>
<td>1,055</td>
<td>982</td>
<td>915</td>
<td>-140</td>
</tr>
<tr>
<td>Total</td>
<td>5,778</td>
<td>5,840</td>
<td>5,237</td>
<td>-541</td>
</tr>
<tr>
<td>County</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Under 5</td>
<td>1,663</td>
<td>1,765</td>
<td>1,527</td>
<td>-136</td>
</tr>
<tr>
<td>5 - 14</td>
<td>3,435</td>
<td>3,722</td>
<td>3,223</td>
<td>-212</td>
</tr>
<tr>
<td>15 - 59</td>
<td>14,117</td>
<td>15,675</td>
<td>14,668</td>
<td>+551</td>
</tr>
<tr>
<td>60 - 64</td>
<td>1,153</td>
<td>1,163</td>
<td>1,796</td>
<td>+643</td>
</tr>
<tr>
<td>65 +</td>
<td>3,494</td>
<td>3,842</td>
<td>4,203</td>
<td>+709</td>
</tr>
<tr>
<td>Total</td>
<td>23,862</td>
<td>26,167</td>
<td>25,417</td>
<td>+1,555</td>
</tr>
</tbody>
</table>

Source: United States Census

The age distribution of the population in the City did not show a substantial percentage change in any category between 1990 and 2010. The number of people in the age 60 to 64 age category showed an increase while the other age groups decreased in number.

In the county as a whole, the age distribution of the population did not show a substantial percentage change in any category between 1990 and 2010. All age categories showed an increase in number except for the youngest two groups.

In 2000, the median age of the population was 36.1 years in City and 36.9 years for the entire county. In 2010, the median age in the City was 40.4 and the median age in the county was 41.6. The population in both areas is getting older and may affect a variety of City issues in the future.
B. NEEDS AND GOALS

During the decade of the 1990’s the City of Abbeville and all other incorporated municipalities in Abbeville County failed to keep pace with the population growth of the total county. Most of the growth was in the unincorporated area of the county. Between 1950 and 2010 the City of Abbeville has accounted for 21 to 26 percent of the total County population. The City of Abbeville has averaged 24 percent of the total population over the last six decades. However, the City dropped from 24% of the total population in 1980 to 21% in 2010.

With the population of the total County increasing faster than the City, it is obvious that practically all new development is taking place outside the City boundaries. If the City of Abbeville is to continue to have approximately one fourth of the total population of the County, the City must expand its municipal limits to include urban development just outside the City and attract more of the new development to occur inside the City limits.

It must be recognized that population growth is dependent on the growth of job opportunities within commuting distance of present residents as well as attracting people coming into the area for new job opportunities to locate inside the City.

**Goal for Population Element.** The primary goal for the population element of the Comprehensive Plan is to maintain the population of the City at a level between 20% and 25% of the total population of the County with characteristics that reflect the age, sex, race, educational background and income levels present in the total County.

**Population Projections.** Population projections for Abbeville County are shown in Table P-5. Projections for City population are shown in Table P-6.

| TABLE P-5 |
| County Population Projections |
|---|---|---|---|---|---|---|---|
| Projected Population| 26,167 actual | 25,750 actual | 25,417 actual | 26,760 | 27,580 | 28,380 | 29,070 |

Source: Division of Research & Statistical Services SC State Budget and Control Board

As shown in Table P-5, the population of Abbeville County is projected to increase by about 2,903 between 2000 and 2030.
During the ten year period from 2000 to 2010, the City of Abbeville averaged 21.5% of the total County population. If this percentage is maintained over the period from 2010 to 2030, the population of the City could reach the numbers shown in Table P-6.

**TABLE P-6**

City Population Projections

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected City Population&gt;</td>
<td>5,840</td>
<td>5,500</td>
<td>5,237</td>
<td>5,753</td>
<td>5,930</td>
<td>6,102</td>
<td>6,250</td>
</tr>
<tr>
<td>Percentage of County Population&gt;</td>
<td>22%</td>
<td>21%</td>
<td>21%</td>
<td>21.5%</td>
<td>21.5%</td>
<td>21.5%</td>
<td>21.5%</td>
</tr>
</tbody>
</table>

Source: Upper Savannah Council of Governments

If the City is able to maintain close to 21% of the total County population, the City would increase by approximately 410 people between 2000 and 2030. If the City is able to expand the City limits to include adjacent developed and developing areas in the future, the population inside the City could be considerably larger than the above projections.

**C. IMPLEMENTATION STRATEGIES AND TIME FRAMES**

Since the various elements of the Comprehensive Plan are interdependent, and implementation strategies often impact more than a single element, all implementation strategies and time frames are included in a later chapter of this Comprehensive Plan.
Chapter Two: Economic Element

Abbeville is located in the northwest portion of South Carolina. The City is 14 miles west of Greenwood, South Carolina, 30 miles south of Anderson, South Carolina, 50 miles southwest of Greenville, South Carolina, 63 miles north of Augusta, Georgia, and 135 miles east of Atlanta, Georgia. The Richard Russell Lake and the Georgia state line are 17 miles west of Abbeville.

Abbeville is not in the mainstream of inter-city highway travel between metropolitan areas. It is approximately 40 miles from I-85, I-385 and I-26 and 60 miles from I-20. State Route 72 is the east-west artery serving the City. State Routes 71, 20, 201, and 203 radiate to the northwest, north, and northeast from the City center. State Route 28 is the principal north-south artery serving the City.

Abbeville has been described as the “Gateway to the Freshwater Coast.” Abbeville County is in the heart of the chain of lakes on the Savannah River and tributaries.

Employment Trends

From an historical perspective, the principle employment opportunities in Abbeville County were agriculture and manufacturing. As late as 1960, there were 1,210 people in the County employed in agriculture. This accounted for 16.2% of total employment. By 2010 this number had declined to 28 or less than one percent of total employment.

Abbeville Mills began operation in 1897 with 174 employees. In 1960, nondurable goods manufacturing employed 2,870 and durable goods manufacturing employed 70. In 1990, nondurable goods manufacturing employed 3,351, and durable goods manufacturing employed 1,288 for a total of 4,639. In 2010, manufacturing employment had dropped to 1,556 but still accounted for 39.6% of the employed civilian population.

Total employment in Abbeville County increased from 7,500 in 1960 to 10,854 in 2010.

A. Inventory

The economy of the City of Abbeville is dependent upon the economy of Abbeville County and surrounding counties. Abbeville County is located adjacent to Anderson and Greenwood Counties and with commuting distance of Greenville County. The growth of job opportunities in the region has made it possible for people to live in the City of Abbeville and Abbeville County and have job opportunities available within a reasonable distance.

This section will address issues related to the employment available in the City and County and some of the characteristics of the labor force which affect the employability of the people.
Table E-1 provides information on the educational levels attained by the residents of Abbeville and Abbeville County. These numbers will be updated when the 2010 Census figures are released.

**TABLE E-1**
Educational Levels

<table>
<thead>
<tr>
<th>Years of School</th>
<th>Abbeville County</th>
<th>City of Abbeville</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;9th Grade</td>
<td>2,601</td>
<td>2,026</td>
</tr>
<tr>
<td>HIGH SCHOOL:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- No Diploma</td>
<td>3,582</td>
<td>3,076</td>
</tr>
<tr>
<td>- Graduate</td>
<td>5,024</td>
<td>6,135</td>
</tr>
<tr>
<td>COLLEGE:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- No Degree</td>
<td>2,221</td>
<td>2,561</td>
</tr>
<tr>
<td>- Degree</td>
<td>1,683</td>
<td>3,270</td>
</tr>
</tbody>
</table>

Source: United States Census

During the 1990’s there was a substantial improvement in the educational level of the population aged 25 and older. By 2000, 70% of these adults in the County had a high school or higher education, and 70% of those in the City had attained a high school or higher education. Even though the numbers of those with less than high school decreased during the 1990 – 2000 decade in both the City and County, there were still 5,102 County residents, 1,071 of which were in the City, with less than a high school education.

The number of people with some high school but no diploma increased between 1980 and 1990, but decreased between 1990 and 2000. Hopefully, this indicates that high school dropout rates are decreasing.

Table E-2 shows the industry in which the people living in the City and County were employed in 1990 and 2000. Due to changes in classifications in the 2000 Census, some of the categories are not comparable. Statistics since 1997 are keyed to the North American Industry Classification System. These numbers will be updated as soon as the 2010 Census information is released.
### TABLE E-2

**Industrial Employment**

<table>
<thead>
<tr>
<th>Employing Industry</th>
<th>Abbeville County</th>
<th>City of Abbeville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Forestry Fishing &amp; Hunting, Mining</td>
<td>362</td>
<td>170</td>
</tr>
<tr>
<td>Construction</td>
<td>547</td>
<td>704</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>4,639</td>
<td>4,558</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>162</td>
<td>196</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>1,318</td>
<td>1,088</td>
</tr>
<tr>
<td>Finance, Insurance, Real Estate &amp; Rental / Leasing</td>
<td>307</td>
<td>310</td>
</tr>
<tr>
<td>Public Administration</td>
<td>324</td>
<td>416</td>
</tr>
<tr>
<td>2000 Census Changes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation, Warehousing and Utilities</td>
<td>NC</td>
<td>518</td>
</tr>
<tr>
<td>Information</td>
<td>NC</td>
<td>110</td>
</tr>
<tr>
<td>Professional, Scientific, Management, Administrative and Waste Management Services</td>
<td>NC</td>
<td>282</td>
</tr>
<tr>
<td>Educational, Health and Social Services</td>
<td>NC</td>
<td>2,183</td>
</tr>
<tr>
<td>Arts, Entertainment, Recreation, Accommodation and Food Services</td>
<td>NC</td>
<td>485</td>
</tr>
<tr>
<td>Other Services, except public administration</td>
<td>NC</td>
<td>547</td>
</tr>
</tbody>
</table>

Source: United States Census

The changes in the industry classifications make it impossible to do a detailed analysis of all statistics. However, these data do show that for the county as a whole, employment decreased in agriculture, manufacturing and retail trade, while increasing in all other categories.
Table E-3 shows the labor force estimates for Abbeville County for the ten year period 1994 through 2011.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>CIVILIAN LABOR FORCE</th>
<th>EMPLOYMENT</th>
<th>UNEMPLOYMENT</th>
<th>% UNEMPLOYMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1994</td>
<td>12,457</td>
<td>11,448</td>
<td>1,011</td>
<td>8.1%</td>
</tr>
<tr>
<td>2000</td>
<td>12,172</td>
<td>11,717</td>
<td>455</td>
<td>3.7%</td>
</tr>
<tr>
<td>2004</td>
<td>11,528</td>
<td>10,497</td>
<td>1,031</td>
<td>8.9%</td>
</tr>
<tr>
<td>2007</td>
<td>11,553</td>
<td>10,567</td>
<td>986</td>
<td>8.5%</td>
</tr>
<tr>
<td>2008</td>
<td>11,403</td>
<td>10,461</td>
<td>942</td>
<td>8.3%</td>
</tr>
<tr>
<td>2009</td>
<td>11,379</td>
<td>9,753</td>
<td>1,626</td>
<td>14.3%</td>
</tr>
<tr>
<td>2010</td>
<td>11,033</td>
<td>9,567</td>
<td>1,466</td>
<td>13.3%</td>
</tr>
<tr>
<td>2011 (partial)</td>
<td>10,854</td>
<td>9,546</td>
<td>1,308</td>
<td>12.0%</td>
</tr>
</tbody>
</table>

Source: SC Employment Security Commission [data by place of residence]

The data in Table E-3 shows that during this multi-year period the civilian labor force in Abbeville County ranged from a low of 10,854 in 2011 to a high of 12,457 in 1994. These numbers fluctuated from year to year because they include only those people who were either employed or actively looking for a job. Those who were unemployed and not looking for a job are not included in these numbers. When employment opportunities increase, more people will enter the labor force and take the available jobs. When jobs are hard to find, some people simply drop out of the labor force.

The number of people living in Abbeville County who were employed showed a downward trend since 1994 with a total decrease of about 1,600. Unemployment during this period fluctuated in actual number as well as in the percentage of the labor force. The number unemployed declined from 1994 through 2000, increased from 2000 through 2003, and declined through 2004, then increased again through 2011. These trends indicate that the recession has had a strong impact on the people living in Abbeville County.
Table E-4 shows the number of jobs available in Abbeville County during the period from 1997 through 2004.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Employed</th>
<th>Manufacturing</th>
<th>All Other Private</th>
<th>Government</th>
</tr>
</thead>
<tbody>
<tr>
<td>1997*</td>
<td>7,137</td>
<td>3,574</td>
<td>2,137</td>
<td>1,379</td>
</tr>
<tr>
<td>1998*</td>
<td>7,589</td>
<td>4,044</td>
<td>2,073</td>
<td>1,405</td>
</tr>
<tr>
<td>1999*</td>
<td>7,521</td>
<td>3,499</td>
<td>2,502</td>
<td>1,460</td>
</tr>
<tr>
<td>2000*</td>
<td>7,760</td>
<td>3,592</td>
<td>2,571</td>
<td>1,540</td>
</tr>
<tr>
<td>2001*</td>
<td>7,059</td>
<td>3,025</td>
<td>2,446</td>
<td>1,530</td>
</tr>
<tr>
<td>2002</td>
<td>6,888</td>
<td>2,826</td>
<td>2,557</td>
<td>1,506</td>
</tr>
<tr>
<td>2003</td>
<td>6,618</td>
<td>2,659</td>
<td>2,486</td>
<td>1,474</td>
</tr>
<tr>
<td>2004</td>
<td>6,769</td>
<td>2,634</td>
<td>2,618</td>
<td>1,517</td>
</tr>
</tbody>
</table>

*4* quarter averages. Note: Figures may not equal total due to rounding and averaging. Source: S.C. Employment Security Commission (by place of work).

The total number of jobs available in Abbeville County decreased by approximately 368 during this eight year period. The manufacturing sector declined by almost 1,000 jobs from the peak in 2000 to 2004. Jobs in other private sector operations have shown a slight upward trend as have jobs in the governmental sector.

These data again indicate that citizens and businesses in Abbeville County were negatively impacted by the recession.

A comparison of Tables E-3 and E-4 it shows that there are about 4,000 more employed people living in the County than there are jobs. Of course many of the jobs available in the County are filled by people living outside Abbeville County. The 2000 Census calculated that the mean travel time to work was 25.4 minutes for residents of Abbeville County and 21.6 minutes for residents of the City of Abbeville.

The South Carolina Employment Security Commission estimate that 2,326 workers from outside Abbeville County commute to the jobs outside Abbeville County and 5,436 residents of Abbeville County commute to jobs outside Abbeville County. This indicates that many people continue to choose to live in Abbeville County while commuting to jobs outside the County. These data continue to emphasize the importance of the economic health of the entire region to the people in Abbeville and Abbeville County.
Table E-5 presents information from the 2000 census showing Household and Family income as reported for 1999.

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Abbeville County</th>
<th>City of Abbeville</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Households</td>
<td>%</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>1,361</td>
<td>13.4</td>
</tr>
<tr>
<td>10,000 – 14,999</td>
<td>986</td>
<td>9.7</td>
</tr>
<tr>
<td>15,000 – 24,999</td>
<td>1,521</td>
<td>15</td>
</tr>
<tr>
<td>25,000 – 34,999</td>
<td>1,539</td>
<td>15.2</td>
</tr>
<tr>
<td>35,000 – 49,000</td>
<td>1,936</td>
<td>19.1</td>
</tr>
<tr>
<td>50,000 – 74,999</td>
<td>1,835</td>
<td>18.1</td>
</tr>
<tr>
<td>75,000 – 99,999</td>
<td>607</td>
<td>6</td>
</tr>
<tr>
<td>100,000 – 149,999</td>
<td>269</td>
<td>2.7</td>
</tr>
<tr>
<td>150,000 – 199,999</td>
<td>52</td>
<td>0.5</td>
</tr>
<tr>
<td>200,000 – or more</td>
<td>27</td>
<td>0.3</td>
</tr>
<tr>
<td><strong>Median</strong></td>
<td><strong>$32,635</strong></td>
<td></td>
</tr>
</tbody>
</table>

Source: United States Census

A review of the above data shows that the county median household and family incomes are substantially higher than the figures for the City of Abbeville. In 1989, the median household income for the total county was $4,350 greater than in the city. This difference had increased to $6,879 in 1999. In 1989, the median family income for the total county was $3,426 more than in the city. This difference had increased to $8,807 in 1999.

The numbers shown in these tables represent dollar incomes and do not take into account the value of subsidized housing, food stamps, Medicaid, Medicare, and private insurance payments for health related costs.

None of the economic data presented recognizes the economic importance of Abbeville’s historic attractions. Visitors to the City are undoubtedly contributing to the economy of the City. The existence of several good restaurants in a city of this size is evidence of the importance of visitors to the economy.

The Abbeville Opera House and Historic District are significant attractions in the region. Abbeville is also a significant bus tour destination that attracts up to one overnight and five day tours per weekend when the opera house is open.

The Chamber of Commerce tracks visitors to the city. This information should be collected at least annually to maintain an understanding of the importance of visitors to the economy of the city and county.
B. NEEDS AND GOALS

The economy of the City of Abbeville is dependent on the economy of the county and surrounding counties. With the strong economic development in Greenwood and Anderson counties, it is anticipated that daily commutes out to jobs will continue to increase.

From the local perspective, it would be desirable for the economic factors in the City to reflect the County and State as a whole. This would point to the following needs:

From the local perspective, it would be desirable for the economic factors in the City to reflect the County and State as a whole. This would point to the following needs:

• Continue to promote the programs designed to reduce school dropout rates.
• Continue to promote creation of higher paying job opportunities in the County and in the region.
• Seek to attract more households and families to live in the City.
• Continue to promote Abbeville as a destination for people interested in the historic and cultural assets of the City.

Goal for Economic Element. The primary goal for economic development is to bring the economic indicators for the City and County to the level for the States as a whole. To achieve this goal attention should be focused on the following.

• Raise the educational level of the adult population.
• Construction of housing in the City that will attract those employed in higher-paying jobs.
• Support economic development efforts in the County and region.
• Promote the historic and cultural assets of the community.

C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames for achieving the economic element goals are included in a later chapter of this Comprehensive Plan.
Chapter Three: Natural Resources Element

Natural resources may be defined as “materials supplied by nature that are useful or necessary for life.” Minerals, timber, land, and water are natural resources.

The topography of the land and the availability of streams for water supply and discharge of sewage treatment plant effluent are the principal natural resources impacting the development of the City of Abbeville.

A. INVENTORY

Climate

The Abbeville area has a temperate climate characterized by warm summers and mild winters. The average January temperature is 45 degrees Fahrenheit. Annual precipitation is just over 43 inches with the vast majority in the form of rain. Snow in excess of one to two inches is very rare.

Drainage

Abbeville is located near the head of the watershed. The rolling terrain is well drained by tributaries of Norris Creek which flows into Long Cane Creek about two and three-fourths miles southeast of the City limits. The Long Cane Creek watershed eventually drains into Lake Thurmond.

Being at the head of the watershed reduces the threat of severe flooding. However, it also reduces the size of streams that might be utilized for water supply and assimilation of sewage treatment plant effluent. This situation has resulted in Abbeville going to Lake Russell as a source of water supply and piping the sewage treatment plant discharge to Long Cane Creek.

The land inside the city limits is divided into eleven knolls by the various creeks and branches that drain the area. Most of the developed land area within the City is located on the large ridge between Blue Hill Creek and Parker Creek. This large ridge extends from the northwest along North Main Street through the downtown and along Secession Avenue to the southeast. Elevations within the City range from about 625 feet above sea level to about 450 feet above sea level at the southeast area where Bull Hill Creek and Parker Creek flow out of the City. This produces some substantial slopes not readily adaptable to urban development.

As a general rule, commercial and industrial developments are best adapted to areas where slopes do not exceed five to six percent. With careful land planning, areas with slopes up to fifteen percent may be utilized for residential development.
National Forest

Large areas to the south and east of Abbeville are included in the Sumter National Forest.

B. NEEDS AND GOALS

In the element of natural resources, the basic needs for facilitation of desirable urban development include the following:

- Adequate storm drainage systems for new developments.
- Restriction of development in flood prone areas.
- Restriction of development in areas where septic tanks will not function.

Goal for Natural Resources element. The goal of the Natural Resources Element of the Comprehensive Plan is to recognize the benefits and limitations for urban development imposed by natural conditions of the area and to generate regulations for land use which will control land development in a manner which is consistent with the impact of existing natural resources and conditions.

Achievement of this goal will require formulation of land use strategies which recognize and utilize natural resources, with particular emphasis on the following items:

- Strictly enforce land use regulations which require adequate storm drainage systems as a part of all new developments.
- Continue to restrict development in flood prone areas by land development regulations consistent with state and federal regulations.
- Control or prohibit urban development in areas where septic tanks cannot function in accordance with health standards, and prohibit septic tanks in all areas where public sewer systems are available.

C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames for achieving the natural resource element goals are included in a later chapter of this Comprehensive Plan.
Chapter Four: Cultural Resources Element

A. INVENTORY

Abbeville’s role in the Civil War is notable. The Ordinance of Secession was adopted at a mass meeting on Secession Hill on November 20, 1860. Thus, Abbeville was involved early with the secession movement which led to the War Between the States.

Abbeville was involved at the end of the Civil War when President Jefferson Davis met with his cabinet and war council for the last time on May 2, 1865. This meeting was held in the Burk-Stark Mansion which has been preserved and is an historic site in Abbeville.

There are some 300 properties in Abbeville County listed on the National Register of Historic Places.

In 1903 the Eureka Hotel (now the Belmont Inn) was built on the square. This was followed in 1908 by the Opera House-Court House complex next door to the hotel. The restoration of the hotel and restoration and reactivation of the Opera House performances provided entertainment which attracts people from a wide area.

Another cultural and educational resource is the Abbeville County Library which is building a new facility on the north side of the city.

The downtown square is an historic resource for the City of Abbeville and the County.

Abbeville is a part of the Old 96 Tourism Region. In addition, the Heritage Corridor extending from Charleston to Pendleton includes Abbeville.

B. NEEDS AND GOALS

The needs related to historic and cultural resources revolve around continuing to preserve and promote the historic and cultural resources of the City. The excellent work which has been done in restoration and promotion has resulted in the attraction of visitors and is making a significant contribution to the economy of the City.

Goal for Historic and Cultural Resources Element. The goal for the Historic and Cultural Resources Element is to continue to recognize the importance of the historic and cultural resources in the policies, plans and ordinances of the City to insure that the unique character of the City is preserved and enhanced.

The provisions included in the zoning ordinance must be sensitive to the historic and cultural assets of the City.
C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames for achieving the cultural resource element goals are included in a later chapter of this Comprehensive Plan.
Chapter Five: Community Facilities Element

The quality of community facilities has a great impact on the livability of a community as well as the capacity to accommodate economic development and urban growth. This element of the Comprehensive Plan will address a range of community facilities and services including:

- Water
- Transportation
- Education
- Electricity
- Sewer
- Solid Waste
- Libraries
- Storm Drainage
- Public Drainage
- Public Safety
- Recreation
- Government Facilities

A. Inventory

Water Supply, Treatment, and Distribution

The Abbeville Public Utilities Department performs planning, engineering, production, operations, billing and customer service for the water system and the other utilities under its responsibility. These include electricity, water and sewer services.

The raw water source for the City is Lake Russell. Raw water is pumped to a five million gallon reservoir at the water treatment plant. The raw water pumps have a capacity to pump over 10 million gallons per day if this becomes necessary.

The water treatment plant has a capacity of 9 million gallons per day. Peak day demand for 2010 was 3.06 million gallons.

The Public Utilities Department carries on a continuous program for keeping the supply treatment and distribution system maintained and upgraded to meet demands.

The City of Abbeville sells water to the Town of Calhoun Falls. The 16 inch transmission line along Highway 72 from Abbeville to Calhoun Falls has a capacity of 4 million gallons per day.

Abbeville has excellent water service regulations and policies governing access to the water system. These include higher water rates, tapping charges and fire connection charges for customers outside the City. Business and residential customers outside the City enter into an annexation covenants which result in annexation when the property becomes contiguous to the city limits. These policies protect City taxpayers who paid for the water system infrastructure and help promote the orderly expansion of the city limits as fringe property is developed.

Sewage Collection and Treatment

Operation of the City sewer system is one of the responsibilities of the Abbeville Public Utilities Department Sanitary sewer service is provided to properties in the City, the industrial park and industries in the surrounding area.
The sewage treatment plant has a capacity of 1.7 million gallons per day. The normal flow is about 0.68 million gallons per day. During rainy periods infiltration problems can result in a flow of about 1.99 million gallons per day. The discharge from the activated sludge system plant is piped to Long Cane Creek.

The Public Utilities Department carries on a continuous program to maintain and upgrade the sewer system.

The City has excellent sewer service regulations and policies governing sewer service. These include sewage pretreatment requirements, in and out of City rate differentials based on monthly water usage, and connection fees.

**Storm Drainage**

Storm water drainage is one of the responsibilities of the Street Division of the Abbeville Public Works Department. The division keeps the storm drainage system open and working throughout the City.

The City participates in the National Flood Insurance Program and has maps which set forth areas subject to flooding. As noted, the City is near the head of the watershed, which results in reduced flooding problems within the City.

**Electric Service**

The Abbeville electrical system serves an area of approximately 15 square miles and provides electric service to an estimated population of 7,000, which includes customers in areas of Abbeville County adjoining Lake Russell and Lake Secession.

In fiscal year 2010, Abbeville purchased a total of 63.3 million kilowatt hours from the Piedmont Municipal Power Agency and the Southeastern Power Administration. The City owned hydroelectric plant which is used for peak power generation produced approximately 7.4 million kilowatt hours. The electric system served some 3,520 residential and commercial customers during 2010.
Solid Waste

The City provides curbside garbage collection twice each week to approximately 3,736 residential customers. Items for recycling are placed in a blue plastic bins and household garbage is place in black plastic bags provided by the City. With residential collections twice a week and commercial pickup as needed, approximately 6,100 collections are made each week.

A total of approximately 2,991 tons of refuse are collected annually. All garbage is disposed of at the Abbeville County landfill.

Street-side trash pickup is provided on a once per week schedule. All materials are taken to the Abbeville County landfill. On an annual basis, approximately 1,245 tons of waste is transported to the County landfill.

Public Safety

Police Protection

The mission statement of the Abbeville Police Department provides in part: “The mission of the Abbeville City Police Department is to promote the safety of the community and the feeling of security among the citizens of Abbeville, primarily through the deterrence/prevention of crime and the apprehension of offenders…” During fiscal year 2010, the department carried out its mission with 21 paid employees and 8 non-paid employees.

Fire Protection

The Fire Department provides fire suppression, fire inspections, and fire prevention services. The City has a Class 4 fire insurance rating. Staffing consists of five full-time employees, including the Fire Chief who also heads the Zoning and Codes Administration Departments, and two part-time employees. Additionally, there are 19 pay per call firefighters available to the department.

The City maintains a continuing water main upgrade and hydrant replacement program. The policy for hydrant location in the City calls for a hydrant every 500 feet.

Building Codes

All building construction in the City must comply with the International Building Code. All existing residential structures are required to meet the standards set forth in the International Property Maintenance Code. The Abbeville County Building Inspection Department administers the Building Codes in the City and issues building permits.

The zoning ordinance establishes land use standards for the various zoning district in the City. The zoning ordinance is administered by the Fire Chief and an administrative assistant.
Emergency Medical Services

Emergency medical services are provided by the Abbeville County EMS Commission. The E-911 emergency calling system was implemented in January of 1998.

Education

Primary and secondary education in the City of Abbeville is provided by the countywide Abbeville County School District. Although education is not the responsibility of the City of Abbeville, it plays a significant role in the future of the City. Economic development is dependent upon the availability of a trainable work force. It is in the best interest of the future of the City to provide moral support and assistance to those programs aimed at reducing dropout rates, juvenile delinquency, and teenage pregnancy.

In addition to the 10 schools in the public school system, the City benefits from Erskine College located in Due West, and Lander University and Piedmont Technical College located in Greenwood. Clemson University, Furman University, and University of Georgia are within a one hour drive from the City.

Library

Library service to the City is provided by the Abbeville County Library. The county library is currently located near the center of Abbeville and provides a variety of important services to the public including film programs and story hours for children. Construction of a new library is underway and should be completed by the end of 2012.

Government Facilities

The general government offices of the City are housed in the historic Opera House in the center of Abbeville.

The City will be faced with the challenge of maintaining the restored portion of the structure and refurbishing those portions still in need of attention.

Recreation

The Recreation Department of the City of Abbeville provides a broad range of recreation activities for youth and adults.

The Recreation Department and the Abbeville Youth Athletic Board serves the youth of the Abbeville area. This 13 member board which includes the Recreation Director of the City coordinates youth baseball and softball programs, youth football, soccer, and cheerleading programs. The Recreation Department maintains all facilities and programs events.
Facilities operated by the Recreation Department include:

- The Civic Center which includes meeting rooms, kitchen, gym, practice field, shop and offices.
- The Pete Smith Complex which includes three lighted playing fields, one practice area, concession stand, and five lighted tennis courts lighted walking track and playground.
- The Claude Simmons Fields which include two lighted playing fields, concession stand and control station.
- Five playground areas and one passive park. Chestnut Street Park includes a walking track and a multipurpose athletic field.

Programs provided are reported in the categories of athletics, special events/programs, and civic center activities.

Athletic programs include youth and adult basketball, youth baseball, and softball, men’s and women’s softball, youth football, youth soccer, wrestling, and youth cheerleading. These programs included approximately 1,000 participants in fiscal year 2010 and involved over 200 volunteers.

In 2010, the civic center housed over 450 events and served approximately 30,000 people.

B. Needs and Goals

This section will address only those community facilities and activities for which the City of Abbeville is responsible.

The City of Abbeville is exceptionally well administered, organized and operated. All departments provide efficient and effective services with annual written goals and objectives, and reports of achievements.

The following needs and goals are proposed for the community facilities operated by the City.

- Water Supply Treatment Distribution:
  ~ Continue maintenance, repair, and replacement programs to protect investment and upgrade system by replacing old fire hydrants.

- Sewer Collection System and Sewage Treatment:
  ~ Continue sewer line replacement program to reduce infiltration.
  ~ Continue to monitor new water quality proposals which could impact cost of sewage treatment.

- Storm Drainage:
  ~ Require all new land development to install adequate storm drainage and sediment control facilities.
• Solid Waste:
  ~ Continue the high level of existing services as long as feasible.
  ~ Conduct a study of potential savings with once a week residential garbage collection and utilizing a one-person automated collection truck.

• Police Protection:
  ~ Continue existing programs of crime deterrence, prevention, and apprehension.
  ~ Plan for the renovation of the Police Department building.

• Fire:
  ~ Continue existing programs of fire prevention, inspections, and fire suppression services.
  ~ Continue to develop plans to construct a new fire department building.

• Building Codes:
  ~ Continue enforcement of construction codes and zoning regulations.
  ~ Adopt and implement a policy of housing code inspections of all dwelling units, including mobile homes and manufactured housing, which become vacant and require upgrades to housing code standards or HUD manufactured housing standards prior to further occupancy.
  ~ Adopt and implement a policy of requiring demolition of vacant dilapidated buildings. Include a provision for demolition by the City upon failure of the owner to comply with notice to demolish, and perfection of a lien on the property for costs.

• Recreation:
  ~ Complete the long range recreation plan.
  ~ Continue existing program of services.

• General
  ~ Prepare and adopt a Long Range (10 year) Capital Improvements Program detailing major expenditure needs for all City activities and Comprehensive Plan implementation projects.

C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames will be discussed in a later chapter.
Chapter Six: Transportation

The City of Abbeville is directly served by several State highways and the CSX Railroad mainline from Richmond, Virginia to Atlanta, Georgia and Birmingham, Alabama.

Streets and Highways

The principal State highways serving the City are State Route 72 running east-west and State Route 28 running north-south. Highway 72 connects with Greenwood, Clinton, and Interstate 26 to the east and with Athens and Atlanta, Georgia to the west. Highway 28 connects to Anderson, S.C. and I-85 to the north. Interstate Highway 85 is approximately 35 miles to the north, I-26 is approximately 35 miles to the east, and I-20 is approximately 45 miles to the south of the City.

Route 28 provides access to Hickory Knob State Park some 20 miles south of Abbeville. This destination State park attracts visitors who contribute to trade in the area.

Responsibility for street maintenance within the City is divided between the City and the State Department of Transportation. The streets within the city which are not in the State Highway System and sidewalks are maintained by the Street Division of the Abbeville Public Works Department. The annual program of goals and measurements followed by annual reports of activities promotes effective and efficient operation within the limits of available funds.

Greenwood Street (S.C. 72) continues to be the most heavily traveled street in Abbeville. In 2004, the average annual daily traffic at the eastern city limits was 8,200 vehicles per day. This was an increase of 1,000 vehicles per day since 1995. The average annual daily traffic in 2004 was 23,800 on Greenwood Street near the western city limits between Langley and 1st Street.

In order to maintain the traffic carrying capacity of Greenwood Street, the City should use the zoning ordinance to limit curb cuts and require interconnection of parking lots wherever possible. The fewer driveways accessing Greenwood Street, the safer and more efficient the street will be.

Based on the average daily traffic volumes, the major street network is functioning at tolerable service limits. Obviously, this does not mean that some streets and intersections will not have congestion during peak hours in the morning and afternoon.

Sidewalks

The City is fortunate to have an extensive system of sidewalks. Virtually all the major streets have sidewalks on at least one side. Systematic maintenance and expansion of the sidewalk system is the responsibility of the Street Division of the Public Works Department.

Railroads

Abbeville is served by the main line of CSX Railroad running from Richmond to Atlanta and Birmingham which provides rail freight service to area industries.
Aviation

There is no general aviation airport in Abbeville County.

Scheduled commercial air service is more than one hour away at Greenville/Spartanburg, Columbia or Augusta, Georgia.

Public Transportation

There is no local public transportation system. Several human service agencies provide client transportation to services in the City of Abbeville.

The following needs and goals are proposed for the transportation in the City.

- Streets and Highways:
  ~ Plan and construct a distinctive design for the intersection of South Main Street and Greenwood Street to serve as a gateway to the historic center city.
  ~ Plan and construct a distinctive design for the intersection of North Main Street and Highway 28 Bypass to serve as a gateway to the historic center city.
  ~ Plan and implement a unified design for Main Street from the Highway 28 Bypass intersection on the north to Greenwood Street on the south. The street lighting, street signs, planting, and street furniture should provide a distinctive visual path to and through the square.
  ~ Priority street improvement projects needed in the City-
    Short range – within the next 10 years:
      ~ Plan and construct the “Gateway” and Main Street Enhancement projects described above.
      ~ Monitor intersection safety and design on all major streets and roads, and secure improvements as warranted.
    Long range – over the next 20 years:
      ~ As land development occurs, preserve at least an 80 foot right-of-way for the future construction of a connector from Greenwood Street near the east City limits to the S.C. 20-28 connector intersection with Route 20 near the northern City limits.
  ~ Continue the City street maintenance program.
  ~ Adopt the Major Street Plan Map which is a part of this Comprehensive Plan and is incorporated by reference.

- Sidewalks:
  ~ Adopt a goal of having a sidewalk on at least one side of every major street, and on all streets within 1.5 miles of all schools within the City.
  ~ Continue the annual program of maintenance and reconstruction.
  ~ Adopt a standing policy for construction and maintenance of sidewalks.
Chapter Seven: Housing Element

The Housing Element of the Comprehensive Plan will provide information about the types and characteristics of housing in the city and county. The housing characteristics of a community are closely related to the economy. Housing values reflect income characteristics of the population. Most of the data in this element are taken from the United States Census.

A. Inventory

The 2000 Census reported a total of 2,594 housing units in the City of Abbeville.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>City of Abbeville</th>
<th>Abbeville County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>1 Unit, detached</td>
<td>1,671</td>
<td>63.4</td>
</tr>
<tr>
<td>1 Unit, attached</td>
<td>14</td>
<td>0.1</td>
</tr>
<tr>
<td>2 to 4 Units</td>
<td>327</td>
<td>12.4</td>
</tr>
<tr>
<td>5 to 9 Units</td>
<td>150</td>
<td>5.7</td>
</tr>
<tr>
<td>10 or More Units</td>
<td>117</td>
<td>4.4</td>
</tr>
<tr>
<td>Mobile Home/Other</td>
<td>370</td>
<td>14</td>
</tr>
<tr>
<td>Total</td>
<td>2,635</td>
<td>100</td>
</tr>
</tbody>
</table>

Source: United States Census

As shown in Table H-1, the one unit detached house is the predominant type of housing in both the City and County. Almost two-thirds of the housing in the City and County were one unit detached dwellings. Between 1990 and 2000, mobile homes in the City increased by 45 units and there was an increase of 998 in the entire county. By 2011, the number of mobile homes in the city limits had dropped to 341.

Mobile homes play a major role in housing in both Abbeville and Abbeville County, accounting for over 14% of City housing and over 27.6% of total County housing.

Between October of 1998, and July of 2005, the Building Inspection Office reports that 26 permits have been issued for new residential construction. This is an average of about four residential permits per year.
Table H-2 shows the trends in housing characteristics in City and County between 2000 and 2010.

<table>
<thead>
<tr>
<th>Selected Characteristics</th>
<th>City of Abbeville</th>
<th>Abbeville County</th>
<th>Change</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Housing Units</td>
<td>258</td>
<td>362</td>
<td>+104</td>
<td>+564</td>
</tr>
<tr>
<td>Owner-occupied Units</td>
<td>1,563</td>
<td>1,324</td>
<td>-239</td>
<td>-508</td>
</tr>
<tr>
<td>Renter-occupied Units</td>
<td>833</td>
<td>908</td>
<td>+75</td>
<td>+367</td>
</tr>
</tbody>
</table>

Source: United States Census

As shown in Table H-2, owner-occupied housing is the predominant characteristic in both the City and County.

Table H-3 shows the values of owner-occupies housing units in both the City and County as reported in the 2000 census.

<table>
<thead>
<tr>
<th>2000 Values</th>
<th>City of Abbeville</th>
<th>Abbeville County</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Less than $50,000</td>
<td>388</td>
<td>1,236</td>
<td>27</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>649</td>
<td>2,260</td>
<td>49.5</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>87</td>
<td>700</td>
<td>15.3</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>66</td>
<td>316</td>
<td>6.9</td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>53</td>
<td>53</td>
<td>1.2</td>
</tr>
<tr>
<td>$300,000 to $499,999</td>
<td>5</td>
<td>5</td>
<td>0.1</td>
</tr>
<tr>
<td>Total</td>
<td>1,190</td>
<td>4,570</td>
<td>100</td>
</tr>
</tbody>
</table>

Median Value
City of Abbeville: $59,200
Abbeville County: $70,600

As shown in Table H-3, for both the City and County the $50,000 to $99,999 range was dominant value range for the owner-occupied housing. The median value of housing in the County is substantially higher than for the City. In 1990, the median values in the City and County were virtually identical. This indicates higher price developments are occurring outside the City.

Housing Affordability Strategies

Progress and improvement have been made in the areas of housing throughout the City. However, much remains to be accomplished. Declining incomes mean affordable housing opportunities are more important now than ever. The increase in populations of people below the poverty level and the number of households headed by single mothers offers a challenge to meet their unique needs. The one constant is that the City of Abbeville must be aware of current
conditions in order to better plan for the future. Emphasizing safe, decent and affordable housing should be the cornerstone for all future planning endeavors in Abbeville.

1) Address concentrations of substandard conditions identified by Census materials, local surveys, and windshield surveys.

2) Enforce housing codes in the city.

3) Promote job creation and industrial expansion to provide stable and decent wages to all citizens.

4) Expand residential water and sewer systems.

5) Encourage a program of home ownership education.
Table H-4 gives the range of contract rent paid for renter-occupied housing units in the City and County as reported in the 2000 census.

**TABLE H-4**

<table>
<thead>
<tr>
<th>2000 Monthly Rent</th>
<th>City of Abbeville</th>
<th>Abbeville County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Less than $200</td>
<td>95</td>
<td>11.8</td>
</tr>
<tr>
<td>$200 to $299</td>
<td>158</td>
<td>19.6</td>
</tr>
<tr>
<td>$300 to $499</td>
<td>332</td>
<td>41.2</td>
</tr>
<tr>
<td>$400 to $749</td>
<td>125</td>
<td>15.5</td>
</tr>
<tr>
<td>$750 to $999</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>$1,000 to $1,499</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Total Rented Units</td>
<td>805</td>
<td>100</td>
</tr>
<tr>
<td>No Cash Rent</td>
<td>96</td>
<td></td>
</tr>
<tr>
<td>Median Rent</td>
<td>$372</td>
<td></td>
</tr>
</tbody>
</table>

**SOURCE:** United States Census

Age of Housing Units. The 2000 census data on age of housing structures in the City and County are show in Table H-5.

**TABLE H-5**

<table>
<thead>
<tr>
<th>Year</th>
<th>City of Abbeville</th>
<th>Abbeville County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>1999 to March 2000</td>
<td>61</td>
<td>2.3</td>
</tr>
<tr>
<td>1995 to 1998</td>
<td>112</td>
<td>4.3</td>
</tr>
<tr>
<td>1990 to 1994</td>
<td>120</td>
<td>4.6</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>358</td>
<td>13.6</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>392</td>
<td>14.9</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>331</td>
<td>12.6</td>
</tr>
<tr>
<td>1940 to 1959</td>
<td>713</td>
<td>27.1</td>
</tr>
<tr>
<td>1939 or earlier</td>
<td>548</td>
<td>20.8</td>
</tr>
</tbody>
</table>

**SOURCE:** 2000 United States Census
Housing Conditions.

The 2000 Census reported 31 housing units in the City with incomplete plumbing, an increase of 11 since the 1990 census. This indicates that most of the housing units in the City which are substandard are the result of inadequate maintenance.

Overcrowding does not appear to be a major problem in the City. The standard measure for overcrowding is more than one person per room in a dwelling unit. In 2000 Abbeville reported a total of only 105 units with more than one person per room.

There are a number of dilapidated substandard units scattered in various parts of the City. Many of these units are vacant and need to be demolished.

B. NEEDS AND GOALS

The housing market in the City of Abbeville is driven by the economy of the area. The number and type of jobs available will have direct impact on the number and type of housing units needed.

Based on the analysis of the existing situation, the following housing needs are indicated:

- As the market develops, the community would benefit from the construction of the multi-story and speculative housing.

- Continued enforcement of building and housing codes applicable to new construction and renovations will reduce the potential for future substandard units.

- Encourage the Housing Authority and other non-profit organizations such as Habitat for Humanity to acquire substandard housing and renovate the existing structures or construct new housing units.
Housing Projections

The average household size in the City of Abbeville in 2000 was 2.39 people per housing unit. In 2000, 112 people or 1.9 percent of the population of the City were in group quarters. For purposes of projecting the estimated net number of housing units that will be necessary to house the projected population, it is assumed that the household size will stabilize at 2.4 people and that the same percentage of the total population will be housed in group quarters.

Based on the above assumptions and the population projections in Table P-6, the projected housing requirements for the City of Abbeville are shown in Table H-6.
The above projections indicated that a net increase of 656 housing units will be required by 2030 to accommodate the projected population in the City. If there is substantial increase or decrease in the number of job opportunities or the City annexes additional land area, it will be necessary to revise these projections.

It is assumed that new land development would have an average density of four units per acre. The housing projections would result in the development of about 164 acres of land for residential purposes between 2000 and 2030. Since at least part of any new housing construction in the City will be built on existing platted vacant lots, there would not appear to be a need for additional large residential subdivisions.

Goals for Housing Element.

- Promote maintenance of the existing housing stock in the City.
- Encourage the construction of safe, decent, and affordable homes for all income levels.
- Maintain the high level of municipal services which attract residential construction of all price ranges.

C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames for achieving the housing element goals are included in a later chapter of this Comprehensive Plan.
Chapter Eight: Land Use Element

The Land Use Element of the Comprehensive Plan includes a discussion of existing and future land uses in the City of Abbeville. In 1996, a detailed color coded map showing existing land use throughout the City was developed. This map was a primary tool used to develop the Future Land Use Map. This map has been updated to recognize land use and city limit changes and this map is a part of this Element of the Comprehensive Plan.

A. Inventory

The City of Abbeville contains the full range of urban uses including residential, commercial, industrial, public and semi-public uses, and vacant land.

Residential Land Use:

Existing residential land use in the City is predominantly low to medium density single family development. There are a few duplexes scattered throughout the City. Higher density multi-family residential complexes are located in various parts of the City with no major concentration of large developments.

Commercial Land Use:

The areas of concentrated commercial development are found around the square in the center of the City and along South Main Street to Greenwood Street. Strip centers are found near the City limits on North Main Street and on Greenwood Street near the hospital. There is strip commercial on individual lots along Greenwood Street and small commercial uses scattered in other areas of the City.

Industrial Land Use:

The category of land use includes warehouses, distribution facilities, junk yards and similar uses in addition to manufacturing plants. The Sage Automotive Group Plant is the largest industrial land use within the City limits. The major concentration of industrial uses is found outside the City limits in the industrial park along Highway 28 Bypass and Carwelllyn Road.

Public and Semi-public Land Use:

Existing public and semi-public land uses in the City include City, County, and State offices, cultural and recreation areas, churches, schools, nursing homes and hospitals. These land uses generally fit into the urban fabric with a minimum of disruption. The only exception noted is the S.C. Department of Transportation facility on McGowan Street which is adjacent to and across the street from single family residences. A heavy plant screen or other suitable buffer along McGowan Street would improve the aesthetics in the area.
Vacant Land:

There are a number of large tracts of land in the City limits as well as scattered vacant planted lots. As noted in the Housing Element of the Comprehensive Plan, there does not appear to be a need for major subdivision activity in the near future; however, Abbeville is obviously a pleasant place to live and has many amenities that would attract newcomers brought into the area by economic development in the region.

There will be continuing pressure for strip commercial development along the major streets, particularly Highway 72.

Land Development Constraints:

Assuming that vacant land can be purchased at a reasonable price when a market for additional land development occurs, topography of the land will be the primary constraint to land development. The topography adjacent to Adams Branch and Blue Hill Creek in the southwest sector of the City will require that the vacant properties in this sector of the City be developed with access from Carwellyn Road. Some of the vacant tracts adjacent to Parker Creek and its tributaries in northwestern, northern, and eastern sectors of the City have a steep terrain and have limited continuous street patterns. Urban development in those areas will require development plans sensitive to the topographic features.

Public water and sewer is available or can be extended to serve the vacant tracts of land in all sectors of the City. Therefore, the availability of utilities is not considered a constraint to development.

B. Needs and Goals

The Future Land Use Plan Map which includes the Major Street Plan is an integral part of this Comprehensive Plan is available at the City offices and is incorporated into this Comprehensive Plan by reference. This plan map is a guide for land use development and redevelopment in the City. It is also a guide which should be used by the Planning Commission and City Council when they are evaluating any proposed changes in the zoning ordinance or zoning district map.

The Land Use Plan Map addresses the following needs and goals:

- The compact character and aesthetic quality of the core commercial area should be preserved and enhanced.

- The aesthetic appearance of development along Highway 72 must be protected through curb cut, setback, and landscaping provisions incorporated into the Zoning Ordinance.
City of Abbeville Future Land Use

- Roads
- Improve Entrances to the City
- Promote Commercial Development and Design Guidelines
- Protect and Enhance Historic Core
- City Limits

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City of Abbeville

- Improve Entrances to the City
- Promote Commercial Development and Design Guidelines
- Protect and Enhance Historic Core
- City Limits
• The intersection of Highway 72 and South Main Street should receive special treatment to insure that people using this highway will notice and be attracted to visit the Square. The City should commission an urban design project for this intersection.

• Development of residential uses on the upper floors of buildings on the Square should be encouraged.

• As market demand dictates, development of high quality low density and medium density residential uses in the City should be encouraged.

• An inventory of dilapidated vacant houses and other structures should be conducted and action initiated to insure their demolition if restoration uneconomical.

C. IMPLEMENTATION STRATEGIES AND TIME FRAMES

Implementation strategies and time frames for achieving the needs and goals of the land use element are include in a later chapter of this Comprehensive Plan.
Chapter Nine: Priority Investment Element

The following is a list of prioritized needs with possible funding sources for the City of Abbeville. This listing was developed through coordination with various federal, state, and local agencies. This element of the comprehensive plan will be updated on a regular basis as projects are completed and as new needs arise.

Strategic Priority Level I:

1. Community Facilities Priority: Construct new fire department
   Possible source of funding: Local funds, Federal funds
   Time Frame: Within Three Years
   Important Contacts: City Manager, Fire Chief
   Estimated Cost: $1.5 million for planning and construction

2. Community Facilities Priority: Renovate offices for City Police Department
   Possible source of funding: Local Funds, Federal Funds
   Time Frame: Within Three Years
   Important Contacts: City Manager, Police Chief
   Estimated Cost: $1 million for planning and construction

3. Economic Development/Transportation Priority: Improve City Gateways
   Possible source of funding: SC DOT, local funds
   Time Frame: Within Three Years
   Important Contacts: City Manager, SCDOT
   Estimated Cost: $1 million for planning and construction

4. Community Facilities Priority: Plan for the long term expansion, maintenance, and protection of the city’s raw water resources to support future growth and system use.
   Possible source of funding: SC Department of Commerce, local funds, Federal Grants
   Time Frame: Within Four Years
   Important Contacts: City Manager
   Estimated Cost: $2 million for planning and construction
Strategic Priority Level II:

1. Community Facilities Priority / Economic Development Priority: Create a downtown development plan to include retail recruitment and tourism promotion
   Possible source of funding: City government
   Time Frame: Within Five Years
   Important Contacts: City Manager
   Estimated Cost: $50,000, depending on specifications

2. Transportation Priority: Improve problem intersections in the City
   Possible source of funding: County Transportation Committee; City
   Time Frame: Within Five Years
   Important Contacts: City Manager
   Estimated Cost: $1,000,000 for planning and construction

3. Natural Resources Priority / Community Facilities Priority: Promote the development of more parks, bike/pedestrian trails, sidewalks and green spaces
   Possible source of funding: SCDOT, SCPRT, city funds
   Time Frame: Within Five Years
   Important Contacts: SCDOT, SCPRT, city government
   Estimated Cost: $50,000 - $2,500,000 depending on project

4. Economic Development Priority / Community Facilities Priority: Continuously research financing for infrastructure upgrade and expansion
   Possible source of funding: SC Dept. of Commerce, local funds
   Time Frame: Within Four Years
   Important Contacts: City Manager, Congressional Office
   Estimated Cost: Project dependent

5. Economic Development Priority / Housing Priority: Develop a plan to attract and retain young people, professionals, and retirees to live in Abbeville
   Possible source of funding: City government
   Time Frame: Within Five Years
   Important Contacts: City Manager
   Estimated Cost: $25,000 - $50,000
Chapter Ten: Implementation Strategies

The City of Abbeville Comprehensive Plan has included the seven basic elements of a comprehensive plan required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended:

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

Each of these elements includes a discussion of an inventory of existing conditions, needs and goals. This chapter will present strategies to implement the proposals included in each element which can be directly or indirectly impacted by the City ordinances, policies, or leadership.

The nine comprehensive plan elements are often interdependent. Action is one element affects other elements. For example, successful economic development which increases the number and wage levels of jobs in the area will result in immigration and the need for new housing construction of all types. Likewise, increasing the educational level of the adult population will make the labor force adaptable for training by new employers and thus result in higher wages. Elimination of dilapidated housing units makes a neighborhood more desirable and gives property owners more incentive to maintain and upgrade housing which increases property values, thereby increasing the tax base. These are just a few examples of how implementation of one project impacts on others.

Implementation of many of the needs and goals to enhance the future of the City of Abbeville is outside the control of the City Council or the agencies of the City. For example, raising the educational level of the adult population will be dependent on the parents’ emphasis on the education of their children, teenage pregnancy prevention and dropout reduction programs of the School District plus the level of support and concern of the business community and people of the entire county. Population growth in the City and County will be largely dependent on the continuing growth of the economy of the area, State and nation.

Many of the implementation measures included in the 2005 Comprehensive Plan have been addressed. These include:

- Development and distribution of a brochure highlighting the assets of Abbeville and Abbeville County.
- Adoption of Manufactured Housing Zoning regulations.
- Adoption of revised Land Development Regulations.
- The widening of Highway 72 is completed.
- The connector from Greenwood Street near the eastern city limits to S.C. 20-28 has been improved.
This chapter deals with implementation strategies for needs and goals which are under the control of the City government or can be influenced by the leadership and persuasion provided by the City.

Implementation
Needs and Goals

**GOAL:**  *Attract new residents and encourage modest population growth*

Discussion:

As pointed out in various elements of the Comprehensive Plan, the City of Abbeville provides municipal services to its citizens through a well organized and administered structure. The continuation of this organization and service delivery will be essential to differentiate the incorporated City from the surrounding area and thus maintain the existing population and attract new residents to locate within the City limits.

**Comprehensive Plan Elements Impacted:** All

Continue policy of goals and objectives for each department in the Annual Budget and reports of progress in the Annual Administrative Report.

**Timetable:**

- Continuous

**Responsible Parties:**

- Mayor and Council
- City Manager
- Department Heads and Staff
**GOAL:** Continue the annexation policy to expand the city limits

**Discussion:**

The existing policy requiring contracts with owners of residential and commercial properties served by City utilities which become contiguous to the City to annex for continued service should be retained. Other policies to encourage adjacent developed or developing areas increasing the fire protection contract costs to properties outside the City.

**Comprehensive Plan Elements Impacted:** All

**Implementation Action:**

- Formal written policies should be adopted by City Council.

**Timetable:**

- Continuing

**Responsible Parties:**

- Mayor and Council
- City Manager

**GOAL:** Encourage the development of safe, decent, and affordable housing options for all income levels

**Discussion:**

City Council will work with developers to create new housing opportunities at all income levels and to pursue funding options to rehabilitate existing housing in the city limits.

**Comprehensive Plan Elements Impacted:** All

**Timetable:**

- Continuing

**Responsible Parties:**

- Mayor and Council
- City Manager
GOAL: Create a capital improvements plan with a budget

Discussion:

Rehabilitation, expansion, and major maintenance to City facilities such as the City Hall, recreation plan implementation, fire station relocation, sewer system upgrades, sidewalks and other items to implement the Comprehensive Plan and meet other City needs can be accomplished in a more systematic manner if all anticipated projects during the next 10 years are included in a prioritized list adopted by the City Council. The Capital Improvements Program should include costs and source of funds for those projects to be undertaken in the next three years. Projects for the first year should be incorporated into the annual budget and the Capital Improvements Program should be extended for one year. Using this approach, the City Council, City Manager, Department Heads, and citizens of the community will know what to expect and when to expect it. This approach reduces the number of surprises that can produce a crisis.

Comprehensive Plan Elements Impacted: All

Implementation Action:

The City Manager should organize a Capital Improvements Program work group composed of Department Heads, the Planning commission, Council members, the Finance Director, and the others necessary to develop a Capital Improvements Program,

Timetable:

- Develop the Capital Improvements Program by 2015.
- Adoption by City Council.
- Update annually.

Responsible Parties:

- Recommendation by Planning Commission and City Manager.
- Adoption by City Council.
GOAL: Use Housing Code Enforcement to Promote Stable and Safe Neighborhoods

Discussion:

As noted in the Housing Element, the housing stock within the City is aging and without proper maintenance some structures will become substandard. When a single house in a block or neighborhood is allowed to deteriorate to the point of dilapidation, it impacts the value of other property in the vicinity. If substandard conditions are allowed to spread to other units the neighborhood can be destroyed.

The City has adopted the International Residential Code; however, enforcement is primarily on a complaint basis.


Implementation Action:

City Council should adopt a policy requiring vacant housing to be inspected for deficiencies which must be corrected prior to subsequent occupancy.

City Council should adopt a resolution encouraging the Housing Authority to purchase dilapidated housing and rebuild the existing house or construct new housing on the property.

Timetable:

- City Manager prepare ordinance and policy for review by Planning Commission and recommendation to City Council by July 2013.
- Enforcement – upon adoption of standards by City Council.

Responsible Parties:

- City Manager
- Building Official
- Planning Commission
- City Council
GOAL: Enhancements of City Gateways and Main Street Corridor

Discussion:

The Comprehensive Plan includes the proposal to establish the intersection of Greenwood Street and South Main Street, and the intersection of North Main Street and Route 28 Bypass as distinctive gateways to the center city. Making North Main Street and South Main Street a distinctive corridor leading to the square would provide a visual sense of place. Without such distinctive gateways and corridor, traffic on Highways 72 and 28 Bypass could traverse the community and never realize the attractions in the center city. Plans have already been prepared and are being implemented to create these distinctive features. Planting of Crepe Myrtles and new light standards have already begun.

Comprehensive Plan Element Impacted: All

Implementation Action:

The City must work with the S.C. Department of Transportation to insure that the plans for corridors and intersection improvements incorporate a distinctive gateway at the intersection of Main Street and Greenwood Street. The City must also see that the improvements on Main Street toward the square incorporate the plans to make Main Street a distinctive corridor.

Timetable:

- City Council should discuss corridor and intersection improvement opportunities with the S.C. Department of Transportation and identify costs and possible funding sources.
**Goal: Intersection Improvements**

**Discussion:**

The principle difficulties with the existing major street system are at problem intersections. The capacity of the streets is controlled by the number and characteristics of the street intersections. Several problem intersections have been identified. Intersections throughout the City must be monitored and improvements secured as traffic volume and accident frequency warrant. Intersections that need to be considered for improvement: Marshall and Greenwood, Greenville and Grace Lane, Church and Trinity, Whitehall and Vienna, Marshall and Secession, and around Abbeville High School.

**Comprehensive Plan Elements Impacted:** Land Use, Economic Development, Community Facilities, Transportation

**Implementation Action:**

The City Manager should alert the appropriate department heads to advise him of problem intersections so that City Council can take appropriate action.

**Timetable:**

- Continuous

**Responsible Parties:**

- City Manager
- Department Heads
- City Council
- S.C. D.O.T.

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**CONCLUSION**

This Comprehensive Plan must be continually monitored by the Planning Commission and revisions recommended to the Mayor and Council when changes become necessary.

As required by South Carolina law, the Planning Commission must review the Plan at least every five years.