

ReDiscover Sandhills

*A Richland County, SC
Neighborhood Master Plan
Adopted June 15, 2021*



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ReDiscover Sandhills was completed with numerous public engagement opportunities orchestrated in partnership with Richland County. These opportunities couldn't have happened without the amazing coordination of Richland County elected officials and staff. This team of individuals went above and beyond to ensure that the people of Sandhills had a chance to be a voice and participate. Whether it was completing a social media post to a survey link or going door to door in the neighborhoods to let people know of a planning meeting, the people recognized on this page more than did their part. It can be truly said that this Plan was completed as a partnership between the County and community!

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Former Councilman Calvin 'Chip' Jackson is deserving of special acknowledgement and thank you. Mr. Jackson was a leading voice for the Sandhills planning process, acting as a dynamic participant in moving the plan forward through his big ideas, community connections, and thought of lasting impact for the residents of the area. Mr. Jackson has left a legacy within Northeast Richland that the community will experience through an amalgam of ways, including ReDiscover(ing) Sandhills.



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PURPOSE & BACKGROUND

Purpose

Richland County embarked on this Sandhills Neighborhood Master Plan with the primary objective of establishing a new vision for the neighborhood that targets revitalization for the area residents and businesses to make the Sandhills Neighborhood a rediscovered place for people to live and for new public and private investment to occur.

Background

This planning effort was conducted through the Neighborhood Improvement Program (NIP) established by Richland County Council in Fiscal Year 2004. The NIP has allowed the coordination and funding for ten (10) previous Neighborhood Master Plans (NMPs) throughout Richland County and led to numerous improvement projects within those designated neighborhoods over the past decade.

During the pre-planning period the plan was commonly referred to as the *Pontiac* Neighborhood Master Plan. The resulting community engagement input showed that the majority of area residents and businesses identified the area as *Sandhills*. The adoption of the plan sets forth the name *Sandhills* for the study area and adjacent region. The name change should ensure all future residents, elected officials, and staff have a greater understanding where the interventions are taking place as they are implemented.

Study Area

Each Richland County Neighborhood Master Plan was adopted with specific requirements for the geographical study areas. These requirements included that each NMP be limited to areas that fit within a 1/4 mile radius from an identified central point or that they include a maximum of three (3) neighboring communities with easily recognizable boundaries. Concentrating on smaller scale planning areas allows a more thorough investigation of issues and more effective planning procedures.

The Sandhills NMP boundary contains approximately 800 acres or 1.25 square miles with borders of Spears Creek Church Road to the north and east, Two Notch Road (Hwy 1) to the west, and the Royal Pines Estates Subdivision fulfilling the southern border. The area contains two (2) primary residential neighborhoods with the Royal Pines Estates Subdivision on the south and a grouping of single family homes and the Spears Creek Village Mobile Home Community to the north. Three (3) distinct business nodes are found in the study area, consisting of the commercial corridor along Two Notch Road and Fashion Drive, the Richland Northeast Industrial Park along Clemson Road, and the older collection of businesses along the intersection of Two Notch Road and Spears Creek Church Road, commonly referred to as the “Pontiac” area.

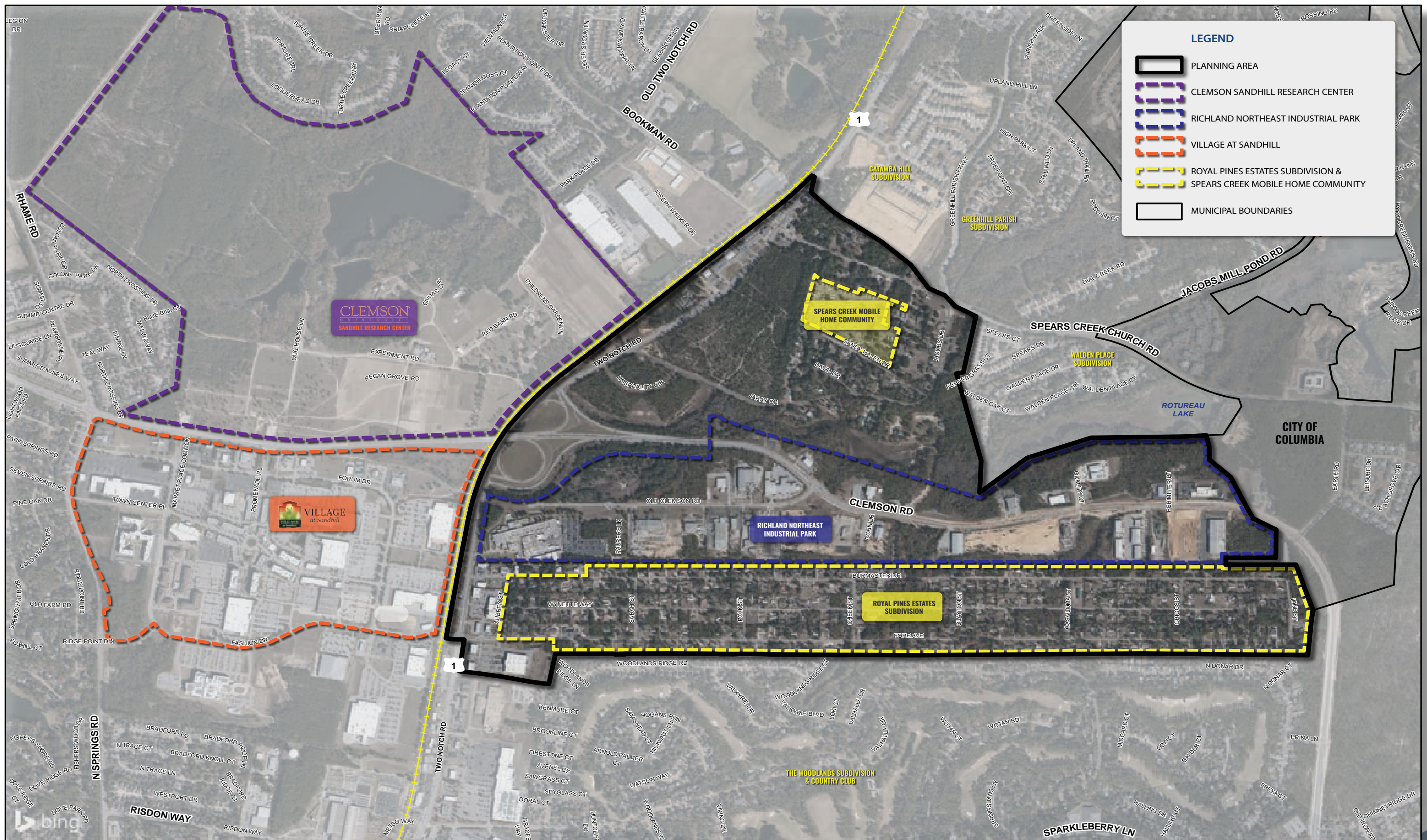


Neighborhood Improvement Program Goals

1. Protect and revitalize established neighborhood communities.
2. Empower neighborhoods to sustain a healthy community through civic infrastructure.
3. Strengthen communication between the County and neighborhoods.

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STUDY AREA MAP



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SECTION 1: VISION & INTERVENTIONS

Vision

The Sandhills Area Neighborhood envisions a rediscovered Northeast Richland County community portraying safe and walkable streets, thriving businesses, quality services, and increased recreational opportunities. The Sandhills area shall be established with a sense of place that encourages community interaction and enhances the overall living and working environment.

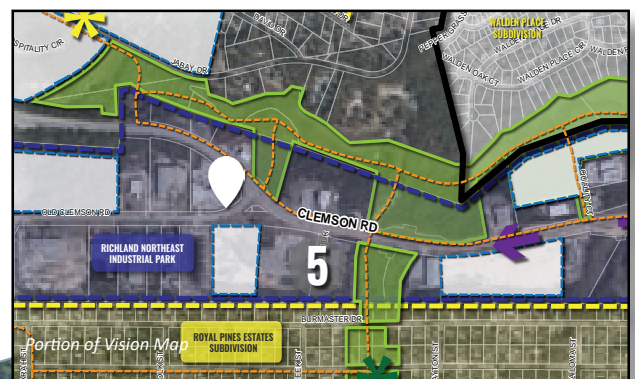
ReDiscover Sandhills Neighborhood Master Plan Goals

ReDiscover Sandhills puts forth several goals in achieving the established vision for the northeast community. These goals relate to the various themes and elements found throughout the plan, as evidenced through the public engagement process and site analyses. The goals address issues and opportunities that are present within the plan area. The resulting interventions and recommendations found in the plan advance these goals through their implementation.

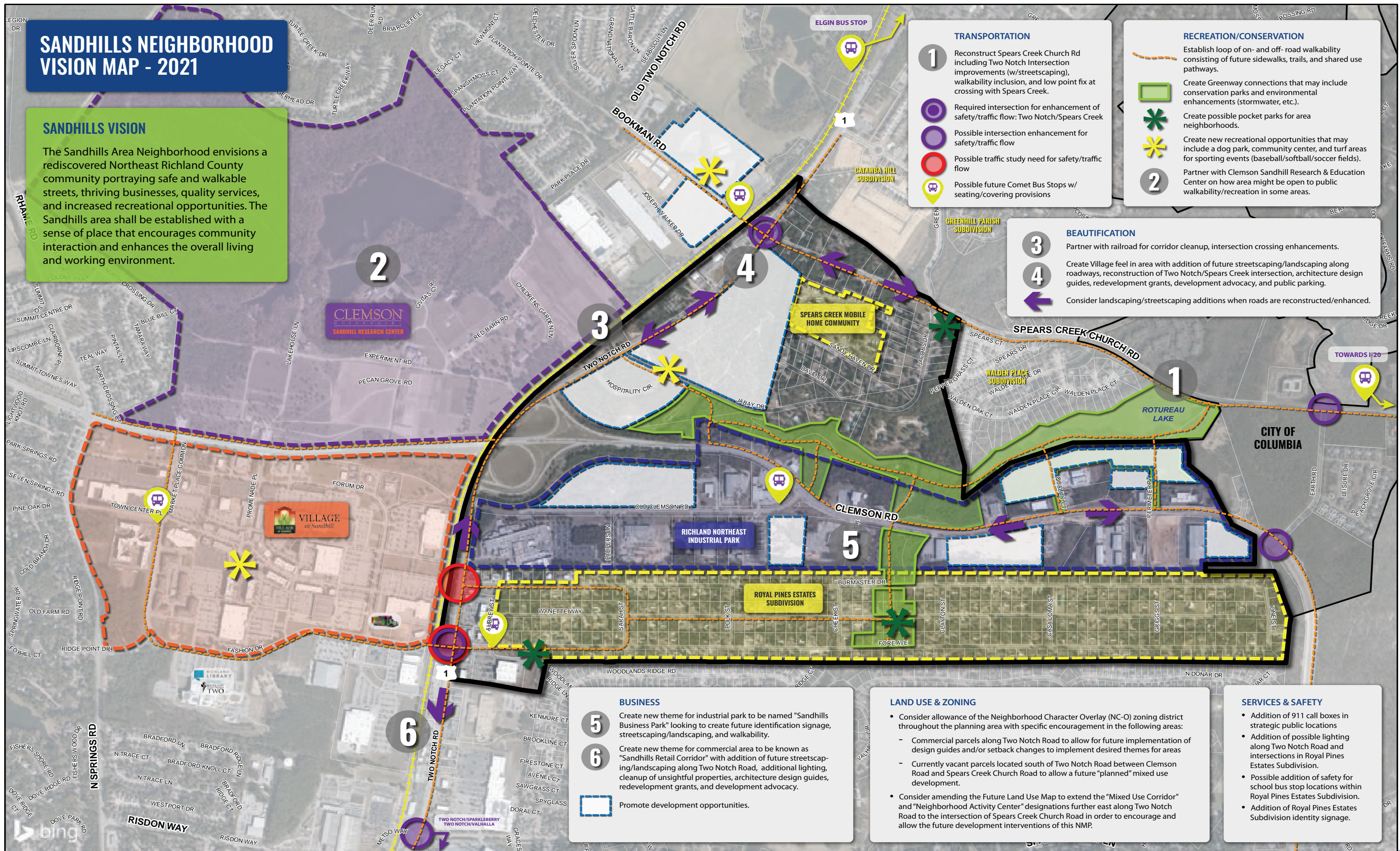
- **Transportation:** *Enhance and upgrade area road networks and systems to allow for efficient travel through a variety of modes and allow for greater connections for area residents, internally and externally.*
- **Recreation & Conservation:** *Strengthen and increase area recreational opportunities to provide quality green spaces within the community while protecting and enhancing the natural and manmade assets for everyone's enjoyment.*
- **Beautification:** *Provide for a sense of place and community that all living within and traveling through the area will be proud to call home and envy as their own.*
- **Business:** *Augment and diversify external and internal business opportunities that fulfill residents' needs through the availability of a variety of business service options.*
- **Housing:** *Ensure appropriate housing options that contribute to quality of place for all demographics and socioeconomic status.*
- **Land Use & Zoning:** *Allow for dynamic and varied regulations and future land uses that contribute to the quality of place and growth needs for the area.*
- **Services & Safety:** *Ensure the presence of the appropriate and necessary services for a safe, engaged, and informed community respective of all that interact within the area.*

Vision Map

An overall Vision Map presents a synopsis of the future recommendations and implementation measures set forth in this Plan. The map visually illustrates the adopted Vision Statement and will serve as an essential tool in communicating Richland County's partnership with the residents, businesses, developers, investors, and local economic development agencies in fulfilling the goals of this Neighborhood Master Plan.



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VISION & INTERVENTIONS

Interventions & Implementation

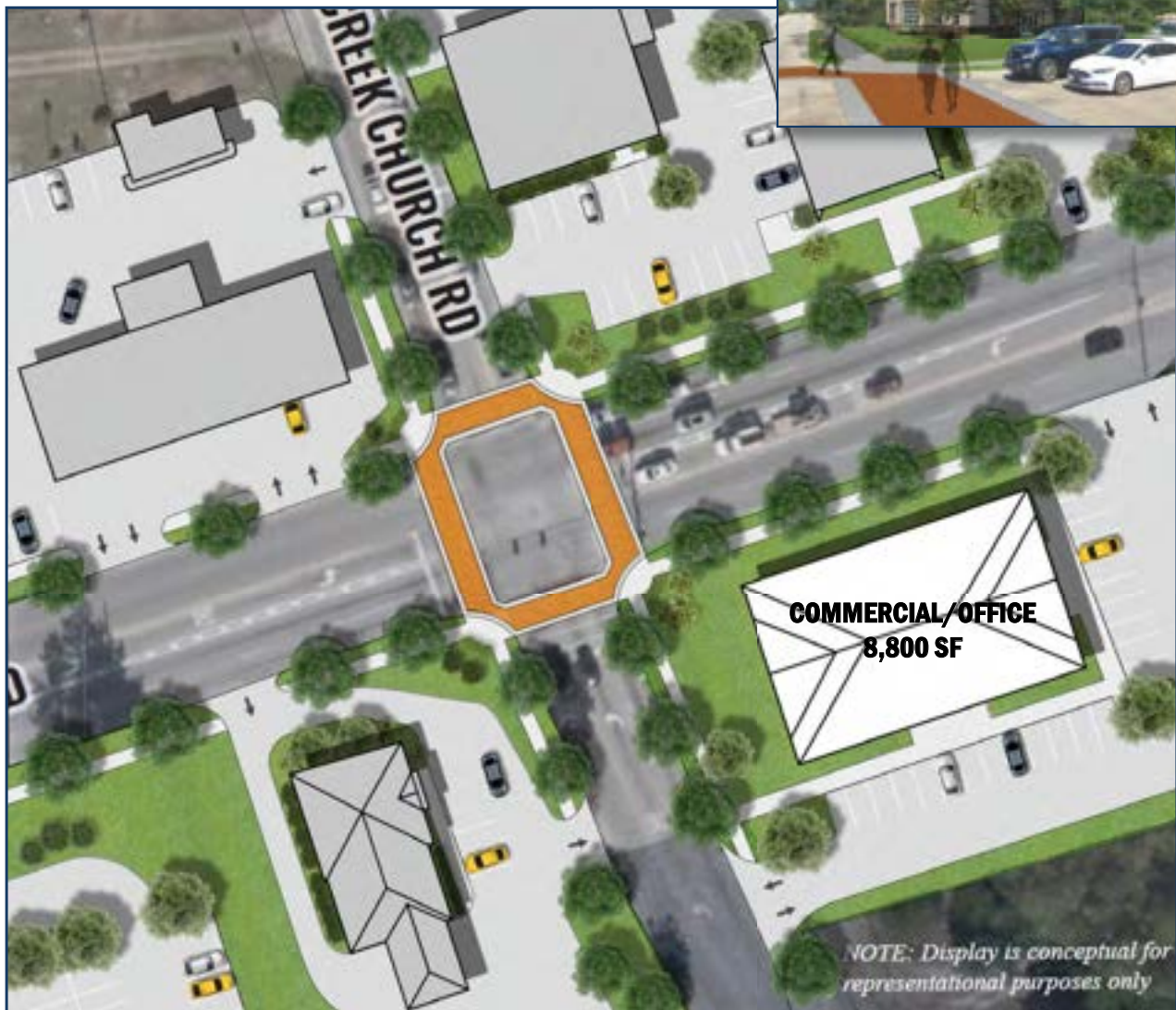
The intervention and implementation measures detail the efforts needed in bringing the Plan's vision to reality. The following set of recommended interventions are derived based upon the community input received and the analyses performed. Richland County staff interventions are reviewed regularly for when and how to best implement. A table of interventions is located in the appendix of this Plan outlining priority, timeframes, costs, responsible parties, and possible funding sources.

TRANSPORTATION - Roads

► RECONSTRUCT SPEARS CREEK CHURCH ROAD

Reconstruct Spears Creek Church Road from Interstate 20 thru intersection with Two Notch Road (past railroad on Bookman Road). Ensure design includes focal points contributing to the goals of this Plan consisting of:

- Consideration of creating "Village Feel" and streetscaping measures at the intersection area of Two Notch Road/Spears Creek Church Road
- Additional lanes
- Accel/decel turning lanes
- Shared-use paths
- Addressing the stormwater issue at the Spears Creek crossing



VISION & INTERVENTIONS

► TRAFFIC ENHANCEMENTS

Advocate to the South Carolina Department of Transportation to review the following traffic enhancement issues/opportunities:

1. Increase the length of left turn lanes where space allows
2. Evaluate traffic light timing with considerations for peak hours
3. Allow left turn green arrows at more intervals throughout the day
4. Assure proper pedestrian access control at intersections
5. Prepare new traffic studies to determine future intersection infrastructure upgrades to alleviate traffic and improve safety



Intersections for traffic enhancements should include:

- Two Notch Road - Fashion Drive - #1, #2, #3, #4, & #5
- Two Notch Road - Burmaster Drive (Possible future traffic light need) - #4 & #5
- Two Notch Road - Spears Creek Church Road - #1, #2, #3, & #4
- Two Notch Road - Sparkleberry Lane - #1, #2, #3, & #4
- Two Notch Road - Valhalla Drive - #1, #2, #3, & #4

TRANSPORTATION - Bus Service

► THE COMET BUS SERVICE

Coordinate with the Route System Coordinators of The Comet to investigate new bus service opportunities in accordance with the findings of this Plan including:

1. Additional bus stops and routes in locations servicing the public need (connecting neighborhoods/businesses)
2. New shelters located in proximity to future planned pedestrian/bike access locations
3. Park and Rides
4. New bus shelters.

Possible locations for these opportunities may include:

- Intersection of Two Notch Rd & Spears Creek Church Rd.
- Along Clemson Road within the Richland Northeast Industrial Park area.
- Along Spears Creek Church Road and I-20 to downtown (park and ride possibility).
- Next to key senior housing projects or special stops at such projects for certain yearly events.
- Along east side of Two Notch Road for access of neighborhoods east of Village at Sandhill area.



VISION & INTERVENTIONS

TRANSPORTATION - Railroad

► RAIL CORRIDOR CLEANUP

Partner with CSX Railroad for rail corridor beautification along the planning area, including possible vegetation cleanup, litter cleanup, and opportunities to improve railroad crossings for vehicles, pedestrians, and bikes.



RECREATION & CONSERVATION - Connectivity

► CREATE WALKABILITY LOOP

Create a walkability loop within and around the planning area that connects residential neighborhoods with areas of business and employment. The Walkability Loop should include connections via off-road greenways and on-road shared use pathways traversing the following areas (Noted on the Recreation Intervention Map): Spears Creek Church Road, Two Notch Road, Clemson Road, Royal Pines Estates Subdivision, and the Spears Creek greenway area.

► DEVELOPER PATHWAY INSTALLMENTS

Continue to encourage pathways (sidewalks/shared-use) to be installed by new developers/businesses along frontage of streets (Two Notch Road, Clemson Road, and Spears Creek Church Road) that fulfill the walkability loop recommendation in this NMP.

► FUTURE LOOP SIGNAGE

Add wayfinding signage along new trails indicating directions, distances, and places of interest.

► CLEMSON SANDHILLS RESEARCH FACILITY PARTNERSHIP

Meet regularly with representatives from the Clemson Sandhills Research and Education Center on opportunities for utilizing the grounds for public educational programs and events. Include discussions on availability for regulated public access to greenspaces and trail systems.



VISION & INTERVENTIONS

RECREATION & CONSERVATION - Parks & Rec

► **EXPLORE NEW RECREATIONAL OPPORTUNITIES**

Explore opportunities with the appropriate partners in creating new recreational opportunities for all ages, including teens and seniors. Such opportunities may include the following (*See Recreation Intervention Map on p.15 for further information*):

1. **Dog Park:** Specific dedicated area for a dog park serving the Sandhills region.

Possible Locations:

- The vacant “NE Plantation” property along Bookman Road.
- Vacant parcels south of Two Notch (by Jabay Road).
- Utilization of unused parking areas and open space within the Village at Sandhill Shopping Center development.

2. **Community Center:** Investigate need for a community center serving the Sandhills region that allows fitness, recreation, and hobby opportunities for all ages.

Possible Locations:

- The vacant “NE Plantation” property along Bookman Road.
- Vacant parcels south of Two Notch (by Jabay Road).
- Utilization of unused space and structures within the Village at Sandhill Shopping Center development.

3. **Outdoor Recreational Greenspace:** Sports turf fields opportunities.

Possible Locations:

- The vacant “NE Plantation” property along Bookman Road.
- Vacant parcels south of Two Notch (by Jabay Road).
- Utilization of unused parking areas and open space within the Village at Sandhill Shopping Center development.

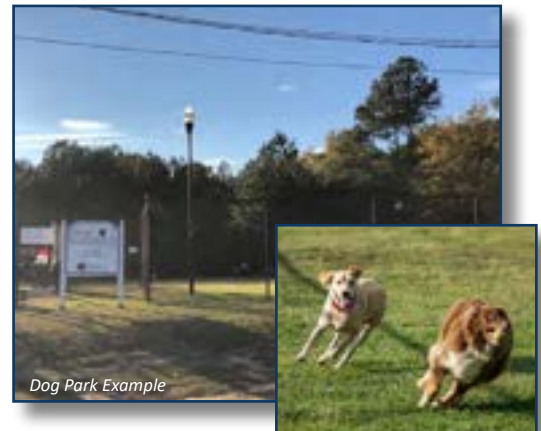
4. **Pocket Parks:** Small neighborhood parks with playgrounds and picnic areas.

Possible Locations:

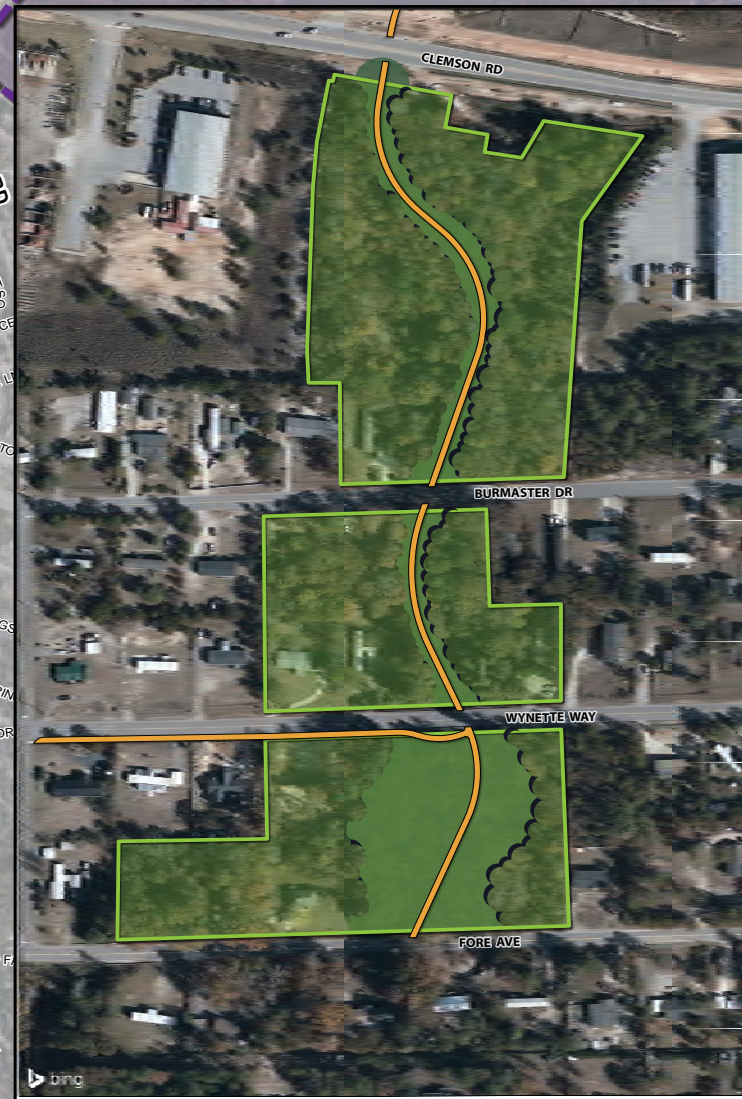
- Royal Pines Subdivision along Fore Avenue (Hobby Lobby), other vacant lot, or internal greenway area.
- Along Spears Creek Church Road around Jacobs Drive.

5. **Greenway Parks:**

- Continue the planning/design/implementation of Spears Creek (Rotureau Lake) Conservation Park. Complete necessary acquisitions for preservation of open spaces, enhancement of stormwater drainage, and completion of off-road trails connecting Spears Creek Church Road with Clemson Road.
- Create plan for assemblage of parcels to create linear conservation park with off-road trails within the conservation areas of Royal Pines Estates. Look to connect park/trails to Clemson Road shared use paths.



SANDHILL NEIGHBORHOOD
RECREATION & CONSERVATION INTERVENTIONS



LEGEND

- EXISTING SIDEWALKS / TRAILS
- FUTURE WALKABILITY LOOP CONCEPT
- POSSIBLE FUTURE AREA FOR REC FIELDS, COMMUNITY CENTER AND/OR DOG PARK LOCATION
- POSSIBLE FUTURE POCKET PARK LOCATION
- POSSIBLE FUTURE GREENWAY PARK
- PLANNING AREA



Trails and pathways can take place in many forms to create a future walkability loop including:

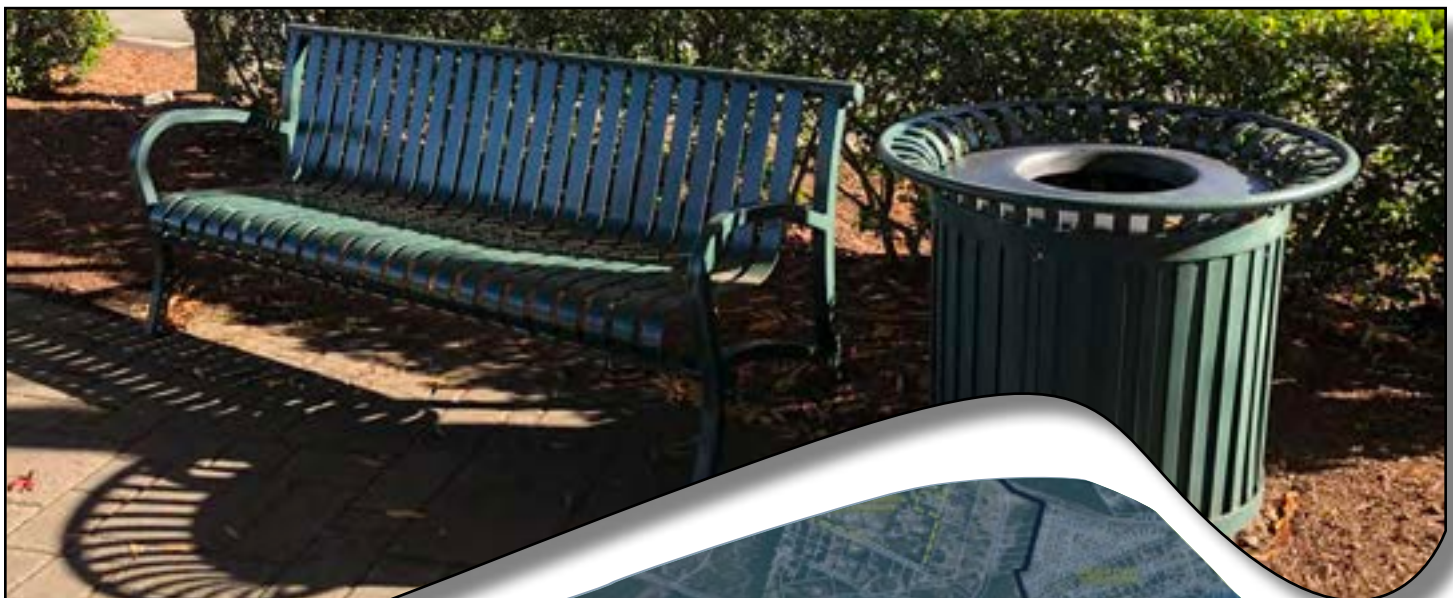
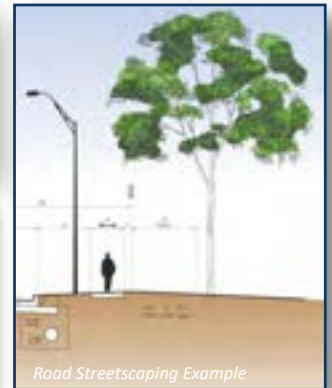
The future walkability loop should include signage indicating directions, distances and places of interest:

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VISION & INTERVENTIONS

BEAUTIFICATION

- ▶ **TWO NOTCH ROAD/FASHION DRIVE TANK**
Beautify propane tank property at NE corner of Fashion Drive and Two Notch Road with a public art mural.
- ▶ **ADOPT-A-ROAD CLEANUP PROGRAM**
Coordinate an “Adopt-A-Road Program” for Two Notch Road, Clemson Road, Jabay Drive, and Spears Creek Church Road by businesses or residents willing to pick up litter along roadways quarterly throughout each year. Recognize the volunteering business via signage.
- ▶ **ROAD STREETSCAPING CONSIDERATIONS**
Add landscaping/streetscaping in cooperation with any future reconstruction or updates to the following roadways: Two Notch Road, Spears Creek Church Road, and Clemson Road (Note: Maintenance considerations will first have to be established for any landscaping/streetscaping additions).
- ▶ **NEIGHBORHOOD IMPROVEMENT PROGRAM**
Regularly meet with local neighborhoods in study area to educate them on the County Neighborhood Improvement Program and other County resources for encouraging neighborhood stewardship.
- ▶ **PROPERTY MAINTENANCE AWARENESS**
Create a mailing that discusses property maintenance requirements of the County code and send to area subdivisions. Engage a coordinated follow-up for enforcement (Enforce only as needed/requested).



Road Streetscaping Example

VISION & INTERVENTIONS

BUSINESS - General

► DEVELOPMENT OPPORTUNITY PROMOTION

Promote the development of existing industrial and commercial opportunities that are found today in cooperation with local brokerage firms and the Richland County Economic Development Office. Possible existing development/redevelopment opportunities are as follows:

1. Owner: *Pioneer Land Co.* | Acres: 14.7 | Use Notes: *Former event center with recreation lands for sale*
2. Owner: *Forest Hills Part.* | Acres: 9.4 | Use Notes: *Vacant and for sale for industrial uses*
3. Owner: *Miscellaneous* | Acres: *n/a* | Use Notes: *Numerous parcels for redevelopment possibilities*
4. Owner: *Pioneer Land Co.* | Acres: 46.6 | Use Notes: *Vacant and for sale for mixed uses*
5. Owner: *Enigma Corp.* | Acres: 25.8 | Use Notes: *Vacant and for sale for mixed uses*
6. Owner: *FN America* | Acres: 22 | Use Notes: *Owner retaining; Aid their future business expansion*
7. Owner: *Dynamic Stone* | Acres: 6.1 | Use Notes: *Vacant and ready for industrial uses*
8. Owner: *Hancock Clemson* | Acres: 12 | Use Notes: *Vacant and ready for industrial uses*
9. Owner: *Simple Leasing LLC* | Acres: 2.5 | Use Notes: *Vacant and ready for industrial uses*
10. Owner: *Richland Co.* | Acres: 19.5 | Use Notes: *Possible multiple industrial parcels here*
11. Owner: *Gracelife Church* | Acres: 6.2 | Use Notes: *Neighbor Church owns for future business expansion*
12. Owner: *Multiple* | Acres: *n/a* | Use Notes: *Established retail center with multiple vacancies*



VISION & INTERVENTIONS

► DEVELOPMENT/REDEVELOPMENT INCENTIVES & MECHANISMS

Create new incentive programs to spur local business investment by tenants and owners allowing monies to be used for site/structure upgrades as well as demolition of vacant/underutilized properties. Coordinate with the Richland County Economic Development Office on other incentive mechanisms for new development/redevelopment that may include tax advantages, Tax increment Districts, or establishment of Business Improvement Districts.



Sale/Lease Property Example

► SITE MAINTENANCE & APPROVAL ENFORCEMENT

Annually enforce site maintenance and original business approval standards for commercial/industrial properties ensuring upkeep of landscaping, enclosed refuse, removal of unapproved signage, and removal of unapproved outdoor storage.

BUSINESS - Two Notch Business Corridor

► CREATE NEW THEMATIC AND BRAND ELEMENTS FOR FUTURE OF AREA: 'Sandhills RETAIL CORRIDOR'

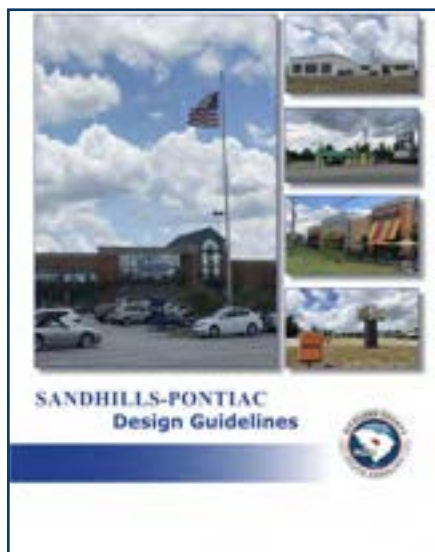
Enhance existing area identity as the 'Sandhills Retail Corridor'. Coordinate other Two Notch Road improvements discussed in this Plan (sidewalks and lighting) to include street trees, banners, and signage (wayfinding) all utilizing the 'Sandhills Retail Corridor' elements.

► IMPLEMENT DESIGN GUIDE

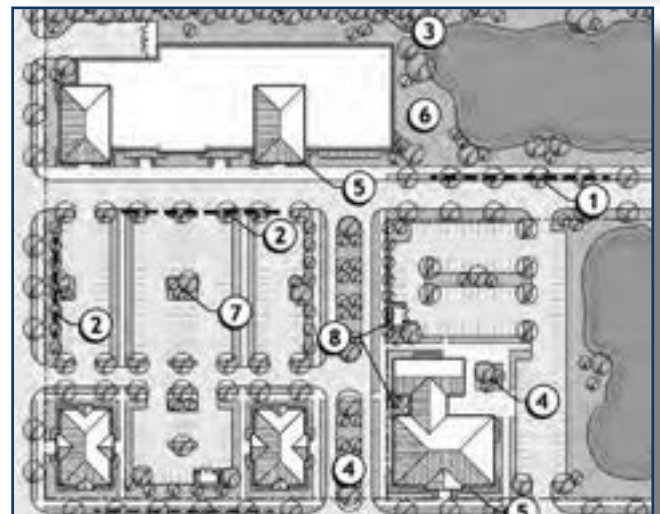
Require new development and redevelopment to improve visual character along the Two Notch Road corridor through building architecture, tree plantings and landscaping, architectural features, location of parking, and consistent signage. Adopt and utilize the draft design guidelines (found in the Appendix) for future approval of businesses in this corridor. Guidelines should be implemented and enforced via future Neighborhood Character Overlay District approvals.



Two Notch Road



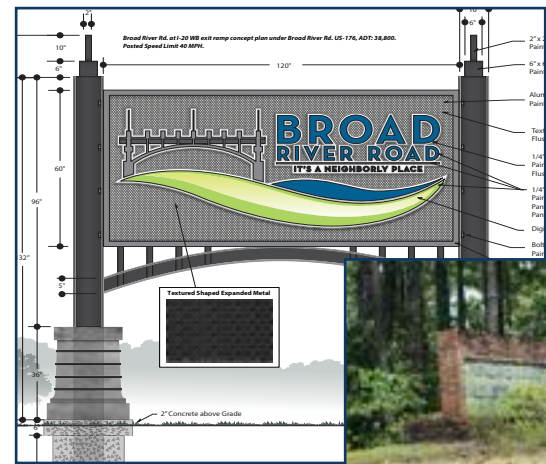
Design Guide Picture Examples



VISION & INTERVENTIONS

BUSINESS - Clemson Road Industrial Area

- ▶ **CREATE NEW THEME FOR AREA: 'Sandhills BUSINESS PARK'**
Enhance existing area identity as the 'Sandhills Business Park' in order to improve the identity of this business node. Implement gateway business park signage along west and east ends on Clemson Road.
- ▶ **STREETSCAPING**
Further enhance Clemson Road through landscaping and streetscaping elements, as applicable, through the 'Sandhills Business Park' corridor.



Entrance Sign Examples

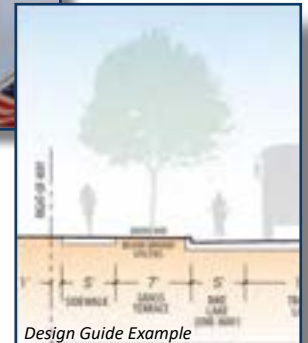
BUSINESS - Pontiac Downtown Corridor

- ▶ **CREATE DOWNTOWN VILLAGE SENSE OF PLACE**
Embrace this area and create a new sense of place and village feel. Take advantage of the Spears Creek Church Road future reconstruction and include creation of thematic and branding elements for the Pontiac area with added streetscaping elements to include sidewalks, landscaping, street trees, lighting, and banners.
- ▶ **IMPLEMENT DESIGN GUIDE**
Require new development and redevelopment to improve visual character throughout this intersection of businesses through building architecture, tree plantings and landscaping, architectural features, location of parking, and consistent signage. Adopt and utilize the draft design guidelines (found in the Appendix) for future approval of businesses in this corridor. Guidelines should be implemented and enforced via future Neighborhood Character Overlay District approvals.
- ▶ **PUBLIC PARKING**
Work with Pontiac Commercial Property owners to create new public parking opportunities to alleviate on street parking of vehicles when demand is high.
- ▶ **FOSTER DEVELOPER PARTNERSHIP**
Engage the primary area landowner known as "Pioneer Land Company LLP" to explore properties they own around the Two Notch/Spears Creek intersection (See conceptual development/redevelopment rendering on p.21). Activities for financial partnerships may include:
 - Demolition of inactive/underutilized properties
 - Creation of new development concepts of properties to promote new uses to developers
 - Allocation of grants/loans for site/structure improvements
 - Re-use of NE Plantation property as possible future community center and/or outdoor recreation park
- ▶ **ADVOCATE FOR NEW MIXED USE DEVELOPMENT ON LARGE VACANT PARCELS**
Create and allow mixed use development on the larger vacant properties located south of Two Notch Road, east of Clemson Road and west of Spears Creek Church Road (See conceptual block rendering on next page). Forethought on planning mixed use developments will aid in a developer vision and allow a proper diversification of uses that are needed in the area.

Ensure commercial, industrial, and multi family land uses are developed with proper buffers to surrounding existing uses and cohesively with the existing Pontiac downtown commercial properties (Two Notch/Spears Creek intersection).

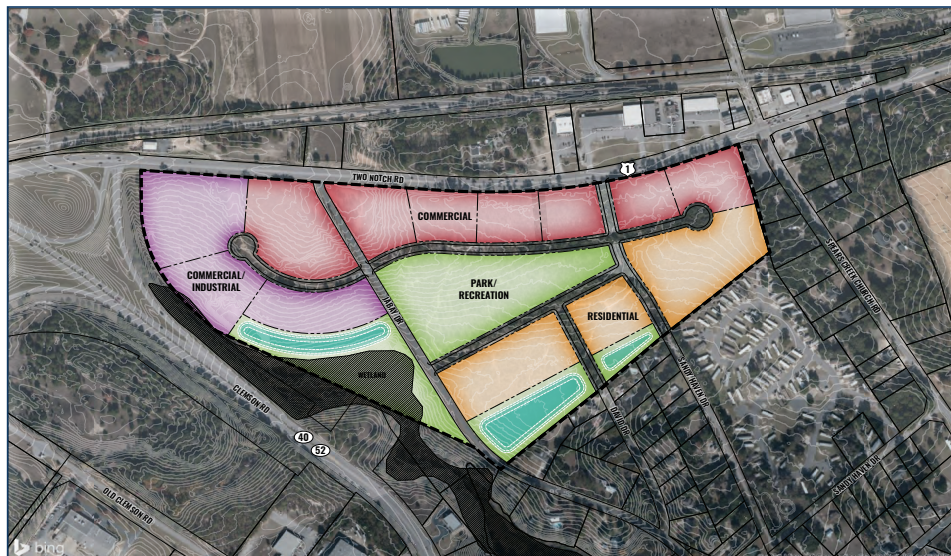


Pole Banner Example



Design Guide Example

VISION & INTERVENTIONS



NOTE: Displays above are conceptual for representational purposes only.

VISION & INTERVENTIONS

HOUSING

▶ NEW DEVELOPMENT ROAD UPGRADE REQUIREMENTS

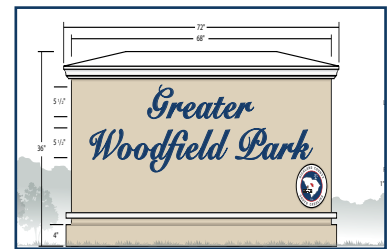
Continue to ensure that new housing developments include necessary transportation system upgrades (accel/decel turn lanes and shared use path connections) and mandate traffic impact studies as needed.

▶ ROYAL PINES ESTATES IDENTITY

Create identity for Royal Pines Estates Subdivision with implementation of subdivision gateway signs. Possible locations may take place along Burmaster Drive and Fore Avenue.

▶ AFFORDABLE HOUSING INFILL DEVELOPMENT

Promote infill development for affordable housing in the vacant parcels found in the Royal Pines Estates Subdivision and areas around Spears Creek Church Road. A map of potential properties along with a list of these possible parcels is provided in the appendix of this document.



Subdivision Sign Examples



▶ BAILEY BILL LOCAL EXPANSION

Expand the Bailey Bill tax incentive to include rehabilitation of rental properties. An expanded ordinance should entice owners/developers to participate in the incentive and improve their current properties by way of reducing the amount of taxes paid post renovations. Similarly, the incentive should attract new affordable rental units through the purchase and upgrade of vacant or deteriorated structures.

▶ AFFORDABLE HOUSING - MULTI-FAMILY USES

Consider affordable multi-family uses within the larger vacant properties located south of Two Notch Road, east of Clemson Road and west of Spears Creek Church Road. These properties may house commercial or business uses and could work well as mixed use developments. Allowance of incentives for developers meeting affordability requirements should also be considered.

▶ RESIDENTIAL PROPERTY ENHANCEMENT INCENTIVES

Explore funding opportunities specifically for the enhancement of residential properties in the planning area.



VISION & INTERVENTIONS

LAND USE & ZONING

► ZONING DISTRICTS

Consider establishing the Neighborhood Character Overlay (NC-O) zoning district throughout the planning area. This district is based upon the proposed County Land Development ordinance and allows developments to have mixed uses, specific associated design guidelines, and alternative setbacks/offsets. Specific encouragements include:

- Commercial parcels along Two Notch Road to allow for future implementation of design guides and/or setback changes to implement desired themes for areas
- Currently vacant parcels located south of Two Notch Road between Clemson Road and Spears Creek Church Road to allow a future “planned” mixed use development.

► FUTURE LAND USE PLAN UPDATES

- Consider amending the Future Land Use Map to extend the “Mixed Use Corridor” and “Neighborhood Activity Center” designations further east along Two Notch Road to the intersection of Spears Creek Church Road in order to encourage and allow the future development interventions of this NMP.
- Consider establishing all of Two Notch Road, within the confines of the this Plan’s planning area, as a “Priority Investment Area” in order to allow future County capital project investments in compliance with the interventions presented in this NMP.



VISION & INTERVENTIONS

SERVICES & SAFETY

► 911 CALL BOX IMPLEMENTATION

Work with Richland Sheriff's Office to identify key locations and implement emergency 911 call poles. Initial key placements will be within the Village at Sandhill Shopping Center and within large retailers (Target, Kohls, Kroger) parking lots along Two Notch Road. Coordinate possible funding with the developers/retailers.

► ROADWAY INTERSECTION CAMERA SYSTEMS

Work with Richland Sheriff's Office, and their consultant, to implement roadway cameras at the intersections of Two Notch Road/Fashion Drive.

► TWO NOTCH ROAD STREET LIGHTING

Add street lighting along the Two Notch Road right-of-way to increase safety and awareness. Complete in cooperation with future road improvements (streetscaping/shared use paths) or as stand alone project.

► ROYAL PINES INTERSECTION LIGHTING

Determine feasibility to install intersection lights internal to the Royal Pines Estates Subdivision.

► ROYAL PINES INTERSECTION SCHOOL SAFETY

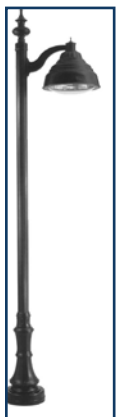
Determine feasibility ability to install off-road hard surface protected areas for school bus stops internal to the Royal Pines Estates Subdivision.



Intersection Camera Example



Safety Callbox Example



Lighting Examples



Wynette Way & Sarah Road Intersection

► ENHANCE SPANISH SPEAKING SERVICES AT THE LIBRARY

Work with the Richland Sandhills Library to ensure Spanish speaking employees are present, programs for families/ children are offered in Spanish and a section of children's books are found in Spanish.



Richland Sandhills Library



VISION & INTERVENTIONS

Previously Anticipated Interventions

When Richland County began planning for this effort in 2019 they set forth a series of interventions that were mandatory for the consultant to consider. The following is a list of these pre-interventions with a synopsis of their outcomes based on the analyses and community engagement received concerning each.

- ▶ **Road Connection from Burmaster Drive to Clemson Road** - Currently there is no direct access from any part of the Royal Pines Estates neighborhood to Clemson Road. Residents must exit the neighborhood to Two Notch Road then turn onto Clemson Road which increases travel time and distance more than is necessary. The master plan process reviewed if this issue needed addressing.
 - *This intervention was explored with numerous stakeholder input from Royal Pines Estates residents and emergency service personnel. It was determined that such an access is not desired for public safety reasons.*
- ▶ **Royal Pines Estates Linear Park** - The master plan reviewed if a linear park development may be warranted to the existing underutilized creek bed and adjacent vacant lots in the Royal Pines Estates neighborhood.
 - *An intervention is mentioned in this Plan to pursue a linear park type development in this area. It was determined that area residents would encourage new opportunities for sustainable greenspace preservation and connectivity to other walkable networks such as the new shared-use path along Clemson Road.*
- ▶ **Royal Pines Estates Design Guidelines** - The Royal Pines Estates neighborhood area is unique in that it is a larger manufactured-housing development. The zoning for the area is specifically catered to this function, but as older, out of date housing is removed and lots are sold, newer site-built homes have been popping up. The Plan reviewed if design guidelines may be appropriate to aid in preserving a sense of place within the community.
 - *This intervention was explored with numerous stakeholder input from Royal Pines Estates residents and the local homeowners association. It was determined that people enjoy the subdivision as-is and have a heavier focus on neighborhood safety, recreation, and cleanup more than increased design guidelines.*
- ▶ **Clemson Road Pontiac Mixed-Use Incentives + Development Guidelines** - Projected growth for the Clemson Road Pontiac area could present issues if there is failure to guide expected development pressures. The master plan reviewed the growth of the Clemson Road industrial area down to the commercial strip along Two Notch Road at Spears Creek Church Road. The overall development capacities of these areas should be reviewed along with looking at the potential of introducing amenities via mixing uses.
 - *Interventions are identified in this Plan promoting increased business and mixed use development along Clemson Road and the Pontiac Corridor including:*
 - *Recommendations for basic design guidelines for both the Clemson Industrial Park and Downtown Pontiac.*
 - *Recommendations for redevelopment incentives for the Downtown Pontiac area.*
 - *Recommendations for allowance of mixed use developments and future zoning for large vacant parcels in Downtown Pontiac.*
 - *Recommendations in Plan identifying development possibilities along with possible uses/concepts.*
- ▶ **Clemson Road Corridor Branding** - Corridor branding along Clemson Road should be considered as an intervention necessitated by the lack of consistency in identity across the Clemson Road corridor.
 - *Interventions in this Plan pursue branding the Clemson Industrial Area as “Sandhills Business Park” while implementing new gateway signage, basic design guidelines for new buildings, and Clemson Road landscaping.*

VISION & INTERVENTIONS

- ▶ **Spears Creek Mobile Home Park Redevelopment** - The master plan should speak to ways in which redevelopment of the community could increase connections and improve conditions possibly improving the quality of housing and beautifying the general location.
 - *This intervention was explored and moderately pursued due to lack of public and stakeholder input. A housing infill encouragement intervention is part of this plan that includes the Spears Creek Mobile Home Park area.*
- ▶ **Two Notch Corridor Branding** - Branding and community character building may be accomplished for the commercial area along Two Notch Road at Spears Creek Church Road. The branding for Pontiac may be tied-in and coordinated with the branding of other areas throughout the master plan to provide consistency, while still celebrating unique characteristics of individual neighborhoods.
 - *Interventions are found in this Plan to pursue branding the Clemson Industrial Area as the “Sandhills Retail Corridor” implementing basic design guidelines for new buildings, landscaping/streetscaping as part of Two Notch Road and intersection improvements and a grant program for businesses to aid in modernizing their structures/sites in coordination with the new design guidelines.*
- ▶ **Community Solar Garden** - The Plan reviewed if a community solar garden may be considered as another way of utilizing vacant or undevelopable land located within the Sandhills study area. A community solar farm is a small to medium scale solar “plant” utilizing solar panels to create energy which is shared among community residents.
 - *This intervention was explored and not pursued due to numerous reasons including:*
 - *Public and stakeholder input not indicating that electrical services are an issue in the area.*
 - *Lack of suitable land to support a solar array.*
 - *Logistics on how individual properties could receive credit from such an endeavor.*
 - *SC current legislation making financing for such a project extremely difficult (rates power companies must pay solar companies for energy at all-time low).*
- ▶ **Industrial Park Greenspace** - The County owns vacant, undeveloped land within the Richland County Northeast Industrial Park. Many of the surrounding properties adjacent to the parcel have been sold and there are many undeveloped lots with a deficit where usable natural areas are concerned. The Plan shall consider developing a natural area or greenspace with pedestrian paths and recreational features to serve as a viable amenity for residents and external members of the community as the area continues to grow.
 - *Interventions are found in this Plan to continue to pursue a conservation park around Rotureau Lake properties and establish future off-road trail connections between the Clemson Road shared-use paths and Spears Creek Church Road. This was based on numerous stakeholder inputs of support.*
- ▶ **Road Connection from Clemson Road to Jabay Drive** - The Plan shall review possible installation of a new road connection between Clemson Road and Jabay Drive.
 - *This intervention was explored and not pursued due to no allowance by the SCDOT and adequate access already in place at the Clemson/Two Notch Interchange. Further enhanced access may take place in the future upon development of intersection improvements at Jabay Dr/Two Notch.*

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