Town of Pinewood

PINEWOOD

Comprehensive Plan 2018-2028

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ORDINANCE NO. 2018-2028

AN ORDINANCE TO ADOPT THE 2018-2028 TOWN OF PINEWOOD COMPREHENSIVE PLAN AS REQUIRED BY THE SOUTH CAROLINA LOCAL GOVERNMENT PLANNING ENABLING ACT OF 1994, AS AMENDED.

WHEREAS the 1994 South Carolina Local Government Comprehensive Planning Enabling Act, as amended, requires that the local planning commission develop and maintain a planning process which will result in the systematic preparation and continual re-evaluation and updating of certain planning elements considered critical, necessary, and desirable to guide the development and redevelopment of the areas within its jurisdiction; and

WHEREAS the previous Town of Pinewood Comprehensive Plan was adopted in 1999, and was subsequently updated thereafter; and

WHEREAS as a result of a review of previous comprehensive plans and related sources, the City and County of Sumter Planning Commission (the "Commission") developed the 2018-2028 Town of Pinewood Comprehensive Plan, and

WHEREAS the Commission received substantial public input during development of the proposed Plan; and

WHEREAS the Commission recommended, by unanimous resolution, the adoption of the Plan; and

WHEREAS the Pinewood Town Council has reviewed the draft of the Plan, and received public input via a duly noticed Public Hearing on the proposed Plan held 04/17/2018 ; and

WHEREAS the Pinewood Town Council has determined that same should be adopted, approved, and implemented; and

WHEREAS the Pinewood Town Council, by adopting this ordinance, repeals all provisions of prior Comprehensive Plans and their respective adopting ordinances to the extent inconsistent with the Plan adopted herein,

NOW, THEREFORE, BE IT ENACTED by the Pinewood Town Council, in a meeting duly assembled, does hereby adopt the 2018-2028 Town of Pinewood Comprehensive Plan and the updates in accordance with the provisions of Title 6, Chapter 29 of the Code of Laws of South Carolina, as amended.

The provisions of this Ordinance shall be effective immediately upon adoption.

Passed and approved, this 17 th April , 2018.

TOWN COUNCIL OF PINEWOOD, SOUTH CAROLINA

Mayor, Sarah B. Mathis

Councilmember Leonard Houser
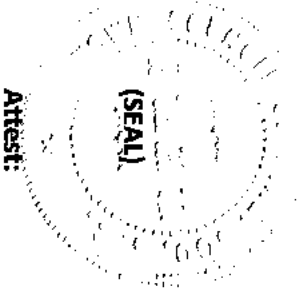
Councilmember Gary Nesbitt

Councilmember Jack Sparin

Councilmember Betty Jones

First Reading: 03/13/2018

Public Hearing: 04/17/2018

Second Reading: 04/17/2018

Attest:

(SEAL)

Felicia B. Lester, Clerk

TOWN COUNCIL

Mayor: Sarah Mathis

Mayor Pro-Tem: Leonard Hauser

Gary Nesbitt

Betty Jones

Jack Spann

TOWN ADMINISTRATION

Town Clerk: Felicia Lester

Prepared for the Town of Pinewood by the Santee-Lynches Regional Council of Governments

Economic and Community Sustainability Director: Kyle Kelly
Regional Planner: Susan Landfried

With assistance of staff from the Town of Pinewood and the Pinewood Community Center.

Thank you to the residents of Pinewood for your participation.

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Introduction

Introduction

The Town of Pinewood Comprehensive Plan is an advisory document that outlines aspirations for Pinewood's future. The Comprehensive Plan includes a wide-ranging assessment of the current conditions in Pinewood and a series of goals and objectives that will help make Pinewood a more vibrant and livable place. The Comprehensive Plan provides policy guidance, facilitates and coordinates local decision-making, informs residents, land-owners, business-owners, and developers about Pinewood and its priorities, and serves as an overall guide for Pinewood's future development over the next decade.

This Plan is meant to be active and adaptable to changing conditions. The goals and strategies must be reviewed periodically and revised to reflect any changes in state and federal laws, funding sources, or local governance, as well as the impacts of past decisions, the effectiveness of current policies, and any changes in the community's vision.

What is a Comprehensive Plan?

A comprehensive plan is a document adopted by a local government's legislative body that guides an area's future development. The comprehensive plan provides the basis for a zoning ordinance which is the legal mechanism used to guide and enforce land use decisions. The comprehensive plan documents current physical, social, and economic characteristics of a community and provides a vision and series of goals and objectives to guide community development in the future.

Why do communities develop Comprehensive Plans?

- obtain an overarching view of the community

- facilitate and coordinate local decision-making

- inform residents about the community

- involve residents and stakeholders in local decision making

- guide landowners and developers about the community and its goals

- comply with the South Carolina Local Government Comprehensive Planning Enabling Act of 1994

The majority of the demographic figures are from the 2010 Census and the 2011-2015 U.S. American Community Survey 5-Year Estimates. The ACS survey combines 60 months of collected data, has a large sample size, and is considered reliable. However, there is still a margin of error for the data because it is an estimate that does not count every individual or household. The figures stated in this document are intended to be accurate and any errors are unintentional.

CURRENT CONDITIONS INVENTORY

Introduction
The Current Conditions Inventory provides readers with information about the Town of Pinewood's current conditions on a wide variety of topics. The information presented in the document came from a variety of sources including officials from different town and county departments, county and regional planning documents, community stakeholders and residents, and data sources such as the U.S. Census Bureau. The information in this section informed the goals and objectives that will guide the town over the next ten years.

Organization
The Current Conditions Inventory is divided by the following topics:
Public Engagement
Regional Planning Influences
History & Context
Local Planning Factors
Population
Economic Conditions
Housing
Community Assets, Services, & Facilities
Environment
Transportation

Public Engagement

Process

Public engagement is a critical component of any planning process. The comprehensive plan, in particular, should reflect the community's ideals and values while setting out policies that will move the community forward, making it a vibrant and livable place.

For this plan, the primary means of obtaining public input was via a survey made available online and in paper format. The survey was mailed to all residents of Pinewood and was available at Town Hall throughout the process. Additionally, a public workshop was held at the Pinewood Community Center on June 25, 2017. At the workshop, information obtained as part of the Current Conditions Inventory was displayed and discussed. Staff also facilitated a listening session with attendees. The information obtained through the public workshop and surveys was critical in developing goals and objectives that reflected the vision of the community.

Results

Fourteen people attended the public meeting and participated in the listening session. A total of 38 surveys were collected, 90% of which were completed by Pinewood residents. The following are some of the primary topics highlighted by the workshop attendees and survey respondents.

Local Economy

The overwhelming issue raised in the survey was the lack of job opportunities and lack of diverse retail businesses, especially restaurants and full service grocery stores. Residents spoke about the challenge of getting fresh food or staples such as milk or eggs, particularly without reliable transportation. Many residents also noted the lack of available entry-level jobs and lack of transportation as major barriers to finding and keeping a job.

Resident Engagement

Another theme identified during this process was the lack of resident investment in the town. Workshop attendees noted that there is no sense of collective responsibility for taking care of and improving the town. Residents expect the government or others to do the work necessary for cultivating a vibrant and safe community.

Housing

Nearly 60% of survey respondents identified vacant and neglected homes as a major problem in Pinewood. Respondents also noted that there were few rental units and no senior housing available. Workshop attendees also highlighted the need for more diverse housing options such as townhouses to provide affordable options for all residents.

Pinewood Community Center

Many residents expressed excitement about the newly-built community center even though most have not yet used it. Residents suggested a number of ways to activate the Center including having activities for senior citizens and young people, hosting community based programs and festivals, and supplying general information to the public about the Center, its availability, and rules and regulations.

Community Appearance

Residents raised the overall community appearance as an issue both during the workshop and on the survey. Demolition or rehabilitation of abandoned buildings was identified as a major step the community could take to improve Pinewood. Several people noted the positive impact of the recent rehabilitation/demolition program. Additionally, residents noted that dilapidated buildings and infrastructure gives the wrong impression to visitors and potential investors.

Regional Planning Influences

Sumter County Comprehensive Plan

The 2030 Comprehensive Plan for Sumter County was adopted in 2009. The plan consists of eight overarching goals: (1) protect Shaw Air Force Base and Poinsett Range, its facilities and its mission from unwanted and incompatible development encroachment; (2) transform the built, visual image of Sumter; (3) direct new suburban development to areas planned for, or already served by, adequate infrastructure such as public water and sewer, public services, schools, transportation network capacity, and recreational opportunities; (4) revitalize and redevelop existing residential neighborhoods and commercial corridors at risk or in decline; (5) support the quality of life and existing pattern of development in the rural portions of the County; (6) preserve the community's Green Infrastructure, Natural, Cultural, and Historic resources; (7) foster a diverse development pattern where opportunities to live, work, shop, and play are all within close proximity to one another in an atmosphere dedicated to quality architecture, landscaping, sustainability, and site design; and (8) create a Downtown Sumter which is the center of urban living, commerce, entertainment, education, government, and healthcare in a 24-hour, active and lively environment. Sumter County's Comprehensive Plan can be found at http://www.sumtersc.gov/comprehensive-plan.

Santee-Lynches Green Infrastructure Inventory + Plan

The Green Infrastructure Inventory for the Santee-Lynches region provides an overview of the existing green infrastructure network consisting high quality habitats, wetlands, agricultural lands, forested lands, recreation resources, and cultural assets in the Santee-Lynches region. The Plan includes an array of strategies that would preserve the intact habitats, improve water quality, enhance outdoor recreational spaces, among various other strategies that align with local stakeholders' interests and concerns. The Green Infrastructure Inventory can be found at http://www.santeelynchescog.org/environment.

Santee-Lynches Long Range Transportation Plan

The Santee-Lynches Long Range Transportation Plan identifies needs for improved transportation and identifies ways to invest resources to enhance the transportation system in the rural parts of Clarendon, Lee, Kershaw, and Sumter Counties. Much of the urbanized areas of the region are addressed in the Sumter Urban Area Transportation Study (SUATS) and the Columbia Area Transportation Study (COATS). The plan focuses on four major components of transportation: (1) Roadways and Automobile Travel, (2) Active Transportation, (3) Transit, and (4) Freight, Emergency Response, and Aviation. Within each component, fiscally constrained projects fall under the following categories: (1) Intersection Improvements and System Preservation, (2) System Improvements (including Freight System Improvements), (3) Safety, (4) Planning, (5) Active Transportation (Bike and Pedestrian), and (6) Public Transit (Capital Improvements). The Long Range Transportation Plan has a 25-year horizon, updated every five years and refreshed regularly. The Long Range Transportation Plan can be found at http://www.santeelynchescog.org/transportation.

Santee-Lynches Comprehensive Economic Development Strategy

The Comprehensive Economic Development Strategy (CEDS) is an assessment of economic development needs and corresponding goals and objectives to improve the economic prosperity of the Santee-Lynches region. The CEDS contributes to effective economic development in communities and regions through a locally-based economic development planning process. It provides a foundation by which the public sector, working in conjunction with other economic actors (individuals, firms, industries), creates an environment for regional economic prosperity. Updated every five years, the CEDS reviews the strengths and weaknesses of the region, identifies opportunities to advance economic vitality, and encourages the development of new strategies through public and private partnerships. The CEDS can be found at http://www.santeelynchescog.org/economic-development.

Regional Planning Influences

Santee-Lynches Water Quality Management Plan

The Santee-Lynches Regional Council of Governments maintains a Regional Water Quality Management Plan to facilitate implementation of region wastewater systems. Authorized under Section 208 of the U.S. Clean Water Act, these requirements are carried out by 1) documenting current and future wastewater infrastructure needs; 2) identifying region policies that guide the wastewater infrastructure permitting process; and 3) tracking plan modifications to allow for transparency and public involvement. A Environmental Planning Advisory Committee meets regularly to review the plan and recommend adjustments and improvements to preserve and enhance the region's water quality. The Water Quality Management Plan can be found at http://www.santeelynchescog.org/environment.

Santee-Lynches Hazard Mitigation Plan

The Santee-Lynches Hazard Mitigation Plan, developed by local mitigation committees and the Santee-Lynches planning staff, details mitigation initiatives and actions that the area jurisdictions intend to perform to reduce the impacts of future natural disasters. As part of this process, the different jurisdictions identified potential hazards. Pinewood's most likely hazards include (1) flooding, (2) hurricane/tropical/coastal storm, (3) tornadoes, (4) winter storms/freezing/ice/snow, (5) severe storms/wind/hail/lightning, and (6) drought/heat. Pinewood has a number of critical facilities that are essential for evacuation, electric utilities, water and sewer, and fire. For more specific information about hazards and action plans, refer to the Santee-Lynches Hazard Mitigation Plan. The Hazard Mitigation Plan can be found at http://www.santeelynchescog.org/environment.

Sumter-Shaw Joint Land Use Study

The Sumter-Shaw Air Force Base Joint Land Use Study (JLUS), published in 2016, is a collaborative effort among Shaw Air Force Base, Poinsett Electronic Combat Range (ECR), the City of Sumter, Sumter County, and local stakeholders to promote compatible land uses around military installations by identifying and assessing tools and strategies that can achieve mutual goals. The recommendations in the JLUS are not zoning codes or regulations and are not enforceable. However, the JLUS is a useful tool for Pinewood given its proximity to Poinsett ECR. The recommendation that most directly applies to Pinewood regards limiting the expansion of water and sewer infrastructure outside town boundaries. The recommended Military Protection Area (MPA) is north and west of Pinewood's town limits. The Sumter-Shaw JLUS can be found at http://www.sumtershaw-jlus.org/.

History & Context

The Town of Pinewood is located in southeastern Sumter County, approximately 15 miles from the county seat, the City of Sumter. Pinewood was founded in the late 1800s when the Manchester and Augusta Railroad extended a line through the area and established a depot in 1889. Shortly thereafter, merchants established a sawmill, commissary, and other businesses. The Town, originally part of Clarendon County, was officially incorporated in 1889 as the Town of Clarendon. In 1902, the town held a special election to change its name from Clarendon to Pinewood. The town remained part of Clarendon County until 1920 when residents petitioned to withdraw from Clarendon County and join Sumter County.

Pinewood prospered into the mid 20th century, paving its roads in 1925, installing streetlights in 1928, and constructing a water works system in 1935. The town reached a population of over 600 people in the 1960s. Around the same time, the railroad discontinued passenger rail service. Pinewood's population continued to steadily grow until 1980 and then declined over the next two decades. The population began rebounding in the 2000s.

Town of Pinewood, Sumter County
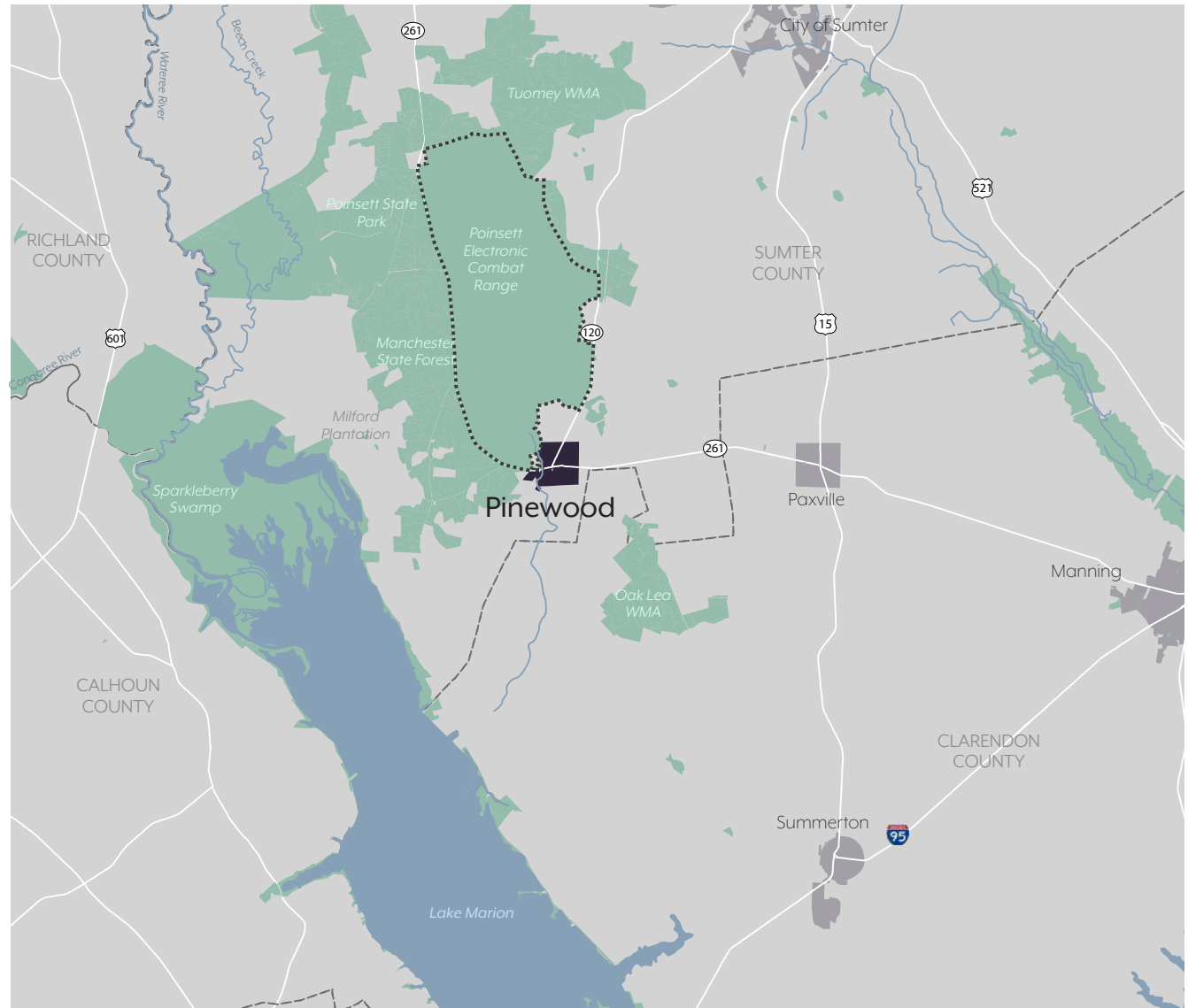
LOCAL PLANNING FACTORS

There are a variety of local factors that impact town planning and development including land use and availability, current land regulations, and government activity and resources. The following information offers a brief overview of land use and town governance that will impact the planning and implementation process of the Comprehensive Plan.

Pinewood is approximately one square mile in area including roads. Map 1 shows the current land use in Pinewood as identified using satellite imagery and site assessment. Map 2 is the zoning map that was developed in 1997 during the last comprehensive update of the zoning ordinance.

Map 1 - Current Land Use

Map 2 - Zoning Ordinance Map, 1997

- Residential
- Commercial
- Light Industrial / Warehouse
- Public / Institutional
- Undeveloped / Agricultural
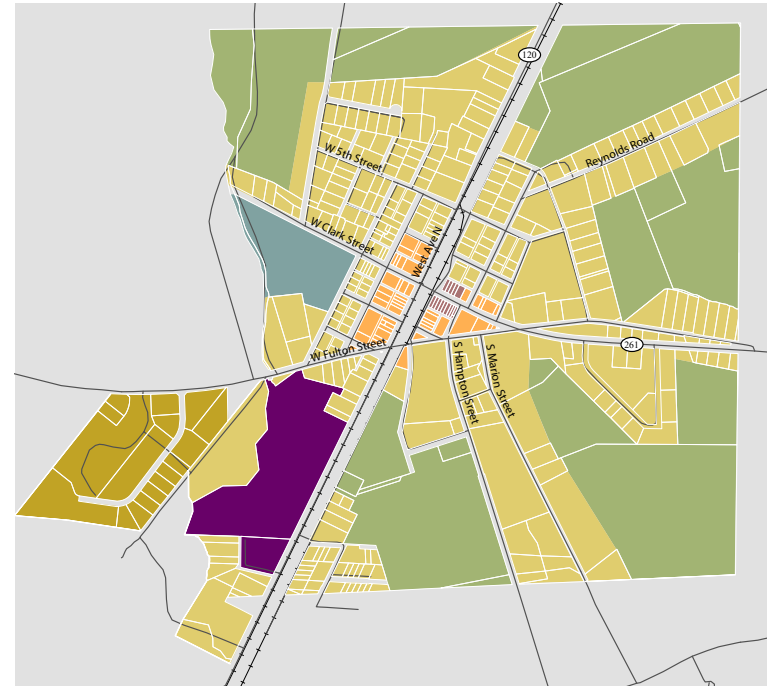
Single-Family Residential	**244 acres**	**Core Commercial**	**1 acre**
General Residential	**40 acres**	**Office Commercial**	**14 acres**
Light/Limited Industrial	**29 acres**	**General Commercial**	**10 acres**
Development Holding District	**220 acres**		

Local Planning Factors

Pinewood has a Mayor-Council form of government. There are four town council members in addition to the mayor. The mayor and council members serve four year terms and are elected by the entire town in staggered elections that occur every two years.

Pinewood does not have an independent planning commission. The Sumter City-County Planning Commission has been designated by ordinance to serve as planning commission for Pinewood. However, the town does have its own Zoning Administrator who works with the Sumter Planning Department on zoning administration and enforcement.

In recent years, Pinewood has actively pursued several initiatives intended improve the town's appearance and safety. In 2016, the Town initiated a blight removal program through stricter code enforcement. This initiative was focused on major thoroughfares of the community. Seventeen structures were initially identified. As of May 2017, 12 commercial and residential structures had been demolished or repaired through code enforcement and owner action. All repairs and demolitions have been completed with private funds. Additionally, the Pinewood Community Center, built by Sumter County through the Penny for Progress Sales Tax and transferred to the Town, opened in February 2017. Pinewood is also studying additional investment in its water infrastructure that would expand water service to the Rimini and Panola areas.

Pinewood has a budget of $187,745 for the 2018 fiscal year. The revenues and expenditures are detailed in Figures 1 and 2.
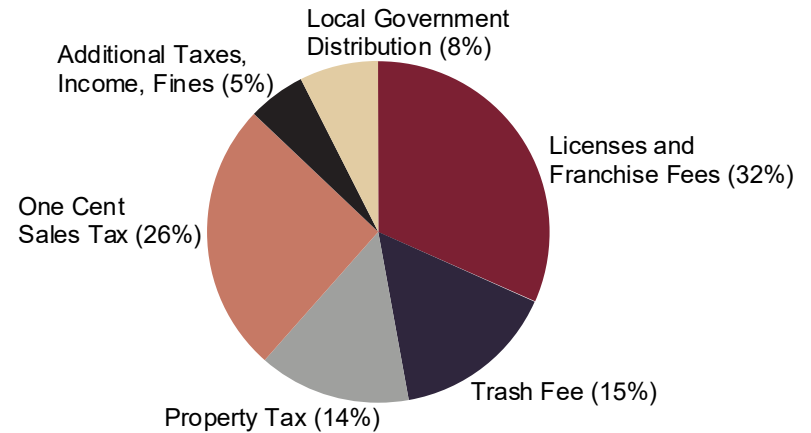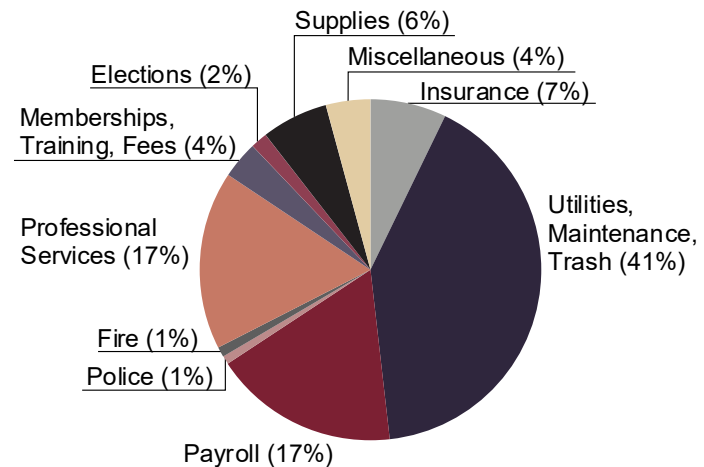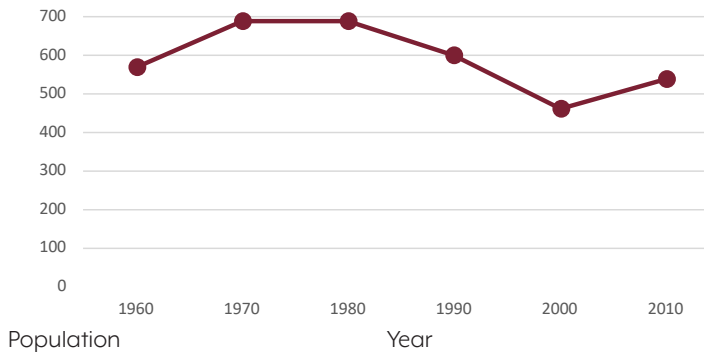
Figure 1 - General Account Revenues, FY 2018

Figure 2 - General Account Expenditures, FY 2018

Population

Population data and trends are helpful in responding to and anticipating changing community needs. The following is an overview of demographic data that will help shape town priorities and inform future decisions.

Figure 3 - Population Change, 1960 -2010

Population   Year

Population

In 2000, Pinewood was at its lowest population in over 50 years with 459 people living in the town. Between 1980 and 2000, Pinewood lost 230 people, a 33.4% decline from the 1980 population of 689 people. This was in dramatic contrast to the whole of Sumter County and the State of South Carolina which experienced growth rates of 18.6% and 28.5% during that same period, respectively. However, since 2000, Pinewood's population has rebounded, growing to 538 people based on the 2010 Census.

There is a significant gender disparity with females making up 58.2% of Pinewood's population in 2010. This gap has grown since 2000 when 55.6% of the population identified as female.

Age

Pinewood residents are slowly aging. The town has a median age of 40.7, up slightly from a median age of 39.9 in 2000. Though median age is slightly higher, the percentage of population 65 and over has decreased from 20.0% in 2000 to 18.6% in 2010. The size of the 18 and under cohort has also decreased since 2000 falling from 26.1% of the population to 24.9% in 2010.

Pinewood's age distribution is unique. Many other small towns have top-heavy population pyramids (large older population) indicating a negative population growth rate, a low birth rate, and long-life expectancies. Pinewood's age distribution is more varied with a significant young population under age 24. This type of distribution generally indicates a growing population and a high birth rate. This is in contrast to an increasing median age. Moreover, there is also a sizable population over the age of 65, especially of women. Also of note is the small number of people in the 30 to 39 age range as seen in Figure 4. This may have some impact on the rising median age. It is important to consider these age trends to determine who is leaving the community and when. The 25-39 population is typically an economically active population and it would generally benefit the town to attract and retain people in that stage of life. It may also benefit Pinewood to explore what would encourage area youth to stay in Pinewood or leave and then return to the town. To understand the age demographics regionally, Table 1 provides an age comparison between Pinewood and the county, state, and similar municipalities in the region.

Figure 4 - Population Pyramid, 2010
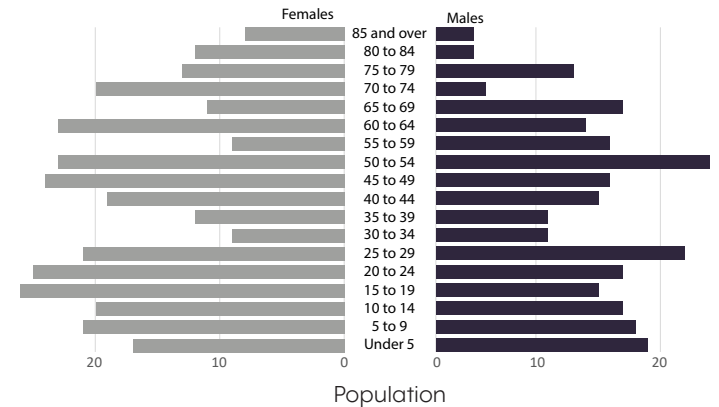
Population

POPULATION

Table 1 - Age of Population, 2010

Category	Pinewood	Mayesville	Paxville	Summerton	Sumter County	South Carolina
Median Age	40.7	45.3	29.5	48.3	35.4	37.9
% Under 18	24.9%	21.8%	30.2%	20.7%	25.5%	23.4%
% 65 and Over	18.6%	15.3%	11.2%	24.8%	13.0%	13.7%

Households

Pinewood had 232 households as of 2010. A household is defined as an occupied housing unit and includes all persons who occupy that unit. Occupants need not be related to form a household. Of those households, 153 are family households, meaning occupants are related. The average size of Pinewood's household in 2.32 persons, slightly lower than Sumter County's average household size of 2.59 persons.
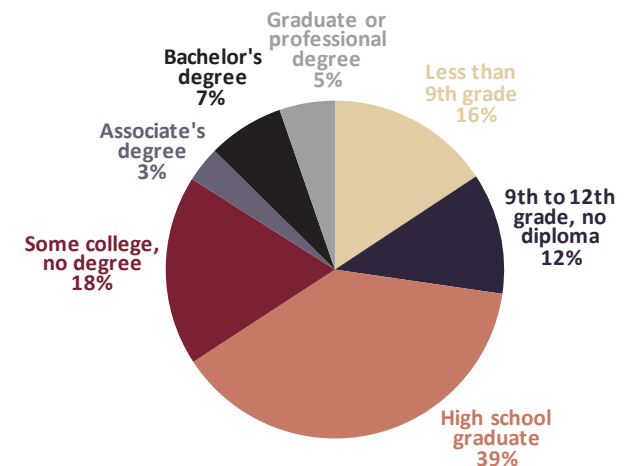
Race and Ethnicity

According to the 2010 Census, 60% of Pinewood's population identified as Black or African-American. This figure has increased since 2000 when 56% of the population identified as Black or African-American. The population identifying as White decreased from 43% in 2000 of the population to 39% in 2010. Less than 1% of Pinewood's population identify as Hispanic or Latino. In Sumter County in 2010, 48.2% identified as White, 46.9% identified as Black or African-American, with the remaining 5.0% comprised of those identifying as Asian, multi-racial, or another race. Over 3.0% of Sumter County's population identifies as Hispanic or Latino.

Education

According to the 2011-2015 American Community Survey (ACS), the majority (72.6%) of Pinewood's population over age 25 has at least a high school diploma or its equivalent. However, there is a significant disparity in educational attainment based on race: 92.5% of Pinewood's White population has a high school diploma or higher while 66.4% of the town's Black or African-American population has a high school diploma or higher. There is also a gender disparity: 75.7% of females have at least a high school diploma or higher while 66.7% of males have at least a high school diploma. In terms of higher education, only 3.4% of the town's population has an Associate's degree compared to 9.4% of Sumter County's population. Moreover, only 12.6% of Pinewood's population has at least a Bachelor's degree compared to 17.4% of Sumter County's population. Figure 5 shows a more detailed breakdown of Pinewood residents' educational attainment.

Figure 5 - Educational Attainment, 2015

- Graduate or professional degree 5%
- Bachelor's degree 7%
- Associate's degree 3%
- Some college, no degree 18%
- Less than 9th grade 16%
- 9th to 12th grade, no diploma 12%
- High school graduate 39%

Housing

Housing is critical to any community's livability and success. As a basic human need, housing should be available, accessible, affordable, and in quality condition. The following information will guide future land use decisions, inform affordable housing needs, guide the town's redevelopment strategies, and ultimately ensure that the Pinewood has the appropriate housing for its current and future residents.

Pinewood has a diverse housing stock with units available for both renters and homeowners and diverse income levels. Based on the 2011-2015 ACS, there are 298 total housing units in Pinewood, 248 of which are occupied. Of these occupied units, 53.6% (133 units) are owner-occupied while 46.4% (115 units) are occupied by renters.

Figure 6 - Housing Type, 2015

50.8% — Single Family Detached
**18.1%** — Multi-Family
31.0% — Mobile Home / Other
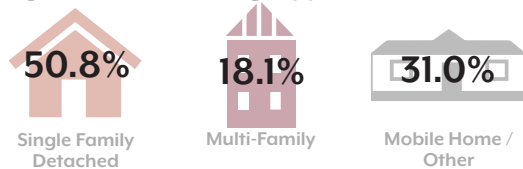
While half of the housing stock consists of single-family detached structures, the remaining structures consist of mobile homes or multi-family units. This housing stock is more diverse than that of Sumter County's other small town, Mayesville, where 70% of housing consists of single-family detached home and 30% is comprised of mobile home units. Figure 6 shows the breakdown of housing types in Pinewood.

For homeowners in Pinewood, housing affordability does not generally appear to be an issue for owner-occupied units according to the 2011-2015 ACS data. However, there is a significant affordability challenge for renters. Housing is considered affordable when housing expenses account for 30% or less of a household's income. In Pinewood, 24% of households with a mortgage spend more than 30% of their median household income on monthly housing costs, whereas 17% of households spend more than 30% of their household income if they do not have a mortgage. However, for renters, there is a significant affordability issue. Even though the median gross rent is $575, nearly $200 less than the median gross rent for the County, nearly 80% of households spend more than 30% of their income on rental costs. Table 2 provides additional housing costs for Pinewood and compares them to similar small towns, the county, and the state.

Figure 7 - Age of Housing, 2015

# of Units Constructed / Year Constructed

Over half of housing units in Pinewood were built before 1979 with a housing construction boom occurring between 1960 and 1979. After the 1980-1999 period, there has been little housing construction as seen in Figure 7.
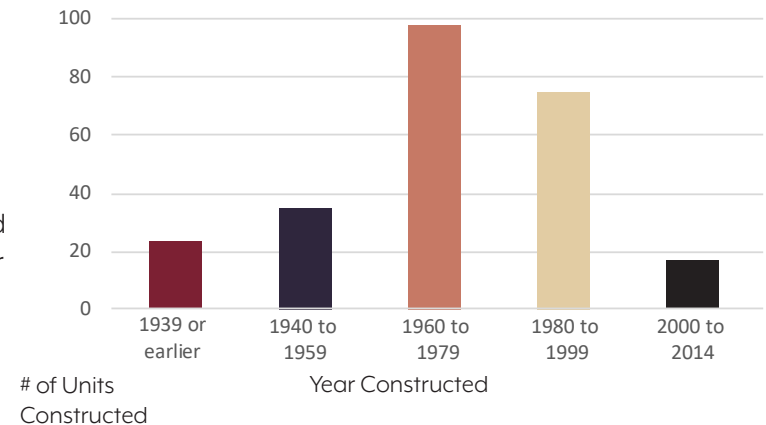
Home values in Pinewood range between $10,000 and $249,000 with nearly 50% of them falling between $70,000 and $125,000. The median home value for owner-occupied units in Pinewood is $60,600.

Table 2- Housing Statistics, 2011-2015 ACS

Category	Pinewood	Mayesville	Paxville	Summerton	Sumter County	South Carolina
Total Housing Units	298	279	90	604	46,698	2,174,319
% of Occupied Units	83.2%	75.3%	82.2%	88.7%	86.9%	83.5%
% of Units that are Renter-Occupied	43.4%	33.3%	44.6%	56.7%	34.7%	31.4%
Median Home Value	$60,600	$63,000	$59,300	$105,200	$107,100	$139,900
Median Gross Rent	$575	$614	$718	$327	$747	$790
Median Monthly Housing Costs (with a mortgage)	$1,156	$764	$875	$889	$1038	$1,183
Median Monthly Housing Costs (no mortgage)	366	378	$288	$437	320	$347
% of units where rental costs are greater than 30% of household income	79.2%	52.3%	30.8%	34.1%	49.3%	52.0%
% of units where monthly housing costs are greater than 30% of household income (with a mortgage)	24.3%	26.0%	33.3%	30.5%	27.9%	30.4%
% of units where monthly housing costs are greater than 30% of household income (no mortgage)	17.0%	22.4%	8.0%	10.7%	14.4%	12.9%

Economic Conditions

A small town's economy needs to be viewed through multiple lenses - as an individual economy and through its links to the region's economy. The following is an analysis of the local economy and its connections with the larger region including current data about the labor force, industry sectors, commuting patterns, and job earnings. This information will inform economic development goals and strategies to improve the economic outcomes for Pinewood and the surrounding community.

Income

Pinewood's household median income of $25,000 is $16,000 less than Sumter County's household median income of $41,332. The median household income for Pinewood has declined since 2010 when the median income was $38,333. The per capita income has also declined from 2010 to 2015 from $18,898 to $12,629. Additionally, as seen in Figure 8, the majority of Pinewood households are in lower income brackets, with approximately 50.0% of households making less than $25,000 annually.

	Pinewood			Sumter County		
	2000	**2010**	**2015**	**2000**	**2010**	**2015**
Household Median Income	**$22,083**	**$38,333** +/- $13,376	**$25,000** +/- $7,162	**$33,632**	**$39,137** +/- $1,492	**$41,332** +/- $1,214
Median Family Income	**$29,688**	**$51,250** +/- $17,044	**$24,722** +/- $8,824	**$38,970**	**$45,460** +/- $1,863	**$49,962** +/- $2,285
Per Capita Income	**$10,853**	**$18,898** +/- $5,002	**$12,629** +/- $3,454	**$15,657**	**$18,944** +/- $472	**$20,806** +/- $726
% of Pop Below Poverty Level	**19.7%**	**19.8%** +/- 13.9%	**36.2%** +/- 15.5%	**16.2%**	**19.4%** +/- 1.5%	**18.0%** +/- 1.6%

There is a margin of error associated with each of these statistics. For Pinewood, this margin of error is more significant than for Sumter County because of the smaller sample size. These facts and figures can be used as general indicators, rather that exact measurements of income. Statistics with significant margins of error are noted above. Additionally, these statistics do not account of inflation, nor do they account for any changes in how statistics were calculated (e.g. the poverty rate). Also, after 2000, the surveys used to gather data changed and no margin of error is available for the 2000 data.

Figure 8 - Income Distribution, 2015

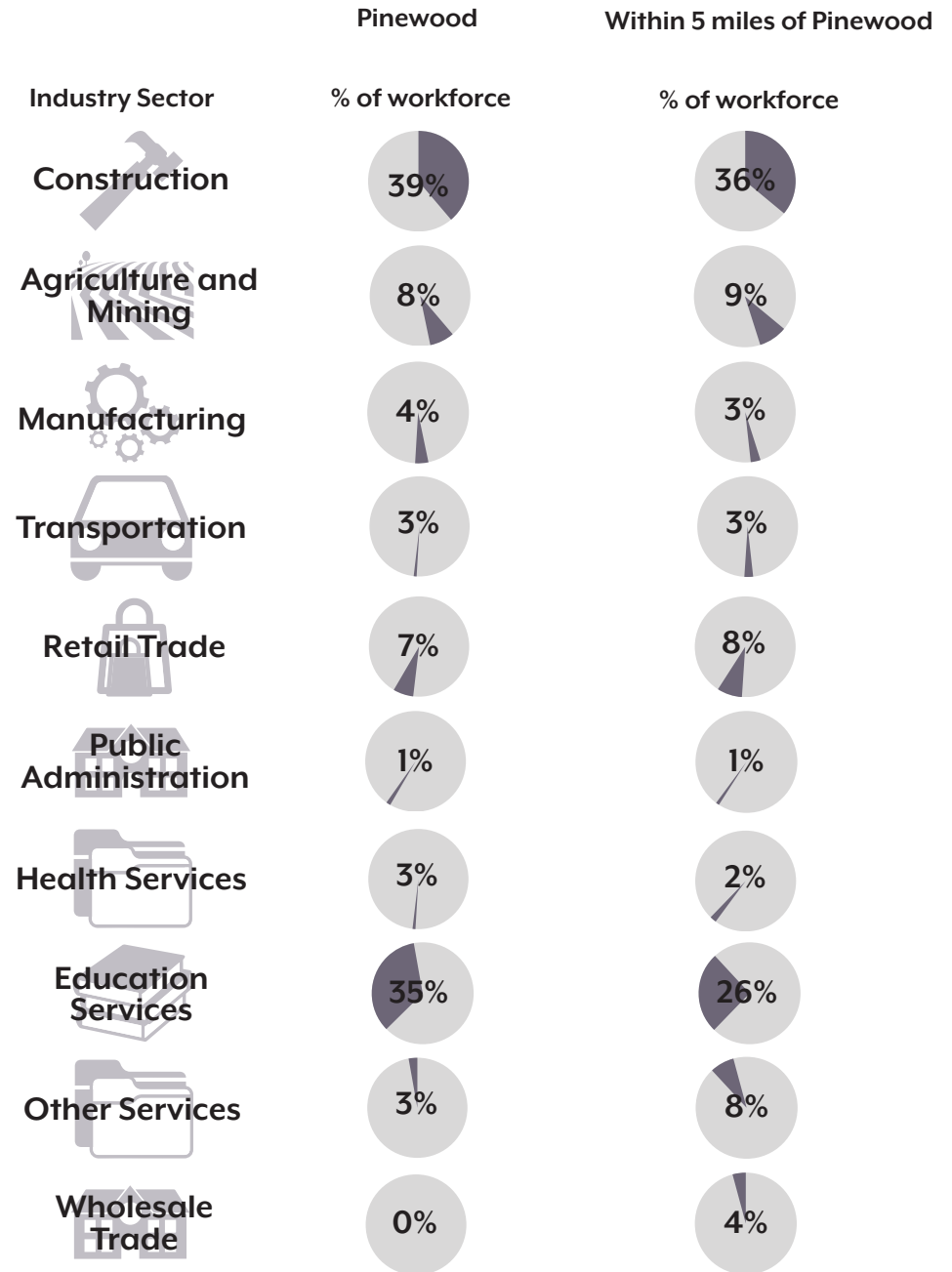

% of population

Income Bracket

16
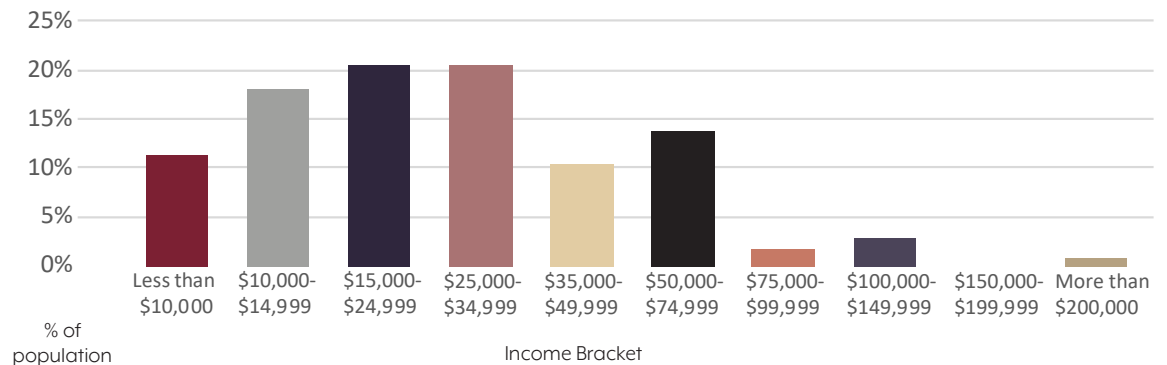
Economic Conditions

Pinewood's employment opportunities and diversity of job types are limited. Of the 208 full-time and part-time jobs in the town, 50% are in the Construction industry with Education Services and Manufacturing accounting for nearly 42% of the other jobs in town. In the greater Pinewood area (within five miles of the town's limits), there are 359 total jobs. As with the town itself, the dominant industries are Construction, Education Services, and Manufacturing. Figure 9 provides a more detailed breakdown of employment by industry sector in Pinewood and in the greater Pinewood community (five miles around Pinewood).

Men comprise most of the workforce in Pinewood, filling nearly 70% of the jobs. In the greater Pinewood area, there is greater gender balance with men and women evenly comprising the workforce.

Nearly 50% of the workers in Pinewood have a high school education or less and only 12% have a Bachelor's degree or more advanced degree. Jobs in Pinewood pay slightly more in comparison to a study of job earnings throughout the County. Over 50% of workers in Pinewood earn between $15,000 and $40,000 annually, with 35% earning more than $40,000 annually. In Sumter County, 46% of jobs pay between $15,000 and $40,000 annually with 28% of jobs paying more than $40,000 annually. This figure includes part-time employment and accounts only for earnings, not including any social assistance.

Figure 9 - Employment by Industry Sector, 2014

Industry Sector	Pinewood % of workforce	Within 5 miles of Pinewood % of workforce
Construction	39%	36%
Agriculture and Mining	8%	9%
Manufacturing	4%	3%
Transportation	3%	3%
Retail Trade	7%	8%
Public Administration	1%	1%
Health Services	3%	2%
Education Services	35%	26%
Other Services	3%	8%
Wholesale Trade	0%	4%

Economic Conditions

207 people are employed in Pinewood, but live outside Pinewood

355 people live in Pinewood, but are employed outside Pinewood

1 person lives in and is employed in Pinewood
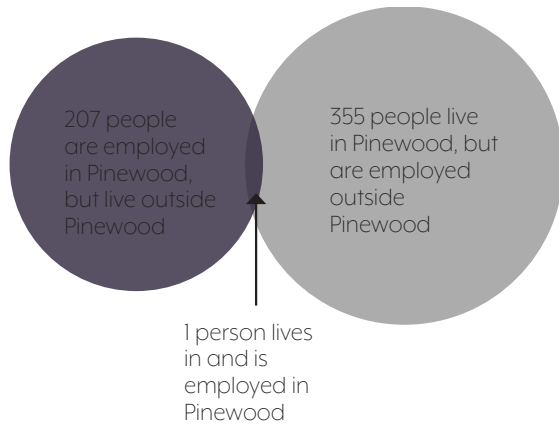
Most of the workers employed in Pinewood do not live in Pinewood. There are 356 Pinewood residents in the labor force (full-time and part-time positions). 355 of these residents work outside of Pinewood meaning only 1 person both lives and works in Pinewood as seen in Figure 10. These individuals are primarily employed in Manufacturing, Health Care and Social Assistance, and the Retail Trade job sectors. Because of the limited job diversity and opportunities in Pinewood, Pinewood residents rely on employment outside town, meaning there are a significant number of commuters. 31.8% of Pinewood residents travel between 10 - 24 miles for work and 62.0% travel at least 25 miles daily for work, usually to the Cities of Sumter or Columbia.

Whereas the majority of people employed in Pinewood are male, females are more represented in the workforce that lives in, but works outside of Pinewood. Females account for 51.1% of workers living in and working outside of Pinewood.

Over 30% of employed Pinewood residents have at least some college education while 30.1% have completed high school or its equivalent with no college. Over 75% of employed Pinewood residents make more than $15,000 annually, with 19% of those residents making at least $40,000 annually. This figure includes part-time employment and accounts only for earnings, not social assistance

Economic Conditions

In spite of sizable demand, there are few retail businesses in Pinewood, therefore residents must shop for everything outside of town. There is a total of $5.2 million in Retail Trade and $460,000 in Food and Drink demand or potential from Pinewood residents. However, there is only $350,000 in Retail Trade sales and $210,000 in Food and Drink sales in Pinewood. This results in a total Retail and Food and Drink leakage of $5 million leaving the local economy.

An analysis of the retail marketplace of the greater Pinewood area (5 miles radius around Pinewood) reveals a similar picture in which there is a significant leakage of money spent on Retail Trade and Food and Drink from the area. There is a total of $24.6 million demand for Retail Trade and Food and Drink in this zone around Pinewood. Even though there are more businesses catering to the retail market in this area, there is still a leakage of $21.3 million dollars, meaning those dollars are leaving the community.

Table 3- Employment by Industry Sector, 2014

Industry Summary	# of Businesses	Demand (Retail Potential)	Supply (Retail Sales)	Retail Leakage
Pinewood				
Total Retail Trade	1	$5,175,540	$347,132	$4,828,408
Total Food and Drink	2	$462,391	$208,820	$253,571
Total Retail Trade and Food and Drink	3	$5,637,931	$555,952	$5,081,979
Greater Pinewood (5 mile radius)				
Total Retail Trade	5	$22,480,775	$2,958,924	$19,521,851
Total Food and Drink	2	$2,097,150	$363,675	$1,733,475
Total Retail Trade and Food and Drink	7	$24,577,925	$3,322,599	$21,255,326

Environment & Natural Resources

Pinewood's environmental landscape is a critical component in developing a long-term plan for the future. Analysis of wetlands, soils, wetlands, topography, intact habitats, and unique natural assets is critical in identifying potential protected areas, developing land use regulations, mitigating natural disasters, and capitalizing upon the town's proximity to some of the region's most valuable assets.

Flood Insurance Rate Map

Map 3 shows the flood hazard areas in Pinewood as determined by the Federal Emergency Management Agency (FEMA). The flood zone is where flooding would be expected to occur during a 100-year storm. A 100-year storm statistically has a 1% chance of occurring in any given year. The boundaries are the same for a 500-year storm, which statistically has a 0.2% change of occurring in any given year. These designations can affect flood insurance rates and design and construction of buildings. The area around Pine Tree Creek on the west side of Pinewood is the only area designated as part of the 100- and 500-year flood zone. There is some development in close proximity to this flood zone.

Map 3 - Flood Insurance Rate Map

Legend
100- and 500-year floodplain

Map 4 - Wetlands

Legend
Freshwater Forested/Shrub Wetland
Freshwater Emergent Wetland
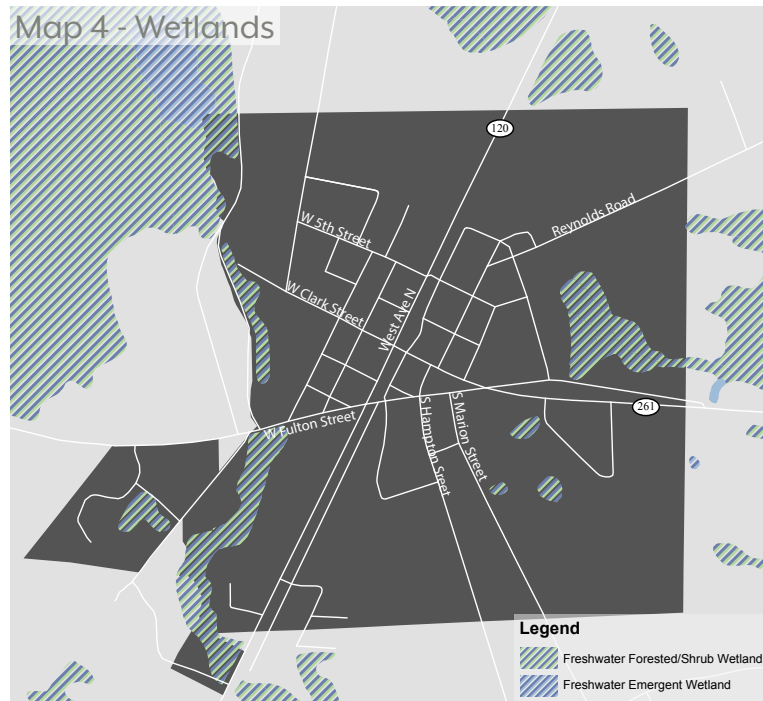
Wetlands

Wetlands are areas where water covers the land either permanently or seasonally. These areas are essential components of the ecosystem providing habitat for diverse species, protecting and enhancing water quality, mitigating flooding, and providing recreation spaces. There are 44.2 acres of designated wetlands in Pinewood mostly comprised of Freshwater Forested/ Shrub Wetlands. There is little to no existing development in designated wetlands.
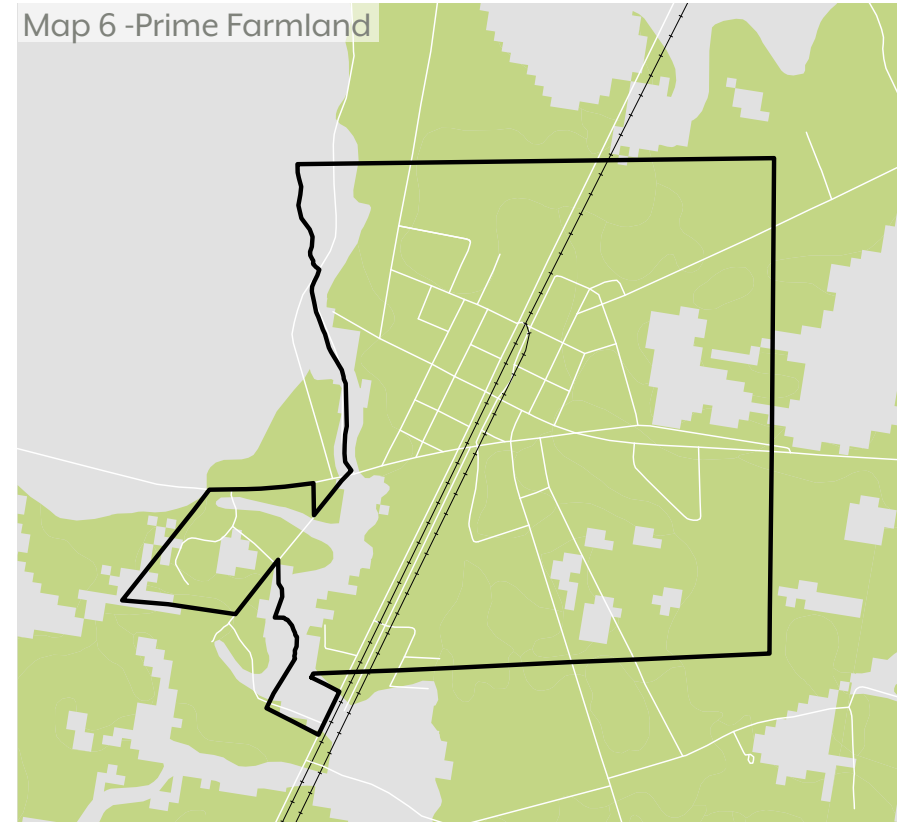
Soils

Pinewood is situated in an area that contains a variety of soil types including soils that are poorly drained and can remain wet for long periods of time, soils that drain quickly, and soils that are generally prone to flooding. Major uses of these soils include forest, some pasture, and cropland.

Map 5 - Soil Types

Legend

	Coxville Sandy Loam		Lynchburg Loamy Sand
	Coxville-Rains Complex, 0 to 2 percent slopes		Norfolk Loamy Sand
	Duplin Fine Sandy Loam		Osier Loamy Sand
	Faceville Loamy Sand, 0 to 2 percent slopes		Pantego Loam
	Faceville Loamy Sand, 10 to 15 percent slope		Rains Sandy Loam
	Goldsboro Loamy Sand		Rutlege Loamy Fine Sand
	Lakeland Sand, 0 to 2 percent slope		Troup Sand
	Lenoir Loam		Wagram Sand

Prime Farmland

Nearly all of the land in Pinewood has been identified as prime agricultural farmland. Prime farmland, a designation by the U.S. Department of Agriculture (USDA), is land that has a good combination of physical and chemical characteristics for growing crops. The soil quality, moisture, and growing season make this land ideal for producing and sustaining high yield crops. While much of Pinewood has been developed, there are still large tracts of land particularly in southeastern and northeastern Pinewood that remain undeveloped. Some of the land is currently being cultivated for agriculture, but much of it remains forested.

Map 6 - Prime Farmland

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Map 7 - Habitat Quality

Poinsett ECR

Manchester State Forest

Pinewood

Lake Marion

Legend
High Quality
4.01 - 4.92
3.01 - 4.00
2.01 - 3.00
1.08 - 2.00
Low Quality
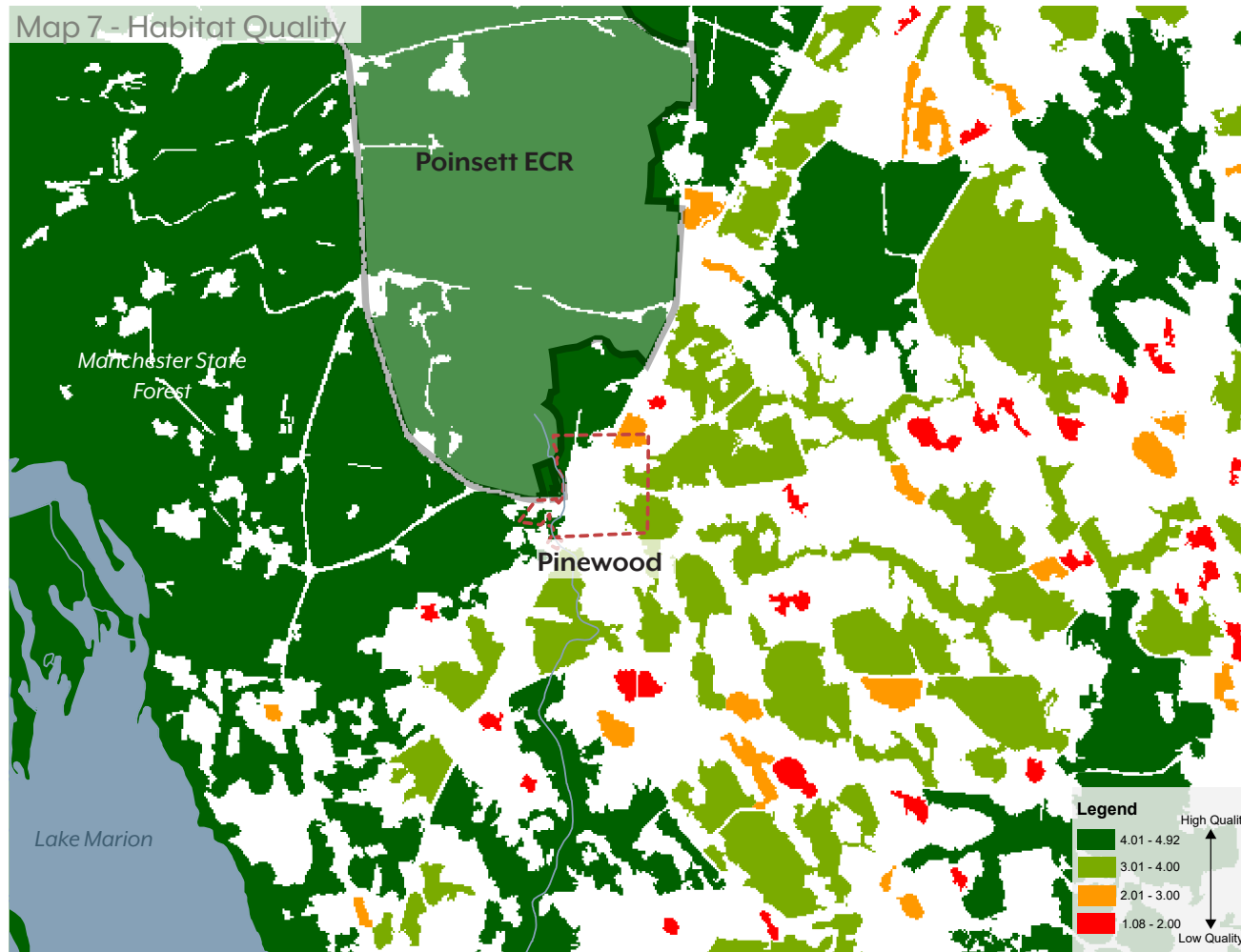
Intact Habitat Cores

While there is minimal high quality intact habitat in Pinewood's town limits with the exception of the agricultural and forested land on the east side, Pinewood is surrounded by mostly high-quality intact habitat cores. Habitat cores are areas that are large enough to support multiple diverse species while corridors are connecting passages between cores that allow for species to safely move. To the west and north are the protected natural areas of Manchester State Forest, Poinsett State Park, and the Poinsett Electronic Combat Range. To the south and east are undeveloped or agricultural lands. Much of the area surrounding Pinewood is critical from a green infrastructure/environmental perspective as this area encompasses some the largest intact habitat cores and corridors that extend north into Kershaw County. In addition to functioning as quality habitats, these areas also aid in water filtration, groundwater recharge, and temperature moderation. Given the town's proximity to these natural assets, consideration should be given to environmental impacts if development becomes likely.

Pinewood Site

The 280-acre Pinewood Site, located on Camp Mac Boykin Road, four miles from Pinewood, began operating as a landfill in 1978 and as a hazardous waste site in 1980. The site continued to receive hazardous and non-hazardous waste until 2000 when it was closed and capped. The site has gone by many names (GSX, SCA, Lake Marion, and Laidlaw) during its history, with the Pinewood label coming from the mailing address of the facility. Originally, operating as a kitty litter mine, the facility expanded its disposal activities in the late 1970s and was issued permits to store hazardous waste in spite of local residents expressing concern about its location. A number of problems confronted the landfill over the next decade including waste spills, detection of excessive amounts of chromium in on-site monitoring wells, and excess particulate matter than exceeded OSHA standards. However, expansion of the site continued.

Source: The State

From 1978 to 1984, it is estimated that over one billion pounds of hazardous waste were buried at the site. In 1984, a list of wastes accepted by the facility were released to the public. This list included wastes with lead, mercury, corrosive chemicals such as phenol and benzene, and heavy metals such as cadmium and arsenic. At the end of 1984, the landfill was receiving more than 100,000 tons of chemical garbage annually from over two dozen states. Residents and area officials continued to express concern about public health impacts and the monitoring efforts throughout the 1980s. Yet, for the most part, DHEC and other agencies indicated that there were no harmful impacts from the landfill. The landfill continued to operate and accept hazardous waste.

In the early 1990s, the landfill came under legal pressure to address the contamination issues resulting in the state requiring the owner of the landfill to establish a $100 million trust to cover any future damage from the landfill. The operating company argued that the landfill was safe and that contamination was a low-risk possibility, while continuing to accept over 135,000 tons of hazardous waste per year. In the mid-1990s, Safety-Kleen, Inc purchased the landfill and continued to operate it until 2000. In 2000, DHEC required that Safety-Kleen pay into the trust fund, even though they had waived that requirement for Safety-Kleen previously. In 2000, Safety-Kleen filed for bankruptcy and the SC Court of Appeals ruled that the landfill could no longer receive shipments of toxic waste. The Court ordered a payment of $133 million for future cleanup and established a custodial trust to oversee the landfill.[1]

Even though the bankruptcy established funds for operations, maintenance, cleanup, and restoration, these funds are insufficient to address long-term needs. In 2014, DHEC announced that the money would not be enough to ensure the continued safety of the site and that a more comprehensive environmental assessment was necessary. While some experts say that the Pinewood landfill is currently safe, concerns remain that toxins will eventually leech into nearby Lake Marion, which is a major source of drinking water and recreation. Experts believe that the synthetic liner installed when the landfill began operating will last between 50 and 100 years. Because of dwindling funds, DHEC requested and received funding from the State Legislature for basic monitoring in 2016, but will need additional multi-million dollar investments to better secure the landfill in the future. [2]

Pinewood residents identify the uncertainty surrounding the landfill as a challenge for the community and its future. They remain uncertain about the security of the landfill in regards to leakage and its potential impacts on the water and public health. Some residents also believe that the landfill and its reputation serve as a deterrent for potential investors as the long-term maintenance plan and funding remain uncertain.
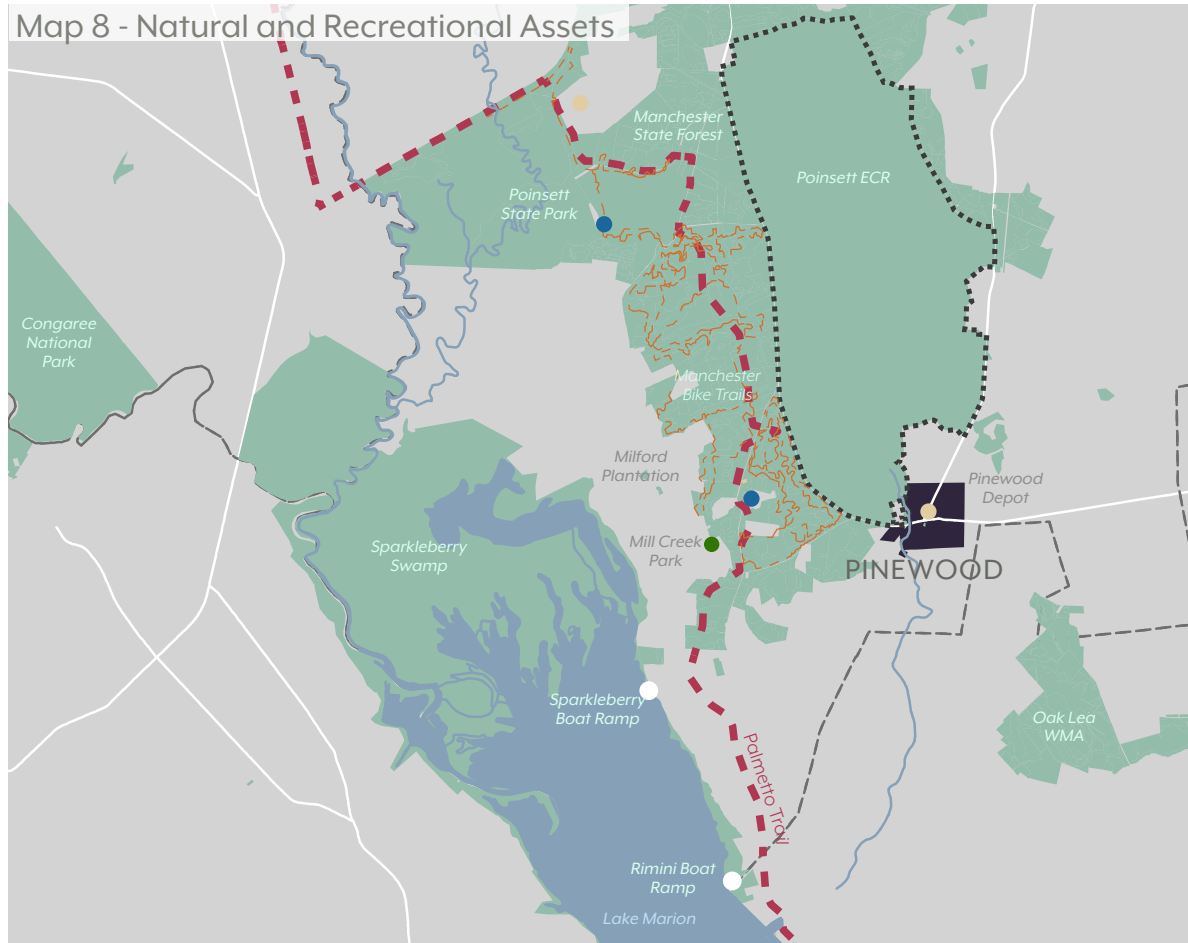
[1] Martyniak, N., et al. "The Case of the Pinewood Landfill: The Politics of Risk, Rationality, and the Disposal of Hazardous Waste" 8 March 2015.
[2] The Times and Democrat. "Pinewood dump near Lake Marion could pose new threat, DHEC says." 8 January 2014.

Natural and Recreational Assets

Map 8 - Natural and Recreational Assets

Congaree National Park

Manchester State Forest

Poinsett State Park

Poinsett ECR

Manchester Bike Trails

Milford Plantation

Sparkleberry Swamp

Mill Creek Park

Pinewood Depot

PINEWOOD

Sparkleberry Boat Ramp

Oak Lea WMA

Palmetto Trail

Rimini Boat Ramp

Lake Marion

Pinewood is in close proximity to a number of natural assets including a state park, a state forest, multiple wildlife management areas, wetlands, the Palmetto Trail, and the largest lake in SC at 173.7 square feet and average depth of 13.1 feet. Each of these provides plentiful recreation opportunities and supports diverse wildlife.

Poinsett State Park

Source: naturallyamazing.com

Rimini Boat Ramp / Pack's Landing

Mill Creek Park

Manchester State Forest

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Transportation

Transportation is a broad category that covers road traffic, public transit, freight, and bicycle and pedestrian travel. All of these aspects of the transportation system are critical in enhancing safety, access, community livability, and economic development. This information will help the town identify priorities that will enhance the transportation network in Pinewood.

Vehicular Travel

Pinewood is at the intersection of SC-120 and SC-261. These routes provide direct access to Sumter and Columbia to the north and Paxville, Manning, and I-95 to the east.

There are approximately 11 miles of roadways in Pinewood, the majority of which are managed by the South Carolina Department of Transportation (SCDOT) or Sumter County. The most heavily traveled road is SC-120 (Pinewood Road) from SC-261 to Cody Street (north of Pinewood) with an average of 2,000 vehicles traveling the road daily. Additional details about average daily traffic can be seen on Map 9.

Pavement conditions in Pinewood are generally fair. Of the 8.3 miles of surveyed road in Pinewood, 1.7 miles are in **Poor** condition, 4.4 miles are in **Fair** condition, and 2.2 miles are in **Good** condition as shown on Map 10. However, there are several unpaved in Pinewood: (1) Railroad Avenue between Claflin Street and E Fulton Street, (2) Nelson Street, (3) McBride Street, and (4) Elmwood Avenue north of East 5th Street.

Public Transit

Despite 17.7% of Pinewood households not having access to a car, there is limited public transit access. There is one public transit route operated by Santee-Wateree Regional Transit Authority that connects Pinewood to Manning and Sumter. It runs a morning and a late afternoon route. It stops at Young's Food Store at the intersection of SC-261 and SC-120.

Safety

Based on SCDOT data, between January 2011 and December 2016, there was one serious crash near Pinewood Gardens, but no fatal crashes involving vehicles, pedestrians, or bicycles in Pinewood town limits.

Map 9 - Traffic Volumes

Map 10 - Road Conditions
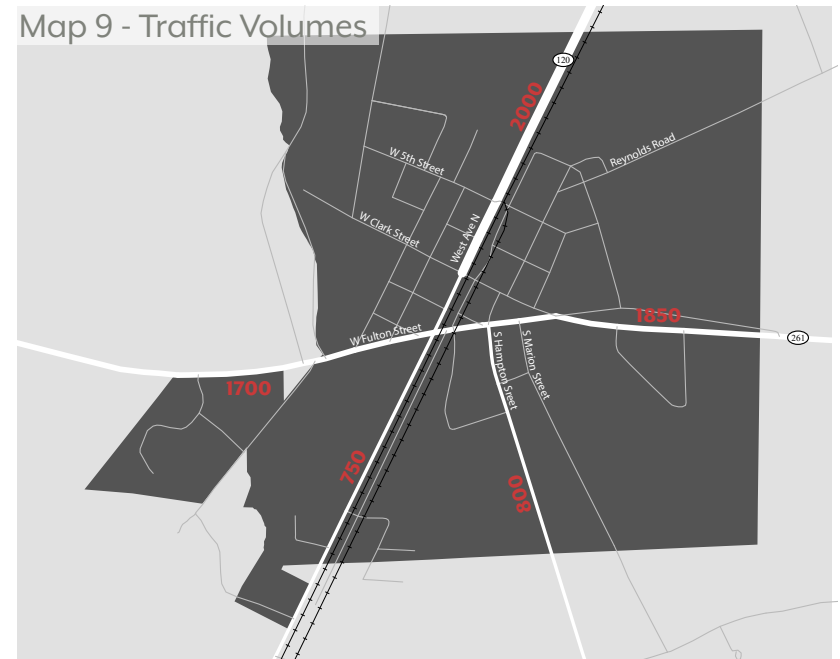
Legend
— Good Condition
— Fair Condition
— Poor Condition
▦ Unpaved Roads

Bicycle and Pedestrian Travel

Pinewood has sidewalks along some streets in town, however much of the sidewalk network is fragmented or in disrepair. There are a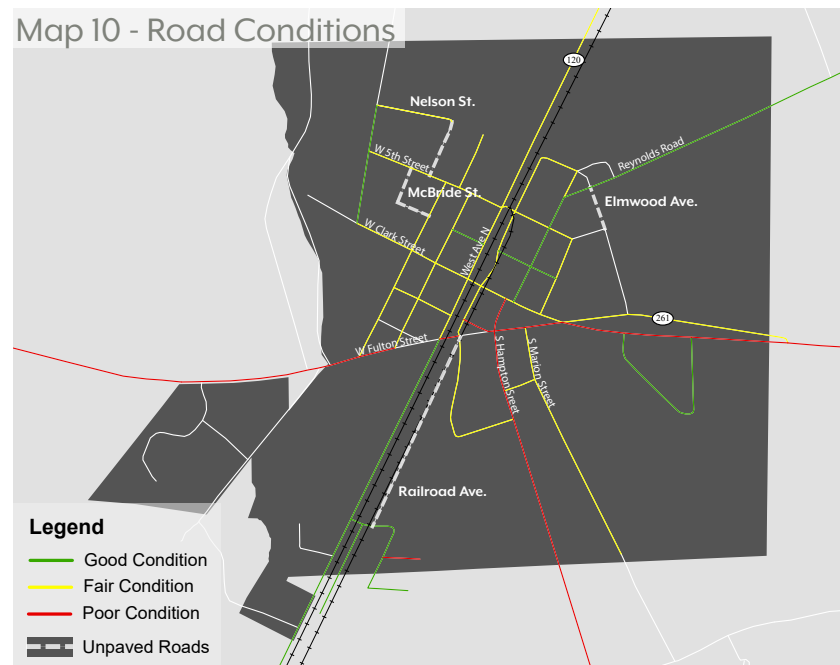pproximately 1.75 miles of sidewalk in Pinewood. 0.3 miles of that sidewalk is located in the Pinewood Gardens apartment complex. There are currently no designated bike lanes in Pinewood.

Freight

A CSX rail line passes through the center of Pinewood, serving only rail freight. Trains occasionally do park on the tracks, sometimes limiting access between the east and west sides of Pinewood. When trains do park, the crossing at Claflin Street is usually blocked.

Sidewalk Locations

Manchester Elementary
W 5th Street
Reynolds Road
West Ave N
Clark Street
Sumter Family Health Center
Pinewood Town Hall
W Fulton Street
S Hampton Street
S Marion Street
Pinewood Gardens
Pinewood Community Center

Legend
Sidewalks
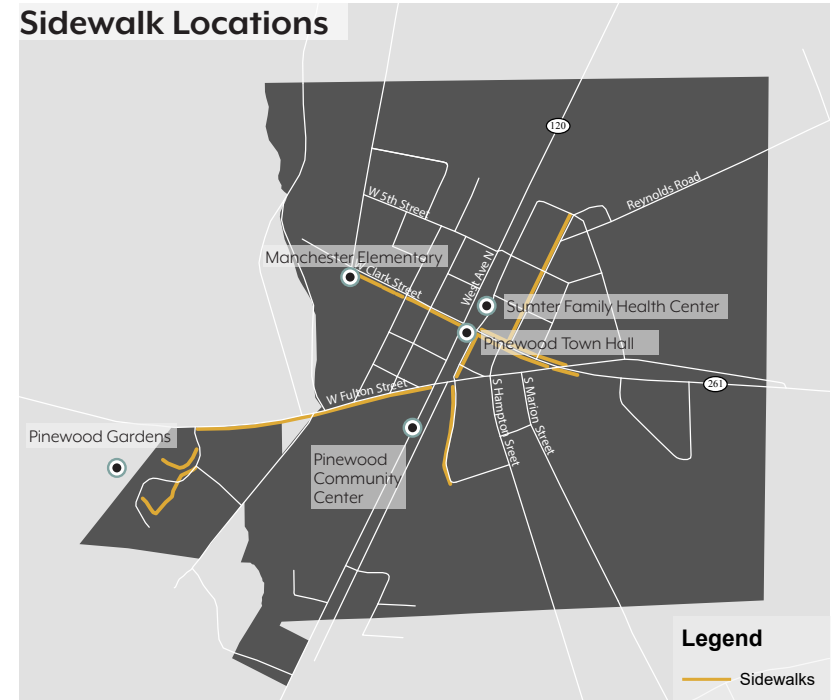
Community Facilities

A community's assets, services, and facilities can significantly impact livability, economic development, community sustainability and resilience, and community character. The following includes a brief description of Pinewood's existing community assets, services, and facilities and will help inform changes and improvements in the town.

Police
Pinewood does not employ its own police officers. The Sumter County Sheriffs' Department is responsible for the town and assigns officer(s) to patrol the area. For FY 2017-2018, Pinewood budgeted $ 1,500 to support this service.

Fire
There is a fire station in town equipped with two engines and one tanker. It is currently manned by volunteers managed by the Sumter County Fire Department. For FY 2017-2018, Pinewood budgeted $ 1,800 to support this service.

Recreation/Community Spaces
Opened in 2017, the Pinewood Community Center was built by Sumter County using funds from the 2008 Sumter County Penny for Progress (P4P) one-cent capital sales tax. The Community Center is owned by the Town of Pinewood. The Community Center is currently open for regular hours in the afternoon during the week and is available for event rentals. The Community Center offers senior activities and some classes throughout the week, a daily after-school program, and computer and wireless Internet access.

Other recreation spaces include a baseball field on Epperson Street, owned by Pinewood Baptist Church, and a walking track at the former Manchester Lions football field on Ball Park Road, owned by Sumter School District.

There is a recreation project on the 2016 Penny for Progress list. A $200,000 Pinewood Sports and Wellness Complex/Recreational Park consisting of multi-sport fields, playground equipment, a picnic area, restrooms, and parking is planned for the former Manchester facility.

Educational Facilities

Library
Pinewood does not have a local library branch and does not receive service from the Sumter County Library Bookmobile. Bookmobile service was discontinued in Pinewood in 2014 due to lack of participation.

Manchester Elementary School
Manchester Elementary, a PreK-5 school with nearly 70 staff members, had an enrollment of 464 students in 2016. In 2016, 26.8% of students assessed in English met or exceeded expectations compared to 27% of Sumter School District students and 43.0% of students statewide on the SC READY Assessment. In Mathematics, 32.3% of students met and exceeded expectations, compared to 27.3% of Sumter School District students and 27.3% of students statewide, on the same assessment. On the SC PASS Assessment, which assesses science and social studies. 50.4% of Manchester student met the grade level standard or demonstrated exemplary performance in Science. Statewide, 67.0% of elementary students met or demonstrated exemplary performance. In Social Studies, 50.4% of Manchester students met or exceeded the standards compared to 74.4% of elementary students statewide.

Health

The Sumter Family Health Center, located in downtown Pinewood, is a private, nonprofit community health center. It opened in 2012 and provides general health and pediatric services. Pinewood is equidistant from McLeod Health Clarendon Hospital in Manning and Palmetto Health - Tuomey Hospital in Sumter, both of which are 16 miles away, approximately a 25-minute drive.

Historic Assets

The Pinewood Depot, an historic railway station constructed in 1889, is located at the junction of E. Clark St. and East Ave. N. The building is inactive but remains in good condition. It was added to the National Register of Historic Places in 1997 and is currently owned by the Sumter County Historical Society. It is the last rural railroad depot building standing in Sumter County.

Water

Pinewood owns and manages its drinking water supply system. It consists of approximately 10 miles of water lines, an elevated storage tank with a capacity of 75,000 gallons and one ground well with a capacity of 250 gallons per minute. Pinewood is currently exploring options to expand its water system that would connect the town and the surrounding area to the City of Manning via Paxville.

Wastewater

Pinewood owns and manages its own wastewater sewer system. It consists of 10 miles of sewer lines and two lift stations. The system has a 600,000 gallon per day treatment capacity. There is a backup generator to ensure lift stations remain operable in the event of an emergency.

Trash and Recycling

Pinewood provides trash pick-up services to all town residents using a private contractor, Waste Management Inc. It does not provide recycling services. The closest recycling center, owned and managed by Sumter County, is located at 3995 Pinewood Road, approximately five miles from Pinewood.

Map 11 - Water Lines

Map 12 - Sewer Lines

● Pinewood Wastewater Treatment Plant
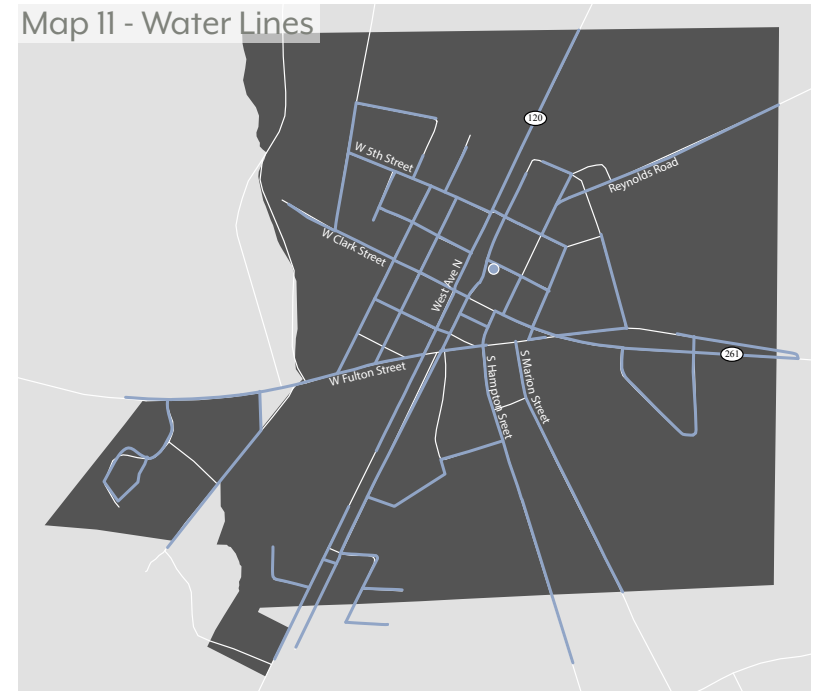
Objectives & Strategies

Introduction
The following objectives and strategies were developed based on data and trend analysis and community feedback. The objectives and strategies are organized under six different categories with an additional section on priority investments. However, even though the objectives are separated into different categories, all th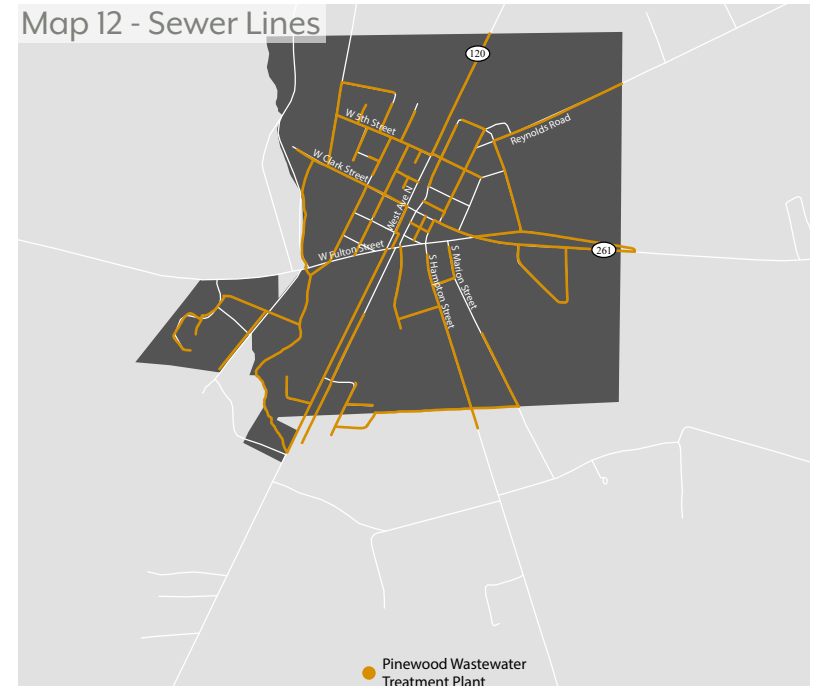ese objectives are interconnected and are not necessarily discrete actions. These objectives and strategies can help make Pinewood a more vibrant and livable rural community.

Plan Organization
The Objectives and Strategies are organized around six topics and the additional section on priority investments:
Housing
Economic Development
Environment & Natural Resources
Transportation
Culture & Community
Land Use
Priority Investment

Under each of those topics is a series of objectives and strategies that address the priorities established throughout the planning process. The objectives identify the specific areas of focus or targets that are related to the topic. Many of the objectives contains multiple action-oriented strategies that support the successful implementation of the comprehensive plan.

Housing

H.1 Housing Condition

Promote increased awareness among property owners and residents of the importance of property maintenance for long-term housing quality.

Continue to use Pinewood's code enforcement program to bring substandard units into compliance with Pinewood's codes to improve overall housing and commercial conditions.

Enhance code enforcement of existing mobile homes to ensure that homes are habitable.

Continue to restrict the placement of new mobile homes in Pinewood and work with residents to replace existing mobile homes with manufactured or stick-built homes.

Work with Sumter County to remove or rehabilitate blighted structures along the primary routes to Pinewood (SC-120 and SC-261).

H.2 Multifamily Housing

Encourage development of affordable housing by
- working with developers who specialize in rural multi-family housing,
- incentivizing construction of diverse housing types (e.g. apartments, townhouses), and
- supporting the conversion of single-family homes into multi-family units.

H.3 Rental Housing

Improve rental properties in Pinewood by
- establishing a rental registration and licensing structure to improve communication between town and landlords and enforce health and safety standards for rental housing,
- maintaining a property database and tracking property violations,
- updating zoning regulations regarding code enforcement,
- conducting regular code enforcement of rental properties, and
- developing a program that rewards good landlords (e.g. accelerated process, help obtaining tenants, fee reductions or rebates, free services).

Economic Development

ED.1 Commercial Development

Work with retail developers to design infill buildings consistent with the character of downtown buildings on East Clark Street.

In conjunction with community partners, facilitate development of an online presence (web, social media) for local businesses to help them expand market outreach and revenue streams.

Recruit businesses to Pinewood by
- developing a retail recruitment strategy,
- advertising and promoting Pinewood's residential livability - proximity to natural assets, affordability, quietness, and other Pinewood assets,
- marketing Pinewood as the ideal location for businesses that cater to recreation users (hunters, bikers, hikers, fisherman, boaters, kayakers, bird-watchers) because of the proximity to diverse natural assets, and
- marketing the residential population for the "Greater Pinewood" zone.

Develop a branding and marketing campaign for Pinewood by
- promoting the town as a recreation gateway to Poinsett, the Mountains of the Midlands, High Hills of Santee, or Sparkleberry, and
- installing wayfinding signs for natural/recreational spaces in the area

ED.2 Downtown Development

Promote downtown reinvestment by
- designating a downtown commercial district,
- inventorying vacant downtown commercial buildings including condition, and estimated cost of repairs,
- encouraging property owners to rehabilitate downtown buildings instead of demolishing them,
- identifying public and private financing options and adaptive reuse of vacant or underutilized buildings,
- encouraging the construction of commercial buildings on vacant lots to create a cohesive street front,
- defining the downtown area with visual cues that gives an identity to the town (e.g signage, streetlights, art, building awnings, sidewalk design, plantings),
- encouraging small-scale, compatible commercial development occur inside downtown commercial district,
- developing design guidelines for the downtown commercial district, and
- providing public information about vacant buildings accessible to potential purchasers and redevelopers of the properties.

Environment

E.1 Regional Environmental Planning

Participate in development and review of the Santee-Lynches Hazard Mitigation Plan in 2020 to ensure that Pinewood is involved in plans and programs that could impact the Town's ability to prepare for and respond to natural or man-made disasters or events.

Participate in regional environmental planning efforts including water quality management, green infrastructure planning, Pinewood Site engagement, and other relevant initiatives.

Pursue the conservation or restoration of Pinewood's unique natural areas or areas of environmental significance by
- using the Santee-Lynches Green Infrastructure Inventory Plan as a guide for policies that are relevant to and beneficial for Pinewood,
- minimizing development impact on wetlands by requiring appropriate mitigation measures and low-impact development techniques, and
- encouraging the use of native plants in landscaping and actively combating invasive species in public spaces.

E.2 Public Awareness

Improve public awareness about regional hazards, risks, and emergency preparedness by
- creating a central online and physical space where relevant information is available,
- establishing a call notification system for Pinewood residents, and
- establishing a digital tool to disseminate information about hazards, natural disasters, and town service issues (e.g. water disruptions).

E.3 Outdoor Burning

Establish an outdoor burning ordinance pursuant to state law.

E.4 Waste Disposal

Collaborate with Sumter County Public Works to establish an E-waste pickup at regular intervals throughout the year in Pinewood.

Transportation

T.1 Transportation Planning

Actively participate in the Santee-Lynches Long Range Transportation Planning Process to prioritize interjurisdictional improvements and ensure Pinewood's transportation needs are being addressed.

T.2 Walkability

Locate rain gardens, bioretention planters, tree spaces, and other green infrastructure techniques in locations that enhance pedestrian experiences (e.g. buffering pedestrians from speed, noise, and danger of moving traffic) and perform critical ecosystem services (e.g. water filtration, flood control)

Improve the walkability of local streets by
- collaborating with neighborhoods, civic associations, and the private sector to plant trees on residential streets and commercial thoroughfares,
- "greening" the streets by planting street trees and developing landscaped zones between sidewalks and streets,
- ensuring that transportation facilities are ADA-compliant,
- adjusting site development standards to include construction of sidewalks,
- developing a sidewalk construction and rehabilitation priority list and plan considering such factors as proximity to activity centers, schools, public facilities, and parks, and potential to connect to existing sidewalks.

T.3 Road Improvements

Pursue a paving program focusing on the following streets:
- Railroad Avenue between Claflin Street and E. Fulton Street
- Kirven Street

T.4 Signage Improvements

Install flashing speed limit sign beacons near the entrances to Pinewood on SC-261 and SC-120 from all directions.

Improve the visibility of stop signs at the SC-261 and SC-120 intersection (e.g. flashing stop signs).

T.5 Golf Cart Regulations

Establish a golf cart ordinance that addresses operating hours and conditions, permit procedures, allowed operating locations, necessary equipment, occupancy restricts, and other relevant regulations.

Culture & Community

CC.1 Community Identity

Develop a "Greater Pinewood" community identity that captures the interests of the community and influence of the town on the surrounding area.

Create a signature event that recognizes and enhances Pinewood's identity and serves as a marketing tool for the town.

CC.2 Active Living

Foster active living and healthy lifestyles by
- collaborating with schools, local organizations, and the medical community to encourage active lifestyles,
- expanding and enhancing recreation options at Manchester Stadium and the Community Center,
- integrating activities that support the physical and emotional health of residents into existing events and festivals,
- partnering with local health organizations to monitor community health and wellness indicators, and
- advertising the Manchester Stadium walking path and recreation and health offerings at the Community Center.

CC.3 Community Spaces

Activate the Pinewood Community Center by
- developing consistent, diverse programming for all ages and abilities,
- ensuring the rental price remains affordable for all residents,
- collaborating with service providers in the County to enhance offerings at the Center (e.g. library services, aging services, workforce services),
- investing in equipment (e.g. computers, games, TV, toys) for casual facility use, and
- consistently incorporating the Community Center into town events.

Activate public spaces in Pinewood (e.g. Manchester Field, the Pinewood Community Center) by
- installing amenities for youth (e.g. playground, water park, etc.),
- collaborating with local businesses, churches, and other civic organizations to present a regular and diverse series of programs and events that appeal to and are accessible to all ages, abilities, and income levels (e.g. ice cream socials, movie nights, trick or treating, festivals)

Develop cooperative agreements with churches and Manchester Elementary to allow public use of multi-functional facilities throughout the year.

Culture & Community

CC.4 Communication

Improve communication with the residents and visitors about the Town, its services, and local events by creating a website with essential information regarding town services, local and regional events, nearby recreational activities and other relevant information.

Develop a regular newsletter with information about Pinewood, services in the area, and local events to ensure all residents have access to relevant information about the community.

CC.5 Advocacy

Advocate for community needs and interests (e.g. senior services, recreation amenities, library services, public transit) with County administration, elected officials, and other civic organizations.

Conduct a community-wide survey to gather demographic and income data necessary for exploring funding opportunities.

CC.6 Community Safety

Enhance community safety by
- collaborating with Sumter County Sheriff's Department to ensure nearby unincorporated areas are adequately served,
- working with the Sumter County Sheriff's Department to promote crime prevention awareness and activities,
- rehabilitating or demolishing blighted structures, and
- establishing a noise ordinance.

CC.7 Effective Government

Build institutional knowledge within the town government by ensuring that procedures are recorded, plans and records are maintained and consistently updated, and staff is receiving adequate training and professional development.

Collaborate with other small towns on programs that can be best performed for a larger scale (e.g. planning technical assistance, communication strategies, marketing strategies, program development).

CC.8 Accessible Facilities

Ensure the highest level of compliance with American with Disabilities Act at all public facilities by
- maintaining ADA Section 504 Compliance Schedule
- adapting public facilities using universal design principles such as ramps, frequent benches, hard surface paths, and lighting, making spaces usable for residents of all ages and abilities.

Culture & Community

CC.9 Pinewood Site

Collaborate with the South Carolina Department of Health and Environmental Control and the Pinewood Site Custodial Trust to
- provide residents with regular reports and updates on water quality and maintenance status of the landfill,
- officially rename the Pinewood Site to separate the site from the Town of Pinewood, and
- work with the Pinewood Development Authority to explore ways to use assets held in trust for economic development.

Advocate with state representatives for the creation of a long-term maintenance and cleanup plan and funding mechanism for the landfill.

CC.10 Civic Participation

Facilitate collaboration between Pinewood social institutions (churches, schools, etc) to develop a coordinated effort to discuss and address challenges for the Pinewood community (e.g. lack of access to fresh food, transportation, community cleanup).

Partner with educational institutions (schools, library, non-profits) to integrate the history and landscape of Pinewood into learning opportunities.

Activate citizen engagement by
- developing a comprehensive communications strategy using a variety of techniques including email, text messages, social media, website, online neighborhood groups, in-person events, or informational sessions,
- conveying and tracking clear goals, objectives, and measurements, and
- employing practices such as participatory budgeting, annual community summits, and community partnerships

Collaborate with Sumter County and Santee-Lynches Regional Council of Governments to update address files for the 2020 Census and educate residents on important of Census participation.

Land Use

LU.1 Commercial Development

Support appropriate and desirable commercial development by
- revising zoning standards to encourage neighborhood and small-scale commercial establishments to locate in the downtown commercial district where uses can be consistent with the design, form, and details of the downtown district,
- establishing mixed use zones along arterial corridors including West Clark Street between West Avenue and North Columbia Street and on West Avenue South from Fulton Street to West Clark Street, and
- ensuring that there are appropriate land use intensity transitions or buffers between commercial and residential uses.

LU.2 Light Industrial Development

Provide opportunities for light industrial or warehouse development by
- promoting the retention and expansion of existing businesses,
- attracting new light industrial development opportunities in suitable locations,
- protecting existing industrial development from encroachment by incompatible development types,
- reducing negative impacts on residential areas which are located near industrial areas, and
- exploring funding sources for demolition and remediation of abandoned and unsafe industrial and warehouse sites.

LU.3 Residential Development

Plan for orderly, appropriate, and equitable residential development by
- encouraging infill residential development in existing residential neighborhoods,
- ensuring that homes have similar aesthetic character within a neighborhood,
- establishing general residential zoning districts that allow for high density residential development, and
- ensuring that residential areas are appropriately buffered or transitioned from incompatible uses.

LU.4 Regional Development

Plan for orderly and appropriate development in a regional context by
- considering the regional setting and economy when assessing the opportunities and constraints for land development and
- working with the County to ensure consistent and desirable development along municipal fringe areas

Land Use

LU.5 Design Guidelines

Protect and enhance the physical character of Pinewood by

- updating guidelines to ensure there is a smooth transition in building size, height, setback, and landscaping between larger commercial development and structures in the downtown district,
- updating and enforcing reasonable landscaping buffers between incompatible uses, transitional uses, and along community gateways,
- developing downtown design guidelines, and
- ensuring that the landscaping ordinance is reasonable and accessible for site developers.

LU.6 Land Preservation

Promote retention of open space to preserve significant sensitive lands and provide land use buffers.

Encourage protection of wildlife corridors from encroachment and disruption.

Maintain existing farmland and forested land in Pinewood as a rural development zone to limit potential development based on factors including floodplain, wetlands, and soil type.

Encourage infill development to provide and maintain open space, integrate with agricultural areas, and preserve natural resources.

Prohibit any development in FEMA-designated floodplains in Pinewood and in wetlands identified in the National Wetlands Inventory. (Map 4)

Land Use

Future Land Use Map

Legend

- Rural Residential
- Single Family Residential
- General Residential
- Core Commercial
- Neighborhood Mixed Use
- Open Space / Agricultural
- Wetlands

Map labels: W 5th Street, Reynolds Rd, W Clark Street, West Ave N, E Fulton St, W Fulton Street, S Marion St, S Hampton St, 120, 261

Priority Investment

Current and Potential Funding Sources

General Fund

The General Fund accounts for all of Pinewood's financial resources that are not otherwise restricted for special purposes. The general fund includes revenues from business license fees, the local option sales tax, franchise fees, state-shared revenue, and other sources. Pinewood's General Fund was $187,745 for FY 2017-2018.

"C" Funds

"C" Funds are allocated to the counties by SCDOT for transportation improvements. The funds are distributed based on a formula: one-third of the money is based on a ratio of land area in the county to land area of the state, another is based on the ratio of county population to state population, and one-third is based on a ratio of rural road mileage in the county to rural road mileage in the state. Each county has a County Transportation Committee that selects and approves projects to be used by "C" funds. In FY 2017-2018, Sumter County received $1.7 million in C-funds.

Guideshare Funds

Through the SCDOT Guideshare Program, each transportation planning district receives funds for highway improvements. As the regional transportation planning district, the Santee-Lynches Council of Governments estimates that it will receive approximately $3.2 million annually in Guideshare funds. This does not account for all transportation improvements done in the region, as SCDOT or the County often carry out transportation improvement activities.

Local Option Sales Tax

Sumter County has a 1% local option sales tax which offsets reduction of some property taxes. Pinewood receives a portion of this sales tax revenues.

Capital Projects Tax

Sumter County voters passed a 1.0% sales tax in 2008 to fund infrastructure, government building, and recreation projects. Voters renewed the "Penny for Progress" capital sales tax in 2014 for another seven years. The 2008 tax funded the Pinewood Community Center, completed in early 2017. The 2014 reauthorization includes a project of a Wellness/Recreational Complex in Pinewood.

Transportation Alternatives Program

TAP funds projects related to active transportation including pedestrian and bicycle facilities, recreational trails, safe routes to school projects, and other community improvements.

Priority Investment

Grants

A grant is a sum of money given by an organization for projects based on specific criteria and subject to specific requirements. Grants are one-time funding opportunities and there is no guarantee that grant funding will be available in the future. Grant sources include:

Economic Development Administration (EDA)

The EDA provides grants to private capital investment in economically-distressed regions to encourage economic development, innovation, and competitiveness. These grants can cover public infrastructure development, economic adjustment assistance, planning efforts, research, trade adjustment assistance, and technical assistance.

SC Rural Infrastructure Authority (RIA)

The RIA help communities to finance infrastructure projects including water and wastewater systems, storm water drainage, or other public facilities that will help build sustainable communities and support economic development.

Community Development Block Grants (CDBG)

The CDBG program provides annual federal grants to states and localities to carry about a variety of community development activities, particularly for low-income communities, including infrastructure development, affordable housing initiatives, neighborhood stabilization, among other programs.

HOME Investment Partnerships Programs

This program provides grants for states and localities to use to fund a wide range of housing activities for low-income people. It can include building or rehabilitating affordable housing for rent or homeownership or provide direct rental assistance.

United State Department of Agriculture (USDA) Rural Development

This program offers dozens of diverse financial assistance tools for rural areas that address economic development, infrastructure, broadband connectivity, and entrepreneurship.

Priority Investment

The following are projects identified in the plan's objectives and strategies. There are three time frames: Short (1-3 years), Medium (4-6 years), and Long (7-10 years).

TIME FRAME	PROJECT	OBJECTIVE	ESTIMATED COST*	FUNDING SOURCES**
Short	Community Summit	CC.10	$2,000.00	General Fund
Short	Equipment (games, technology, etc) for Community Center	CC.3	$2,500.00	General Fund
Short	Town of Pinewood website	CC.4	$5,000.00	General Fund
Short	Speed zone signage on SC-261 and SC-120	T.4	$5,000.00	C Fund / SCDOT
Short	Local Update of Census Addresses (LUCA) for 2020 Census	CC.10	$5,000.00	General Fund
Short	Inventory of buildings in Pinewood	ED.2	$5,000.00	General Fund
Short	Update zoning ordinance	LU.1	$7,500.00	General Fund
Short	Development of town brand and visual identity	ED.1; ED.2; CC.1	$7,500.00	General Fund
Short	Development of rental property registry system	H.3	$10,000.00	General Fund
Short	Paving of Railroad Avenue	T.3	$100,000.00	C Fund / SCDOT
Medium	Development of retail recruitment strategy	ED.1	$1,000.00	General Fund
Medium	Paving of Kirven Street	T.3	$100,000.00	C Fund / SCDOT
Medium	Demolition or rehabilitation of vacant and dilapidated structures on SC-261 and SC-120	H.1; ED.2	$100,000.00	General Fund
Medium	Pinewood Sports and Wellness Complex / Recreational Park	CC.3	$200,000.00	Sumter Penny for Progress
Medium	Expansion of water system to Panola	--	$4,000,000.00	USDA/General Fund
Long	Construction of new sidewalk on SC-120	T.2	$250,000.00	SCDOT
Long	Construction of new sidewalk on SC-261	T.2	$250,000.00	SCDOT
Long	Expansion of water system to Rimini	--	$4,000,000.00	USDA / General Fund
Long	Water meter upgrades	--		General Fund
Long	Sidewalk repairs in downtown district	T.2	$250,000.00	C Fund / SCDOT

* All costs are based on best information available.
** While grants and other one-time funds may be used for part or all of the required funding, potential funding sources identified in the chart include only those sources considered steady.

Appendices

The following documents were used the in development of the Comprehensive Plan and provide more detail about some of the analysis conducted in this planning process.

Appendix A - Pinewood Comprehenisve Plan Survey
Appendix B - Pinewood Market Data for the Town of Pinewood and for the Greater Pinewood region.

The Town of Pinewood is in the process of updating its Comprehensive Plan. The Plan is a document that will help guide Pinewood's future development while promoting a more livable community for residents. This survey is one of the ways to obtain public input which will help create an actionable plan that is reflective of residents' ideas and opinions.

Demographics

1. How old are you?
a. Under 18
b. 19–24
c. 25–34
d. 35–44
e. 45–54
f. 55–64
g. 65–75
h. 75 and older
i. Prefer not to answer

2. Which race/ethnicity do you identify with?
a. Caucasian / White
b. American Indian or Alaskan Native
c. Asian / Pacific Islander
d. Black or African American
e. Hispanic / Latino
f. Other (please specify - _____)

3. Are you male or female? _____

Community

4. Where is your primary connection to the Town of Pinewood?
a. Town resident
b. Employed in town, not a resident
c. Frequent visitor (more than 4 visits per year)
d. Infrequent visitor (less than 4 visits per year)

5. What most influenced your decision to live in or near Pinewood? (SKIP if you do not live in the area) (Choose up to TWO)
a. It's my hometown
b. Family connections
c. Community feeling
d. Proximity to work
e. Affordability
f. Safe and secure community
g. Friendly place to retire
h. Other _____

6. Describe your ideal, "dream" Pinewood.
_____
_____
_____
_____

7. What would most improve the quality of life in Pinewood? (Choose up to TWO)
a. Full-service grocery store(s)
b. More dining options
c. Parks and recreation space
d. Senior services (e.g. senior center, meals, healthcare, activities)
e. Activities for children and teens
f. Quality Internet access
g. Police presence
h. Cultural and educational events and festivals
i. Well-paying jobs
j. Other _____

8. What are topics need to be addressed in Pinewood? Rank them from MOST IMPORTANT (1) to LEAST IMPORTANT (10).
___ Jobs
___ Transportation – roads, sidewalks, pedestrian/bicycle safety, public transit access
___ Health – access to a medical services, access to fresh fruits and vegetables
___ Senior services and amenities
___ Parks and recreation areas
___ Small business development
___ Housing – affordability, availability of housing
___ Condition of buildings
___ Infrastructure (water, sewer, utilities)
___ Education – adult education, Manchester Elementary, workforce training
___ Safety – crime, streetlights

9. What is Pinewood's biggest strength?
_____

10. What is Pinewood's biggest weakness?
_____

Housing

11. Are any of the following housing problems in Pinewood? (Choose up to TWO)
a. Lack of senior housing
b. Vacant and abandoned houses
c. Housing stock in disrepair
d. High housing costs
e. Lack of housing for seniors
f. Few rental units available
g. Other _____

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⛟ Transportation ⛟

12. On a scale of 1 – 5 (1 = very dissatisfied and 5 = very satisfied), please indicate your level of satisfaction with these transportation conditions in Pinewood.

Condition of streets	1	2	3	4	5
Availability of sidewalks	1	2	3	4	5
Condition of existing sidewalks	1	2	3	4	5
Road safety	1	2	3	4	5
Pedestrian safety	1	2	3	4	5

〽 Economic Development 〽

13. What do you think would most support future economic development in Pinewood? (Choose up to TWO)
a. Job training
b. Building rehabilitation
c. Support for small businesses and business development
d. Investment in sustainable businesses (renewable energy, farming, etc)
e. Infrastructure (water, road, sidewalk improvements
f. Promote proximity to natural assets (Manchester State Forest, Poinsett Park, Lake Marion, etc)
g. Other _____

14. What do you see as major barriers in Pinewood to finding and keeping a job? (Choose up to TWO)
a. Few entry level jobs available
b. No affordable daycare or senior care for family members
c. A lack of transportation
d. A lack of specific job skills and abilities
e. Little knowledge about how to find and apply for jobs
f. Other _____

What are you willing to do to help improve the Pinewood community?

_____

_____

If you have any additional thoughts or feedback about topics addressed in this survey or about other topics related to Pinewood and its future, please leave your comments in the space below.

🍃 Environment, Parks, and Recreation 🍃

15. What, if any, are your environmental concerns in Pinewood? (Choose up to TWO)
a. Flooding
b. Air quality
c. Noise
d. Not enough green space/parks/recreation areas
e. Water quality
f. Litter
g. Neglected buildings
h. None
i. Other _____

16. What can Pinewood do to better address environmental concerns? (Choose up to TWO)
a. Increased tree planting
b. Stormwater control measures (rain gardens, drainage systems on roads)
c. Protection or creation of parks and green space
d. Demolition of abandoned and neglected structures
e. Other _____

17. How often do you use the Pinewood Community Center?
a. Never
b. Rarely (1-3 times per year)
c. Sometimes (3-6 times per year)
d. Often (6 or more times per year)

18. What can be done to the Community Center to make you want to use it more?

_____

_____

_____

_____

Appendix B: Pinewood Market Data

The following pages are market data obtained from ESRI Business Analyst. The data sets are drawn from the U.S. Census Bureau, consumer surveys, the Infogroup which is a provider of business data, and other sources.

The data is not precise given the challenges of obtaining data for small regions and should be analyzed with caution. However, the data is helpful in identifying trends and providing broad analysis of the local economy. Outside of conducting a targeted market study for Pinewood, this information does provide the best market analysis for Pinewood and the surrounding area.

Pinewood Town, SC
Pinewood Town, SC (4557085)
Geography: Place

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Summary Demographics

2017 Population	462
2017 Households	201
2017 Median Disposable Income	$33,485
2017 Per Capita Income	$20,233

Industry Summary

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$5,637,931	$555,952	$5,081,979	82.0	3
Total Retail Trade	44-45	$5,175,540	$347,132	$4,828,408	87.4	1
Total Food & Drink	722	$462,391	$208,820	$253,571	37.8	2

Industry Group

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$1,223,273	$0	$1,223,273	100.0	0
Automobile Dealers	4411	$999,317	$0	$999,317	100.0	0
Other Motor Vehicle Dealers	4412	$113,638	$0	$113,638	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$110,318	$0	$110,318	100.0	0
Furniture & Home Furnishings Stores	442	$151,831	$0	$151,831	100.0	0
Furniture Stores	4421	$97,292	$0	$97,292	100.0	0
Home Furnishings Stores	4422	$54,539	$0	$54,539	100.0	0
Electronics & Appliance Stores	443	$123,063	$0	$123,063	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$384,789	$0	$384,789	100.0	0
Bldg Material & Supplies Dealers	4441	$364,800	$0	$364,800	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$19,989	$0	$19,989	100.0	0
Food & Beverage Stores	445	$892,550	$347,132	$545,418	44.0	1
Grocery Stores	4451	$824,623	$347,132	$477,491	40.8	1
Specialty Food Stores	4452	$31,307	$0	$31,307	100.0	0
Beer, Wine & Liquor Stores	4453	$36,620	$0	$36,620	100.0	0
Health & Personal Care Stores	446,4461	$348,685	$0	$348,685	100.0	0
Gasoline Stations	447,4471	$657,901	$0	$657,901	100.0	0
Clothing & Clothing Accessories Stores	448	$185,641	$0	$185,641	100.0	0
Clothing Stores	4481	$125,526	$0	$125,526	100.0	0
Shoe Stores	4482	$31,357	$0	$31,357	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$28,758	$0	$28,758	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$126,085	$0	$126,085	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$109,354	$0	$109,354	100.0	0
Book, Periodical & Music Stores	4512	$16,731	$0	$16,731	100.0	0
General Merchandise Stores	452	$788,478	$0	$788,478	100.0	0
Department Stores Excluding Leased Depts.	4521	$565,419	$0	$565,419	100.0	0
Other General Merchandise Stores	4529	$223,059	$0	$223,059	100.0	0
Miscellaneous Store Retailers	453	$213,410	$0	$213,410	100.0	0
Florists	4531	$5,844	$0	$5,844	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$36,611	$0	$36,611	100.0	0
Used Merchandise Stores	4533	$18,619	$0	$18,619	100.0	0
Other Miscellaneous Store Retailers	4539	$152,336	$0	$152,336	100.0	0
Nonstore Retailers	454	$79,834	$0	$79,834	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$49,292	$0	$49,292	100.0	0
Vending Machine Operators	4542	$3,113	$0	$3,113	100.0	0
Direct Selling Establishments	4543	$27,429	$0	$27,429	100.0	0
Food Services & Drinking Places	722	$462,391	$208,820	$253,571	37.8	2
Special Food Services	7223	$6,623	$0	$6,623	100.0	0
Drinking Places - Alcoholic Beverages	7224	$24,657	$0	$24,657	100.0	0
Restaurants/Other Eating Places	7225	$431,111	$208,820	$222,291	34.7	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

Retail MarketPlace Profile

Pinewood Town Hall
Ring: 5 mile radius

Prepared by Esri
Latitude: 33.73998
Longitude: -80.46246

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Summary Demographics					
2017 Population					2,382
2017 Households					961
2017 Median Disposable Income					$31,267
2017 Per Capita Income					$18,325

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$24,577,925	$3,322,599	$21,255,326	76.2	7
Total Retail Trade	44-45	$22,480,775	$2,958,924	$19,521,851	76.7	5
Total Food & Drink	722	$2,097,150	$363,675	$1,733,475	70.4	2

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$5,216,318	$906,487	$4,309,831	70.4	2
Automobile Dealers	4411	$4,254,567	$0	$4,254,567	100.0	0
Other Motor Vehicle Dealers	4412	$479,900	$230,694	$249,206	35.1	1
Auto Parts, Accessories & Tire Stores	4413	$481,850	$0	$481,850	100.0	0
Furniture & Home Furnishings Stores	442	$689,214	$0	$689,214	100.0	0
Furniture Stores	4421	$441,433	$0	$441,433	100.0	0
Home Furnishings Stores	4422	$247,782	$0	$247,782	100.0	0
Electronics & Appliance Stores	443	$555,625	$0	$555,625	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$1,660,600	$0	$1,660,600	100.0	0
Bldg Material & Supplies Dealers	4441	$1,577,513	$0	$1,577,513	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$83,087	$0	$83,087	100.0	0
Food & Beverage Stores	445	$3,887,221	$804,105	$3,083,116	65.7	3
Grocery Stores	4451	$3,583,665	$804,105	$2,779,560	63.3	3
Specialty Food Stores	4452	$136,267	$0	$136,267	100.0	0
Beer, Wine & Liquor Stores	4453	$167,289	$0	$167,289	100.0	0
Health & Personal Care Stores	446,4461	$1,498,723	$0	$1,498,723	100.0	0
Gasoline Stations	447,4471	$2,816,409	$1,230,224	$1,586,185	39.2	1
Clothing & Clothing Accessories Stores	448	$849,056	$0	$849,056	100.0	0
Clothing Stores	4481	$569,364	$0	$569,364	100.0	0
Shoe Stores	4482	$141,946	$0	$141,946	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$137,746	$0	$137,746	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$563,590	$0	$563,590	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$487,201	$0	$487,201	100.0	0
Book, Periodical & Music Stores	4512	$76,389	$0	$76,389	100.0	0
General Merchandise Stores	452	$3,494,059	$0	$3,494,059	100.0	0
Department Stores Excluding Leased Depts.	4521	$2,525,043	$0	$2,525,043	100.0	0
Other General Merchandise Stores	4529	$969,015	$0	$969,015	100.0	0
Miscellaneous Store Retailers	453	$907,063	$0	$907,063	100.0	0
Florists	4531	$25,930	$0	$25,930	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$164,950	$0	$164,950	100.0	0
Used Merchandise Stores	4533	$85,974	$0	$85,974	100.0	0
Other Miscellaneous Store Retailers	4539	$630,209	$0	$630,209	100.0	0
Nonstore Retailers	454	$342,897	$0	$342,897	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$220,436	$0	$220,436	100.0	0
Vending Machine Operators	4542	$13,610	$0	$13,610	100.0	0
Direct Selling Establishments	4543	$108,850	$0	$108,850	100.0	0
Food Services & Drinking Places	722	$2,097,150	$363,675	$1,733,475	70.4	2
Special Food Services	7223	$29,617	$0	$29,617	100.0	0
Drinking Places - Alcoholic Beverages	7224	$117,619	$0	$117,619	100.0	0
Restaurants/Other Eating Places	7225	$1,949,914	$363,675	$1,586,239	68.6	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Greater Pinewood Retail Market Profile - 5 mile radius

Household Budget Expenditures

Pinewood Town, SC
Pinewood Town, SC (4557085)
Geography: Place

Demographic Summary	2017	2022
Population	462	437
Households	201	191
Average Household Size	2.30	2.29
Families	134	127
Median Age	41.0	43.3
Median Household Income	$38,186	$42,429

	Spending Potential Index	Average Amount Spent	Total	Percent
Total Expenditures	64	$44,578.93	$8,960,364	100.0%
Food	69	$5,756.18	$1,156,991	12.9%
Food at Home	72	$3,633.77	$730,387	8.2%
Food Away from Home	64	$2,122.41	$426,604	4.8%
Alcoholic Beverages	54	$301.90	$60,681	0.7%
Housing	61	$12,897.67	$2,592,432	28.9%
Shelter	55	$8,950.47	$1,799,045	20.1%
Utilities, Fuel and Public Services	78	$3,947.20	$793,386	8.9%
Household Operations	60	$1,114.42	$223,998	2.5%
Housekeeping Supplies	76	$537.70	$108,078	1.2%
Household Furnishings and Equipment	65	$1,265.30	$254,325	2.8%
Apparel and Services	61	$1,312.52	$263,817	2.9%
Transportation	74	$6,001.68	$1,206,337	13.5%
Travel	53	$1,091.44	$219,379	2.4%
Health Care	75	$4,168.53	$837,874	9.4%
Entertainment and Recreation	68	$2,113.54	$424,822	4.7%
Personal Care Products & Services	61	$484.60	$97,404	1.1%
Education	39	$565.82	$113,729	1.3%
Smoking Products	109	$453.46	$91,145	1.0%
Lotteries & Pari-mutuel Losses	57	$31.46	$6,324	0.1%
Legal Fees	51	$94.32	$18,959	0.2%
Funeral Expenses	101	$84.99	$17,084	0.2%
Safe Deposit Box Rentals	75	$3.37	$677	0.0%
Checking Account/Banking Service Charges	66	$23.19	$4,661	0.1%
Cemetery Lots/Vaults/Maintenance Fees	48	$4.56	$917	0.0%
Accounting Fees	57	$46.83	$9,413	0.1%
Miscellaneous Personal Services/Advertising/Fine	50	$31.67	$6,366	0.1%
Occupational Expenses	41	$26.07	$5,239	0.1%
Expenses for Other Properties	57	$60.06	$12,073	0.1%
Credit Card Membership Fees	42	$2.15	$431	0.0%
Shopping Club Membership Fees	48	$10.22	$2,054	0.0%
Support Payments/Cash Contributions/Gifts in Kind	67	$1,565.60	$314,685	3.5%
Life/Other Insurance	62	$263.32	$52,927	0.6%
Pensions and Social Security	58	$4,266.37	$857,541	9.6%