



**Urban Land
Institute**

South Carolina

TECHNICAL ASSISTANT PANEL

**Blackville
May 25, 2011**

Mission

To provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide.

ULI is a non-advocacy research and education institution with some 30,000 members worldwide representing the entire spectrum of land use and real estate development disciplines, working in private enterprise and public service.

BLACKVILLE TAP

Panelists:

- **Shannon Baxter-Clemmons**, SC Hydrogen & Fuel Cell Alliance
- **Eddie Bello**, McMillan Pazdan Smith
- **Carol Burdette**, United Way of Anderson
- **Chris Fay**, TPM
- **Brent Gibaldo**, Mead Westvaco
- **Fred Hanna**, BP Barber
- **Robert Morgan**, Carlisle Development Group
- **Jean Pool**, City of Greenville

- Provide objective, multidisciplinary advice on complex land use and real estate issues
- ULI members from across the state volunteer their time to participate as panelists
- Panel members are participants in the ULI SC Sustainable Leadership Class

Diverse Expertise

- Developers
- Engineers
- Lawyers
- Architect and Urban Designers
- Economic Development Experts
- City Planners

BLACKVILLE

The Panel's Charge:

Assist the Town of Blackville with economic development strategies for downtown revitalization and recommendations for recreation opportunities. The Town is seeking development and financial recommendations for redeveloping its old middle school property and the abandoned historic motel site on Main St.



TAP Process:

Project Orientation (met with CDC representatives)

Site Tour

Background Research

Stakeholder Interviews

Panel Deliberations

- defined project scope
- identified opportunities and challenges
- defined guiding principle
- developed recommendations

Public Presentation

OVERARCHING GUIDING PRINCIPLE FOR MIDDLE SCHOOL

Resources would be more effective used elsewhere:

- Downtown / Main Street if your biggest asset
- Adapting downtown buildings is a more effective use of resources
- The architecture of the Middle School does not support adaptive reuse
- Clean up costs are the same for rehab or demolition
- Long-term goal would be to use part of the building and tear down the rest of the building



OVERARCHING GUIDING PRINCIPLE FOR SHAMROCK HOTEL

Shamrock Hotel should be restored to an alternative use:

- The demand for a hotel does not presently exist
- Clean up the building and property to establish the building as a community landmark (Wyche Pavilion, Greenville)
- Community programming opportunities for holidays, the Taste of Blackville, school performances, and history
- Formation of community alliance focused on the Shamrock Hotel



Shamrock Hotel, Blackville



Wyche Pavilion, Greenville

OVERARCHING GUIDING PRINCIPLE FOR RECREATION OPPORTUNITIES

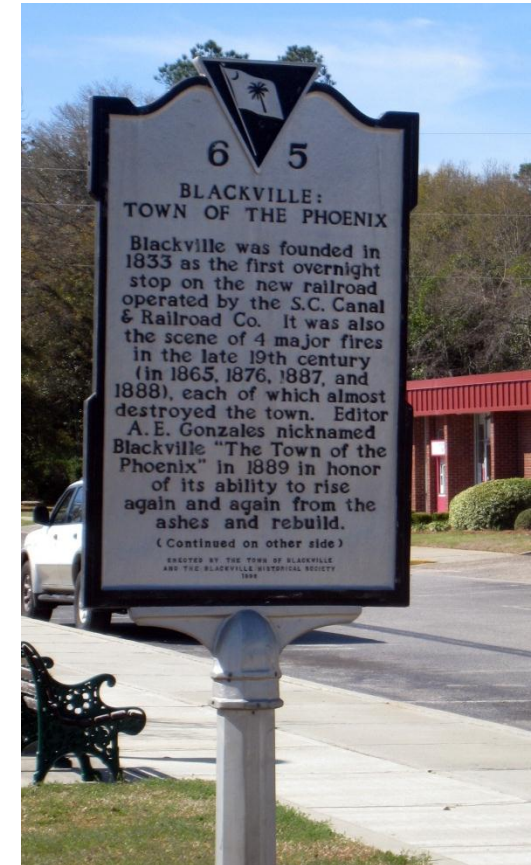
Develop a regional youth golf program to promote healthy alternative for after school activities so that it becomes a source of community pride

- Develop strategic partnerships with Clemson University and regional charitable organizations to maximize awareness and use of the golf course.
- Reach out to the **Clemson University** golf course maintenance program to form a partnership to establish a maintenance program
- Charity & fundraising efforts to maintain and publicize the golf course with **First Tee**
- Directional signage to the driving range and golf course

OVERARCHING GUIDING PRINCIPLE FOR MAIN STREET REVITALIZATION

The biggest asset in Blackville is the historic downtown and available resources should be directed to downtown revitalization:

- Protect historic buildings (cover the roofs)
- Formation of downtown revitalization council
- Gardening club who maintains control of the landscape
- Signage at 78 Business District split announcing the presence of Historic Downtown Blackville
- Create shade with landscape or built structure to encourage pedestrian activity



BLACKVILLE: OPPORTUNITIES

- Creation of a short and long-term vision
- Natural Resources:
 - Healing Springs
 - State Park
 - Carolina Bay
- Golf Course
- Historic Buildings along Main Street
- Rich history and great story to tell
- Agriculture Heritage
- Industrial Park
- Taste of Blackville



PERCEIVED CHALLENGES

- Declining population
- Lack of housing options
- Limited resources
- Job / Employment Opportunities
- Competition with neighboring communities
- Limited recreational opportunities
- First Impressions
- Signage

PERCEIVED STRENGTHS

- Strong local leadership
- Citizens who care about Blackville
- Blackville Community Center (regional asset)
- Augusta Fiber Glass
- Miller's Bread Basket
- Russell's Pizza
- Strong faith community
- Taste of Blackville
- Safe (Low Crime)
- Galaxy grocery location



DEVELOPMENT STRATEGIES: IN THE NEXT 60 DAYS

Develop three (3) civic boards

- Shamrock Hotel
- Downtown District
- First Impression Committee



SHAMROCK HOTEL

Immediate (60 Days):

- Confirm structural integrity of the building (structural assessment engineer)
- Clean up site (remove chain link fence, vegetation)

Short Term (1 -3 Years):

- Calendar of Community Uses
- Seasonal / Holiday Lighting

Long Term (5+ Years):

- Development of a long term business plan similar to Wyche Pavilion in Greenville

Downtown District

Immediate (60 Days):

- Define the district (Historic, Heritage, redevelopment)
- Organized regular community clean up days

Short Term (1 -3 Years):

- Inventory of historic buildings
- Stabilization / protection of historic resources
- Programming and events that can happen in the district

Long Term (5+ Years):

- Create the district as a place to live, work, and play
- Create shaded areas

First Impression Group

Immediate (60 Days):

- Inventory and assessment of signage and need
- Reinvigorate community clean up days
- Reach out to county economic development officer

Short Term (1 -3 Years):

- Signage plan
- Develop ordinances to address derelict and dilapidated properties
 - The City of North Charleston has received grants through the CBGD to demolish 1350 blighted homes

Long Term (5+ Years):

- Implementation and enforcement of ordinances
- Develop marketing plan to attract public and private investment to the entrance corridor

KEY RECOMMENDATIONS

- Move Welcome to Blackville Sign to SC78 and State Street
- Form a downtown district to prioritize town investment projects
- Ask the county for a waiver for landfill costs
- Make the Healing Springs attractive to tourists through the integration of associated business focused on health and well-being
- Provide alternative housing options along Main Street (i.e. above restaurants and businesses)
- Find a tenant for their industrial park
- Identify potential funding sources
 - USDA, USC, CBG, HUD, and corporate grants
- Form strategic community partnerships with Clemson University and First Tee
- Community swimming pool / fountain
- Partner with USC Salkehatchie or Denmark Tech to create a signage package