

# **Comprehensive Plan for Arcadia Lakes, South Carolina**

**Prepared by Central Midlands Council  
of Governments**

**August, 2013**

**Final Draft for**

**Town Council Action**

## **ACKNOWLEDGEMENTS**

The staff of the Central Midlands Council of Governments would like to acknowledge the invaluable assistance of the citizens of the Town of Arcadia Lakes in the development of this Plan. The participation, suggestions and opinions provided by the citizens enabled the Central Midlands staff to develop a Plan which we feel reflects the uniqueness of Arcadia Lakes. Staff would also like to thank the Mayor, City Council, Planning Commission and Town Clerk for their support and assistance throughout the planning process.

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## **INTRODUCTION**

Arcadia Lakes is a unique community, featuring seven scenic lakes and beautiful tree-shaded residential neighborhoods. Compared to most other towns or cities in South Carolina, the town is characterized by high rates of home ownership, comparatively high incomes, and a high level of educational attainment. The Town measures less than one square mile and has less than one-thousand residents. Most of the land in the Town has been developed. Even though the Town is small and mostly developed, many decisions about the future of the community will be made over the next two decades, and this Comprehensive Plan provides a policy framework for those decisions.

A comprehensive plan is a statement of goals, objectives policies and proposals for long-range physical development. This Plan was prepared in compliance with the State of South Carolina's requirements for local government planning. The Plan addresses the next twenty years.

## **THE PLANNING PROCESS**

The preparation of this plan started in fall of 2011 with public workshops and an online survey to develop goal statements. Citizens identified problems and opportunities for improving the Town, and the Central Midlands Council of Governments summarized these ideas in a Technical Report completed in Spring of 2012 that included maps, census data analysis and implementation strategies. Using the base data and goals from the technical report process, the Central Midlands staff then conducted additional technical studies that formed the basis of the required elements of the Plan. The final steps in the planning process involve approval of the Plan by the Planning Commission and adoption by the Town Council

## **ORGANIZATION OF THE PLAN**

The remainder of this document contains the following:

- Vision Statement, Guiding Principles and Goals. These are largely based on community input from earlier community workshops.
- Nine sections or “elements” required by the South Carolina Planning Enabling Act, including:
  - Population
  - Economic Development
  - Natural Resources
  - Community Facilities
  - Cultural Resources
  - Land Use
  - Housing
  - Transportation
  - Priority Investment
- A summary of implementation actions (included at the end of each element).
- Appendices

## VISION STATEMENT, GUIDING PRINCIPLES AND GOALS

### VISION STATEMENT

Arcadia Lakes will be one of South Carolina's premiere residential communities, with a beautiful natural environment, excellent housing stock, and a suburban lifestyle with easy access to urban amenities.

### GUIDING PRINCIPLES

- **Proactively plan for the future**
  - Address the physical character and appearance of Arcadia Lakes
  - Improve the Town's ordinances governing planning and zoning, environmental protection, trees, landscaping, and water quality.
  - Create a town center
- **Build "Community"**
  - Improve citizen communication through:
    - Citizen education on issues and decisions facing the Town
    - Citizen engagement
    - Community volunteer projects and special events to bond the community together.
- **Improve Law Enforcement**
  - Maintain the Town's safe environment and low crime rate
  - Improve enforcement of traffic laws
  - Improve code enforcement
- **Enhance the Town's Identity**
  - Capitalize on the Town's natural beauty and quality of life
  - Capitalize on the lakes and trees, and housing that give the Town a positive identity.
  - Maintain the appearance of the successful signage and banners
- **Protect & Grow Property Values and the Economy Through Maintaining Excellence in the Community and the Environment**
  - Recognize that quality of life and the neighborhood character of the Town are its primary economic assets.

- Recognize maintaining a high level of aesthetic quality and community character is essential to maintain the Town's appeal.

## **GOALS**

### **Population**

1. Identify and provide for the changing, aging related needs of the current residents.
2. Insure that the Town remains attractive to younger residents

### **Economic Development**

1. Recognizing that economic development happens on a regional scale, actively support regional and county economic development efforts.
2. Support redevelopment or upgrading the Town's existing retail and office developments for higher and better economic uses.

### **Natural Resources**

1. Protect and enhance the environmental and aesthetic benefits of the Town's lakes
2. Protect and enhance the Town's urban forest.

### **Cultural Resources**

1. Protect and enhance the Town's unique scenic assets, which include the lakes, the urban forest, and the high quality of the residential neighborhoods.

### **Community Facilities**

1. Assure that the citizens are served by a quality network of community facilities
2. Maintain effective communications with the agencies that provide community facilities and services to the Town.

### **Housing**

1. Protect the Town's residential neighborhoods and housing stock.
2. Adapt to an aging population
3. Attract new families on a continuous basis

### **Land Use**

1. Protect the Town from incompatible land uses, both within and outside the Town boundaries.

2. Work with Forest Acres and Richland County to maintain and improve the quality of development on the Two Notch Road and Decker Boulevard corridors.
3. Develop a town center as a focal point of community activities.
4. Insure that the Zoning Ordinance reflects the Town's goals and vision for the future.

#### **Transportation**

1. Work with SCDOT and other stakeholders to lessen the traffic impacts of Trenholm Road on the Town.
2. Work with CMRTA and other mass transit providers to provide access to flexible mass transit services and transportation for seniors.
3. Make the town pedestrian and bicycle friendly.
4. Provide good connectivity to the regional transportation system.

#### **Priority Investment**

1. Focus on redevelopment of commercial areas on Trenholm Road and Two Notch Road.
2. Maintain and formalize mutually collaborative working relationships and communications with Forest Acres, Richland County and City of Columbia.

## POPULATION ELEMENT

### INTRODUCTION

Arcadia Lakes was incorporated as a town in 1959. The Town's population characteristics have changed considerably in the past fifty years. Changes in the population of the Town are among the fundamental factors that will shape the Town's future. The Population Element of the Comprehensive Plan includes an overview of past population trends, a review of the findings of the 2010 Census, and forecasts of the future population.

### Inventory and Analysis

Six months after its founding, the Town's population was counted at 316 people in the 1960 U.S. Census. The population nearly tripled in the next thirty years. By 2000, most of the available land had been developed and population growth had slowed. The 2010 Census count was 861 persons. Exhibit 1 shows the Town's historic growth trend.

**Exhibit 1**  
**Population Growth**

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>% Change</u>
1960	316	--	--
1970	741	425	134%
1980	820	79	11%
1990	899	79	10%
2000	882	-17	-2%
2010	861	-21	-2%

1980 population is estimated. All other data is from U.S. Decennial Census.

COG staff compared U.S. Census data from 2000 and 2010 to identify trends and compare Arcadia Lakes to the general population of Richland County. This analysis provides a useful context for goal setting, because Arcadia Lakes is unusual in many ways. The Census data are shown in tabular form in Exhibit 2.

EXHIBIT 2 CENSUS DATA

Some conclusions from the Census analysis include:

- The Town's population declined slightly from 882 in 2000 to 861 in 2010.
- The population under 18 years of age declined by 25%.
- The population over age 65 increased by 15%.
- Median age increased from 49.1 to 55.4. (Median age is a statistical middle point---half the population is older than the median age, and half is younger.)
- The number of dwelling units in the Town increased from 389 to 407, an increase of 5%.
- The number of persons in the average household fell 6 percent, from 2.33 to 2.20.
- Owner occupied housing accounts for 88.7% of the housing stock, a very high percentage.
- Thirty one percent of the owner occupied housing units are owned "free and clear" with no mortgage.
- Only 7.4% of housing is rental.
- One person households account for 24.6% of all households in Arcadia Lakes. Two person households account for 49.6%. A total of 75.2% of households consist of only one or two persons.
- Households with children under 18 account for 20.5% of Arcadia Lakes households.

It is important to note the differences between Arcadia Lakes and Richland County overall:

- Richland County grew very rapidly during the past decade, with a 20% population increase, compared to a 2% loss in Arcadia Lakes.
- Richland County has a much higher percentage of persons under 18 years of age and a significantly lower percentage of persons 65 or over.
- Richland County's median age is 33 years, compared to a 55.4 years median age in the County as a whole.
- Arcadia Lakes, being nearly "built out" has a higher population density than the overall County, with 1,331 persons per square mile, compared to 772 persons per square mile in the County.
- Arcadia Lakes' 89% rate of owner occupied housing far exceeds Richland County's rate of 55%.

- Median annual household income increased from \$66,383 in 2000 to \$104,479 in 2010. Arcadia Lakes' households had incomes 115% higher than the Richland County median, and 134% higher than the population of the state of South Carolina, according to the U.S. Census Bureau's American Community Survey.
- In 2010, 98% of the Town's residents over 25 years of age had graduated from high school, and 64% had graduated from a four year college or university. This exceeds the respective Richland County averages of 89% and 36%.

## **POPULATION FORECAST**

As noted earlier, Arcadia Lakes tripled in population in its first two decades of existence as a Town. As the town became "built out", the lack of vacant developable land resulted in a decline in population. It is likely that the Town will continue to gradually decline in population, since the potential for new housing units is limited by the vacant land supply and, over time, the average number of people in each occupied housing unit continues to decline. The population forecasts shown in Exhibit 3 are based on the following scenarios and assumptions:

### Low Forecast

- The Town's population continues to decline at the same rate experienced between 2000 and 2010.
- No new households are added.
- The average household size continues to slowly decline.

### Mid-Range Forecast

- The average household size (persons per household) continues to slowly decline:
- There is no annexation of residential land into the Town.
- 75 new households are added on the Town's remaining vacant residential land.

### High Scenario

- The average household size increases slowly as a result of more families with children or multi-generational households (parents living with adult children, young adult children moving back in with parents).
- 75 new households are added on the Town's remaining vacant residential land

Using these assumptions, the scenarios for the population living within the Town's existing corporate limits in the year 2040 range from 810 to 1,123 persons, with a mid-range forecast of 980.

**Exhibit 3**  
**Population Forecasts**  
**Arcadia Lakes, SC**

<b>SCENARIO/ASSUMPTIONS</b>	<b><u>2010</u></b>	<b><u>2020</u></b>	<b><u>2030</u></b>	<b><u>2040</u></b>
<b>Low</b> (continued trend)	861	844	827	810
<b>Mid-Range</b> (75 new households, declining average household size)	861	974	1,004	980
<b>High</b> (75 new households, increased average household size)	861	1,019	1,099	1,123

Although the Town’s population is likely to decline slowly if recent trends continue, there are some factors that could cause the Town’s population to increase. These include:

- Annexation of additional residential land into the Town. There are no current plans to do this, but within the planning period of 2013 to 2040 a future Town Council might decide to do this.
- Reversal of the decline in average household size. Nationally, the average household size has declined for over two-hundred years, as the nation urbanized and families became smaller. This decline stopped during the recent recession, but is expected resume at a slower rate. Some commentators, however, feel that the average household size may begin to increase due to immigration and multi-generational households.
- If new residents in the next decades tend to include more young families, the resulting increase in household size could cause the Town’s population to increase.
- Redevelopment of some tracts as townhouses or apartments. Given the Town’s overall good to excellent condition of housing and policies supporting low housing densities, this may be unlikely. Mixed-use redevelopment of declining commercial areas could include some housing.

It should be noted that, while it is likely that the Town’s population will decline, CMCOG projects Richland County as a whole to grow by over 61% by 2040. Also, by 2040, the seven-county Columbia Consolidated Metropolitan Statistical Area will have a population well in excess on 1 million people. Regardless of changes in Arcadia Lakes’ population, the will be near the center of a thriving metropolitan area.

## **ISSUES and OPPORTUNITIES**

- Although the Town is small and has a low population density, it is part of a large suburban area with a large population base that can support retail, entertainment, employment and health services that benefit the Town's residents.
- The Town's residents are, on average, considerably older than the County and National averages. This means the Town must be prepared for a large scale turn-over in residents over the next ten to twenty years.
- Many homeowners prefer to stay in their homes as they age, rather than moving to a residential facility or living with relatives. Because of the Town's age profile, access to medical services, transportation, and age appropriate recreational facilities are important needs for the future.
- Because the Town has a small population, most public improvements and implementation strategies will require a high level of cooperation with and assistance from Richland County and other service providers.

## **GOALS**

- Identify and provide for the changing, aging related needs of the current residents.
- Insure that the Town also remains attractive to younger residents.

## **IMPLEMENTATION STRATEGIES**

- Work with the Central Midlands Regional Transit Authority (CMRTA) and Central Midlands COG to make sure Town residents have access to public transportation. This includes the fixed route bus system and demand-responsive transportation services. More discussion of transportation strategies is found in the Transportation Element of this plan.
- Review the Zoning Ordinance and make revision needed to provide for an aging population.
- Work with Senior Resources, non-profit organizations, churches and civic groups to ensure that aging residents have access to appropriate health, social and recreational services.

## **ECONOMIC DEVELOPMENT ELEMENT**

### **INTRODUCTION**

Progress in economic development can be measured in terms of jobs, payroll, retail sales, manufacturing output, and tax base. Arcadia Lakes is clearly a bedroom community, with only a few non-residential properties. Any substantial increase in any of the metrics noted above would require annexation of additional land for businesses, or redevelopment of existing land inside the Town limits.

### **INVENTORY AND ANALYSIS**

Arcadia Lakes benefits from its location in a growing region with a diversified economy. The State and Federal government jobs in the Midlands help cushion our region against economic downturns, since changes in government employment are not as volatile as private sector employment.

Exhibit 4 shows employment characteristics of Arcadia Lakes. Government service is an important source of jobs for Town residents, accounting for 20.5% of local jobs. Most employed residents hold skilled white-collar jobs. 60% of those employed are in management, business, science or arts professions, and 27% are in sales or office jobs. In 2010, only 1.5% of Town residents who were in the labor force were unemployed, compared to 6.3% in the County.

There are no significant employment centers in Arcadia Lakes, although the Town is very near a regional shopping mall and many retail strip centers. Fort Jackson, a major source of jobs in the Midlands, is nearby, as is downtown Columbia

There are a few retail and commercial services establishments in the Town limits, concentrated in on Trenholm Road and Two Notch Road. The SC Department of Revenue reported gross sales of \$520,755 from Arcadia Lakes business establishments in 2011.

**EXHIBIT 4 EMPLOYMENT CHARACTERISTICS**

## **ISSUES and OPPORTUNITIES**

- The economic health of Arcadia Lakes rests in large part on the success of Richland County and the larger Midlands region in attracting and retaining jobs and capital investments. The Town should therefore be active in its support of economic development efforts in Richland County and the Midlands region.
- Limited opportunities for economic development exist within the Town of Arcadia Lakes. The residential nature of the community, and limited property zoned for commercial use, precludes the development of any significant amount of non-residential use. Within the Town limits, expanding employment and increasing sales tax revenues would require redevelopment of the existing commercial areas and/or annexation of additional business sites. Opportunities for business use of other properties are very limited due to the built-out, residential nature of the Town.
- No industrial property is located in the Town. Light commercial zoning applies
- Since there is so little commercial, and no manufacturing or industrial land use within the Town, residents, for the most part, work in other parts of the Columbia Metropolitan Area. 6% worked at home in 2010.
- Average commuting time is 18 minutes in 2010.

## **GOALS**

- Recognizing that economic development happens on a regional scale, actively support regional and county economic development efforts.
- Support redevelopment or upgrading the Town's existing retail and office developments for higher and better economic uses.

## **IMPLEMENTATION STRATEGIES**

- Actively support regional and county economic development efforts involving business recruitment and retention, downtown revitalization, and Richland County's business parks.
- Support improvement of regional infrastructure, including roads, mass transit, the Metropolitan Airport and water and sewer facilities.
- Support redevelopment or upgrading the Town's existing retail and office developments for higher and better economic uses

## **NATURAL RESOURCES ELEMENT**

### **INTRODUCTION**

Arcadia Lakes draws its identity from its natural resources. The series of lakes, which gave the Town its name, and the extensive tree canopy are the most identifiable characteristics of the community, and were highly valued by citizens in the 2012 community planning survey. Preserving and enhancing these features should be a cornerstone of the Towns' future planning efforts.

### **INVENTORY AND ANALYSIS**

The Town's seven lakes account for 32% of the area within the Town limits, based on CMCOG geographic information system analysis. Based on analysis of aerial photos, over 50% percent of the Town's land area (excluding street and rail rights of way) is shaded by tree canopy. These two features, coupled with the attractive and well maintained housing stock, largely define the Town's image.

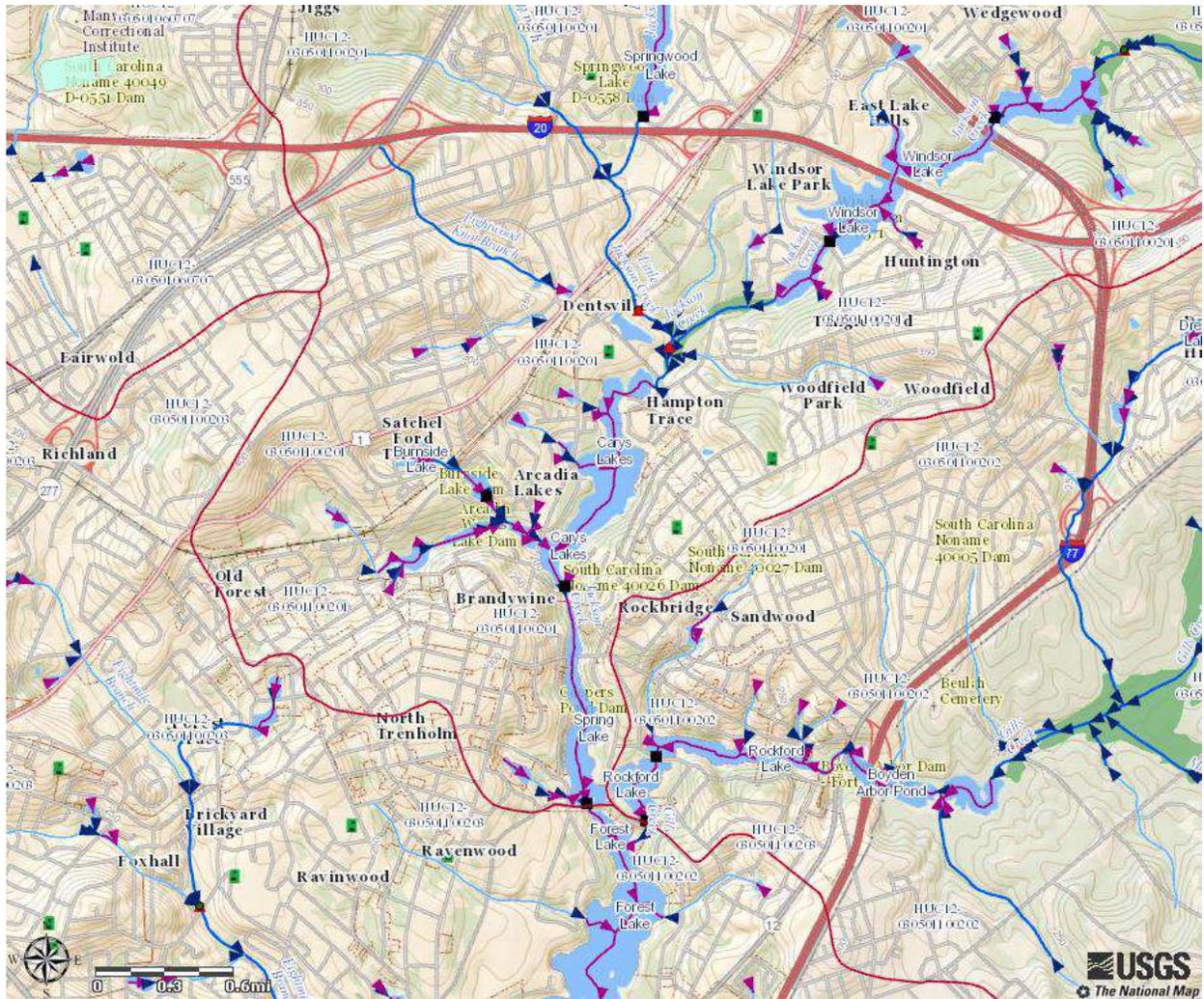
The seven lakes are:

- Arcadia Woods Lake;
- Keels Lake;
- Alfred Burnside Lake;
- Cary Lake;
- Lake Louise (at Kaminer Station);
- Hidden Glen Lake (at The Commons);
- Havird/Dent Lake.
- Several small ponds also dot the area.

These lakes, while not large, provide opportunities for recreational fishing and boating to area residents. Most lake lots have docks and several sites provide access for homeowners in the area. Waterfowl inhabit and use the lakes. Birds such as Great Blue Herons, Kingfishers, Mallard and Wood Ducks, and Canadian Geese are found. Boxes provide nesting facilities for the various types of ducks. The homeowners and homeowner

associations located on the properties surrounding the lakes provide ownership and maintenance. The lakes eventually feed into Gills Creek.

The U.S. Geological Survey map below shows the flow of surface water in and out of the Town.



The quality of the water in the Town's seven lakes is a major concern for the Town's residents and elected leaders. Water quality is a regional concern, and does not stop at the Town's borders. The lakes are part of an urbanized watershed, and pollutants and debris in the lakes come from an area much larger than the Town itself. Recent land development activities north of Decker Boulevard have resulted in severe sedimentation and siltation problems, which

have been documented by Town residents. Impacts have been especially severe in north Cary Lake.

Arcadia Lakes is a part of the Gils Creek Watershed. The Gils Creek Watershed Association, a non-profit organization dedicated to protecting and enhancing the watershed, is a very effective advocate and resource for protection of the Town's lakes and streams. The Association has seats for Advisory Board Members, and the Town should consider pursuing one of these positions

Although there are no parks or other open public lands, the Town has an abundance of trees. This affords residents privacy, beauty and a rural atmosphere. Habitat is provided for birds such as woodpeckers, cardinals, thrushes, owls, doves and hawks. Small rural and semi-urban animals such as fox, opossum, squirrels, rabbits, and beavers also inhabit the area.

In the interest of preserving scenic views and wildlife habitat, the Town protects trees growing within its limits. A permit is required to cut down a tree larger than 12 inches in diameter.

Most of Acadia Lakes lies at elevations between 200 and 250 feet mean sea level, with the land sloping toward the lakes. The Town is located in the Sand Hills eco-region of South Carolina. The Southern Piedmont and Coastal Plain eco-regions are nearby. Soils are part of the Pelion-Johnston-Vaocluse group according to the U.S. Geological Survey. There are no prime agricultural or working forest lands in the Town due to it being nearly fully developed as a residential community. There are small areas of hydric soils around the lakes.

## **GOALS**

- Protect and enhance the environmental and aesthetic benefits of the Town's lakes.
- Protect and expand the Town's urban forest.

## **IMPLEMENTATION STRATEGIES**

- Cooperate with Richland County, Forest Acres and the City of Columbia to implement federal storm water protection standards.

- When any new development or re-development takes place in the Town, existing significant trees, water resources, and scenic views should be protected.
- The Town should monitor development activity outside the Town that could impact environmental quality in the Town. The Town should be vocal in participating in surrounding jurisdiction's public involvement process. (The Town is currently an active participant in Richland County's storm water quality working group.)
- The Town should obtain an advisory seat on the Gills Creek Watershed Association.
- Future developments north of Decker Boulevard, including a possible new school, could result in significant water quality issues and sedimentation of streams and lakes in Arcadia Lakes. Special attention should be given to working with regulators and stakeholders in resolving the problem of siltation and pollution of the lakes by silt and storm runoff. To avoid further water quality and sedimentation episodes, the Town should work with Richland County to make sure a plan is in place to require adequate site design, construction management and monitoring.
- Work with Richland County Storm Water Manager to implement Low Impact Development (LID) standards in the town.

## **CULTURAL RESOURCES ELEMENT**

### **INTRODUCTION**

The South Carolina planning legislation requires consideration of cultural resources “historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources” in development of comprehensive plans.

### **INVENTORY AND ANALYSIS**

Being a relatively new town, and being a bedroom community, the Town has no historic structures. One of the cemeteries within the Town limits is reputedly the resting place of slaves and their descendants. As noted elsewhere in this plan, the commercial districts within the Town and immediately on its borders should be upgraded. Richland County’s proposed redevelopment of the Decker Boulevard corridor into an international district would produce a nearby cultural resource if implemented. The Town’s residential neighborhoods are a significant cultural resource for the Town and the region, due to the scenic nature of the tree-canopied, waterfront residences.

### **ISSUES and OPPORTUNITIES**

- Protection of the Town’s scenic lakes, trees and neighborhoods will reinforce the Town’s positive image and identity.
- The Town’s appearance and peaceful nature are very marketable assets, and can attract new families to Arcadia Lakes as older residents vacate their homes.
- Threats to these assets include the gradual decline that has taken place on Two Notch Road, the uncertain future of Decker Boulevard, and continuing urbanization of the watershed that feeds the Lakes.

### **GOALS**

- Protect and enhance the Town’s unique scenic assets, which include the lakes, the urban forest, and the high quality of the residential neighborhoods

### **IMPLEMENTATION STRATEGIES**

- Protect the scenic beauty of the Town, its lakes, neighborhoods and its urban forest.

- Support efforts to revitalize Decker Boulevard and Two Notch Road.
- Permanently protect the two cemeteries.

## **COMMUNITY FACILITIES**

### **INTRODUCTION**

Community facilities include water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities they provide for the orderly operation and delivery of essential community services. The size and location of Arcadia Lakes limits the services and facilities provided directly by the Town. However, agreements with adjacent municipalities and special districts make these services available to area residents. An inventory of services and their provider follows.

### **INVENTORY AND ANALYSIS**

#### **The Intergovernmental Agreement Approach**

The Town Council has determined that, rather than providing services directly, the Town can most economically and efficiently provide services to the residents through contracts and intergovernmental agreements with other levels of government, special districts, and private contractors. Service providers include Richland County, the City of Columbia, East Richland County Public Service District, the South Carolina Department of Transportation (SCDOT), Municipal Association of SC, Yandle Garbage Service and the Central Midlands Council of Governments.

#### **Schools and Libraries**

There are no schools or libraries located within the Town Limits. Both elementary and middle school facilities are located in the adjacent town of Forest Acres.

Children of elementary school age attend Forest Lake Elementary. Middle school education is provided at Dent Middle School. The nearest high school is found in Richland County where most students attend Richland Northeast High School. A number of colleges and universities in Columbia, and though out the state, provide advanced educational opportunities for area residents. In the Columbia area these include the University of South Carolina, Columbia College, Benedict College and Midlands Technical College, among others.

Richland County provides library services. The John Hughes Cooper branch, located on North Trenholm Road is approximately 1.5 miles from the town limits. A second branch, the Northeast Regional Branch, is located approximately four miles distant on Parklane Road. Branches throughout Richland County lend books and tapes to children and adults in Arcadia Lakes without the non-resident fees charged to persons outside the Richland county area. Because of the availability and close proximity of existing facilities, no plans exist to develop either schools or libraries within the town limits of Arcadia Lakes.

### **Municipal Offices**

Arcadia Lakes does not own any administrative offices. The Town Hall is located in rental office space on Trenholm Road.

### **Fire Protection**

Although there are no fire stations within the Town Limits, Arcadia Lakes enjoys a Class A Fire Safety Rating, due to the presence of three nearby stations. All areas of the Town are served by fire hydrants. The hydrants have been added or upgraded as necessary to provide adequate water pressure.

### **Emergency Medical Services**

Area residents receive medical services from three nearby hospitals. Emergency response is delivered through 911 services. All 911 records have been updated and each house number verified with their records.

### **Public Safety and Emergency Preparedness**

Public Safety is addressed in the Community Action Program developed with the Richland County Sheriff's Department. The County Sheriff's Department provides all protective services other than 911 coverage. A Community Action Team deputy is assigned as a liaison to the community and develops personal ties to the citizens, with special emphasis on children and the elderly. Deputies patrol neighborhoods on a regular basis as a crime deterrent. Services are provided from the Sheriff's Office located on Two Notch Road, approximately two miles from the town limit.

An Emergency Preparedness plan outlines actions to occur in crisis situations. Since all of the Town's services are provided from external sources, this plan provides for the Town to be self-sustaining until emergency services can be attained. A chain-of-command is established and actions and activities described.

Seven lakes are located within the Town Limits. To ensure their continued safety and healthfulness, a network for management of each lake has been established. This network provides for residents to be responsible for the condition of the lake and its dam. Inspection of the lakes is provided by the South Carolina Department of Health and Environment Control (DEHEC) and by Richland County.

#### **Parks and Recreation**

Recreation opportunities occur at private facilities maintained and controlled by the Home-owners associations. However, no public parks or recreational facilities exist in the Town. Sesquicentennial State Park about eight miles distant and parks located throughout the City of Columbia provide recreational facilities.

#### **Infrastructure - Water and Sewer**

Water and sewer services are provided respectively by the City of Columbia and East Richland County Public Service Commission. Fewer than 20 residences are served by wells and / or septic tanks.

#### **Solid Waste Collection and Disposal**

Solid waste collection is provided by contract with a private service that utilizes the county land fill. The town recycles and contracts with a private paper stock facility. Homeowners pay individually for service. When funds are available the Town Council may elect to cover the cost for a specified period of time.

### **ISSUES AND OPPORTUNITIES**

- Since Arcadia Lake's community facilities and services are provided by other local governments, the Town is able to operate without a property tax and with a very small staff.

- The town benefits from economies of scale by using intergovernmental agreements to secure community services and facilities.
- Structural stability of privately owned earthen dams inside the Town is a major concern

### **GOALS**

- Assure that the citizens are served by a quality network of community facilities
- Maintain the cost effective arrangements with other governmental agencies that provide community facilities and services to the Town.
- Ensure the continued maintenance of the privately owned earthen dams located in the town.

### **IMPLEMENTATION STRATEGIES**

- It is important for the Town to communicate its needs effectively to the service providers.
- Agreements should be periodically reviewed to make sure the Town's needs are being appropriately addressed.
- Obtain legal advice on the legal and regulatory mechanisms available to secure continued maintenance and safety of the earthen dams and sediment deposits.

## **HOUSING ELEMENT**

### **INTRODUCTION**

Arcadia Lakes is an affluent, bedroom community, and, as might be expected, the Town's housing stock is generally in good to excellent condition. Opportunities to expand or diversify the housing supply are very limited due to the fact that the Town is nearly fully developed.

### **INVENTORY AND ANALYSIS**

Exhibit 5 shows data from the 2010 Census regarding the Town's housing supply. The Town has an unusually high percentage of owner occupied units, no multi-family housing and a low vacancy rate. There are no dwellings classified as overcrowded, lacking complete plumbing, or lacking complete kitchen facilities. All units are heated by gas or electricity. The majority of the housing was built after 1970. Only 5% was built before 1940. 31% of the housing was built during the 1980's.

### **ISSUES AND OPPORTUNITIES**

- The Town's housing stock is predominantly in good to excellent condition, with no blighted or dilapidated conditions, and over 90% of the housing stock is owner occupied. This is a very positive situation for the Town in terms of marketing the community to new residents and minimizing the costs of government.
- There may be a need to retrofit many housing units to make them workable for aging residents.

### Exhibit 5 Housing Characteristics, 2010

	Estimate	Percent
<b>HOUSING OCCUPANCY</b>		
Total housing units	424	100%
Occupied housing units	403	95.0%
Vacant housing units	21	5.0%
Homeowner vacancy rate	2.2	(X)
Rental vacancy rate	62.5	(X)
<b>UNITS IN STRUCTURE</b>		
Total housing units	424	424
1-unit, detached	399	94.1%
1-unit, attached	15	3.5%
2 units	0	0.0%
3 or 4 units	0	0.0%
5 to 9 units	0	0.0%
10 to 19 units	0	0.0%
20 or more units	0	0.0%
Mobile home	10	2.4%
<b>YEAR STRUCTURE BUILT</b>		
Total housing units	424	424
Built 2005 or later	19	4.5%
Built 2000 to 2004	20	4.7%
Built 1990 to 1999	27	6.4%
Built 1980 to 1989	132	31.1%
Built 1970 to 1979	65	15.3%
Built 1960 to 1969	103	24.3%
Built 1950 to 1959	34	8.0%
Built 1940 to 1949	4	0.9%
Built 1939 or earlier	20	4.7%
<b>ROOMS</b>		
Median rooms	7.9	(X)
<b>BEDROOMS</b>		
Total housing units	424	424
No bedroom	0	0.0%
1 bedroom	8	1.9%
2 bedrooms	25	5.9%
3 bedrooms	201	47.4%
4 bedrooms	148	34.9%
5 or more bedrooms	42	9.9%
<b>HOUSING TENURE</b>		
Occupied housing units	403	403
Owner-occupied	397	98.5%
Renter-occupied	6	1.5%

**HOUSING CHARACTERISTICS  
(continued)**

<b>VEHICLES AVAILABLE</b>		
Occupied housing units	403	403
No vehicles available	0	0.0%
1 vehicle available	74	18.4%
2 vehicles available	197	48.9%
3 or more vehicles available	132	32.8%
 <b>HOUSE HEATING FUEL</b>		
Occupied housing units	403	403
Utility gas	212	52.6%
Electricity	191	47.4%
 <b>SELECTED CHARACTERISTICS</b>		
Occupied housing units	403	403
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	0	0.0%
 <b>OCCUPANTS PER ROOM</b>		
Occupied housing units	403	403
1.00 or less	403	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%
 <b>VALUE</b>		
Owner-occupied units	397	397
Less than \$50,000	4	1.0%
\$50,000 to \$99,999	0	0.0%
\$100,000 to \$149,999	37	9.3%
\$150,000 to \$199,999	48	12.1%
\$200,000 to \$299,999	86	21.7%
\$300,000 to \$499,999	153	38.5%
\$500,000 to \$999,999	44	11.1%
\$1,000,000 or more	25	6.3%
Median (dollars)	322,800	(X)
 <b>MORTGAGE STATUS</b>		
Owner-occupied units	397	397
Housing units with a mortgage	255	64.2%
Housing units without a mortgage	142	35.8%

source: American Community Survey, U.S. Census Bureau

- Small and affordable housing units are not plentiful in Arcadia Lakes. More affordable housing opportunities exist nearby in Forest Acres and unincorporated Richland County.
- CMCOG staff estimates approximately 75 more dwelling units may be developed within the current Town boundaries. It is unlikely that more units will be added to the Town's housing inventory unless additional residential land is annexed in the future.

## **GOALS**

- Protect the Town's residential neighborhoods and housing stock.
- Adapt to an aging population
- Attract new families on a continuous basis.

## **IMPLEMENTATION STRATEGIES**

- Monitor household demographic trends to make sure that the Town's development and building codes are responsive to the needs of seniors as the population ages.
- Maintain the condition of the Town's housing stock through code enforcement.
- The Town has the authority to amend zoning provisions to incentivize more affordable housing. Some common techniques include density bonuses, design flexibility, and streamlined permitting processes.
- As the population ages, the Town can consider amending the zoning ordinance to permit accessory apartments for seniors in existing structures or in separate small structures as an accessory to a principle dwelling.
- Richland County handles permit administration for the Town. The County has taken steps to streamline and simplify permitting and inspection services.

## LAND USE ELEMENT

### INTRODUCTION

Arcadia Lakes is first and foremost a residential community, and, not surprisingly, the majority of the Town’s land is set aside for residential use. Most of the land in the Town has been developed with single family dwellings. There are a few opportunities for redevelopment and new development. The Town should take an active interest in land use and development issues on the periphery of the Town, especially along Two Notch Road and Decker Boulevard.

### INVENTORY AND ANALYSIS

. Exhibit 6 shows the acreage and percentage of the Town’s area devoted to different land use categories. Exhibit 7, the Existing Land Use Map, shows the pattern of land development in Arcadia Lakes

<b>Exhibit 6</b>				
<b>Arcadia Lakes Land Use by Category</b>				
				<b>% of total</b>
		<b>acres</b>	<b>% of land</b>	<b>area</b>
RR ROW		7.3	2.4%	1.7%
Street ROW		58.2	19.3%	13.2%
Vacant		33.1	11.0%	7.5%
SF Res		183.9	61.1%	41.6%
Institutional		8.4	2.8%	1.9%
Commercial		9.9	3.3%	2.2%
<b>TOTAL LAND</b>		<b>300.8</b>	<b>100.0%</b>	<b>68.1%</b>
Water		140.8		31.9%
<b>TOTAL AREA</b>		<b>441.6</b>		<b>100.0%</b>

EXISTING LAND USE MAP

Here is a brief analysis of the Town's land use pattern:

- The Town's boundaries encompass 441.6 acres, or .69 square miles.
- Lakes and streams cover 140.8 acres, or 32% of the Town's total area.
- Nearly two thirds of the Town's land is developed as single-family residential.
- Street and railroad rights of way account for a total of 65.5 acres.
- Approximately 33 acres remain vacant.
- There are a total of 9.9 areas of commercial development, including land along Two Notch Road and the commercial/office complex on Trenholm Road that houses the Town's offices.
- A church and a cemetery account for 8.4 acres of land in the institutional land use category.
- The Town is unusual in the small percentage of land devoted to commercial and multi-family uses, and there is no industrial or wholesale commercial land in the town. Future commercial development will be limited by the supply of appropriate sites, unless the Town chooses to annex additional prosperities,

Properties close to, and adjacent to, the Town are comprised of a variety of uses. These include mixed residential, mobile homes, shopping centers, strip commercial, and light industrial.

## **GOALS**

- Protect the Town from incompatible land uses, both within and outside the Town boundaries.
- Work with Forest Acres and Richland County to maintain and improve the quality of development on the Two Notch Road and Decker Boulevard corridors.
- Develop a town center as a focal point of community activities.
- Insure that the Zoning Ordinance reflects the Town's goals and vision for the future

## **IMPLEMENTATION STRATEGIES**

Implementation strategies for land use and development are focused on retaining the high quality natural and built environments of the Town, promoting quality growth

on the remaining small amount of developable land, and encouraging redevelopment of commercial areas inside the town and nearby in Richland County.

### **Land Use Plan**

Exhibit 8 shows the Town's future land use plan. No major changes in the overall land use pattern are proposed.

The small size of the Town, the large percentage of water area, the high percentage of residential use and the near absence of vacant land for growth are factors that largely define the Town's current and future character.

### **Development Concept**

Exhibit 9 is a development concept map showing strategies for conservation and improvement of the Town and its immediate surroundings. The Development Concept includes the following strategies:

#### **Inside the Town**

AREA 1: Redevelopment of the commercial and office properties on the west side of Trenholm Road. This includes the site of the existing Town Offices (Area1 as shown includes additional areas adjacent to, but outside of, the Town's boundaries.).

Although there are multiple ownerships involved, the parcels should be part of an overall master development plan. Mixed uses, including office, retail, and restaurants should be provided for in the plan. The abandoned and dilapidated bank building located near the Decker / Trenholm intersection, in unincorporated Richland County, should be addressed immediately as a code enforcement issue.

AREA 2. The Town's Two Notch Road commercial strip properties should be re-developed with new mixed use structures that are more architecturally appealing than the current, antiquated strip shopping center and used car lot.

AREA 3. The largest remaining significant vacant developable land in the Town consists of approximately 25 acres fronting on lakes and located near Arcadia Lakes Drive and Formosa Road. Development of these properties could be accomplished through a planned development zoning designation that would give developers Incentives and to preserve open space in exchange for flexibility in lot size and configuration. This would require revisions to the Zoning Ordinance.

AREA 4. This 5-acre tract is the site of a vacant, single family residence. This property is suitable for development under its existing RS-1 zoning or under the new planned development designation mentioned above.

TRENHOLM RD. CORRIDOR. During community workshops, the volume and velocity of traffic on Trenholm was often cited by citizens as a detriment to the Town. The Plan proposes to make Trenholm Road as pedestrian and bicycle friendly as possible and to employ strategies to slow traffic. More information is provided in the Transportation Element. No changes in land use are proposed, other than the eventual redevelopment of “Area 1” described above.

ARCADIA LAKES DRIVE CORRIDOR. This is another major entrance into the Town. A major problem with the road, the lack of pedestrian or bicycle facilities, is of concern to many residents.

RESIDENTIAL AREAS. These areas are depicted on the map symbolically as wooded residential enclaves within the Town. Strategies for the residential areas include protection of housing and landscape quality and conservation of the tree canopy

### **Outside the Town**

Arcadia Lakes is a small, stable community surrounded on two sides by Two Notch Road and Decker Road, large scale commercial areas that have suffered some decline. Richland County has identified strategies to reverse the decline of these areas, and Arcadia Lakes should support efforts to revitalize the two corridors.

A. DECKER ROAD REVITALIZATION—the County developed a revitalization plan for the Decker Corridor and is pursuing creation of an International District, with a multi-cultural dining and retail themes.

B. URBAN VILLAGE CONCENT---the Richland County Comprehensive Plan identifies the area around the Decker/Two Notch intersection as an Urban Village, to be characterized by compatible mixed land uses, a pedestrian friendly development concept, and mass transit access.

C. TWO NOTCH ROAD CORRIDOR--- Two Notch Road has been identified as a high capacity transit corridor by the Central Midlands Regional Transit Authority, and will be the focus of improved transit service, with connections to feeder routes in neighborhoods. This creates support for revitalization of this declining commercial strip. Many of the commercial sites should be redeveloped with more attractive and functional mixed use development.

D. MULTI FAMILY DEVELOPMENT. The recent development of apartments on Trenholm Road, outside the Town boundary and just south of the Town Hall, could be an anchor for the proposed redevelopment to the north (described above as Area 1).

## **LAND USE PLAN**

**LONG RANGE DEVELOPMENT CONCEPT**

## **TRANSPORTATION ELEMENT**

### **INTRODUCTION**

Arcadia Lakes is fortunate to have quick access to major thoroughfares running North-South (Trenholm Rd. and Two Notch Road) and East West (Decker Boulevard). These arterial roads connect the Town to the Interstate Highway system. As a result of its location inside the Beltway and its access to major roads, the Town's residents have quick access to downtown Columbia, Fort Jackson and other major employment centers.

## **INVENTORY AND ANALYSIS**

Roads in an urban transportation system are classified in a hierarchical system, based on their function. Interstate highways are at the top of this hierarchy and "local" or "residential streets", are at the lower end of the hierarchy. In between are Arterial Roads, which move large volumes of traffic, and Collector Roads, which serve to connect local streets to the arterial system. Almost all of the roads inside the Town of Arcadia Lakes are "local" streets.

Trenholm Road is classified by SCDOT as a Minor Arterial, and Arcadia Lakes Drive is classified as a Minor Collector. Immediately outside the Town are Two Notch Road, a Major Arterial, and Decker Boulevard, a Minor Arterial.

There are no mass transit services inside the Town. The closest Central Midlands Regional Transit Authority routes are currently Route 15a (Forest/Decker) and Rd. ad Route 16 (Denstsville). CMRTA plans to radically revamp its service in the ensuing years, and this could potentially benefit the Town's residents.

Trenholm Road has bicycle lanes and sidewalks. Arcadia Lakes Drive would be safer for pedestrians if there were sidewalks, but some areas of this road do not have enough unobstructed right of way to installation of bike lanes or sidewalks. The Richland County sales tax-funded transportation program includes proposals for bicycle lane improvements along Two Notch Road and Decker Boulevard. There is also a greenway trail connection proposed just outside the Town limits, running behind Dent Middle School and across Decker Boulevard.

## **ISSUES and OPPORTUNITIES**

- Trenholm Road effectively bisects the Town. Although it provides good traffic access, local residents frequently cite Trenholm Road as a major problem because of speeding and traffic volumes.
- The Town's low level of mass transit service is a concern because of the Town's age profile. As residents age, they have more need for specialized transit services.
- Biking and walking are reasonably safe on the minor residential streets because of their low traffic volumes. Residents have expressed concerns about the speed of traffic on Trenholm Road being a hazard to pedestrians and cyclists, even with the sidewalks and bike lanes on Trenholm. Arcadia Lakes Drive is deficient in bike and pedestrian accommodations.
- The lack of sidewalks on most streets is detrimental to the mobility of children and disabled individuals. It is not financially or technically feasible to retrofit an entire town, even a small one, with sidewalks.

## **TRANSPORTATION PLAN**

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Exhibit 10 is the **Transportation Plan** map. The map shows the existing major road corridors, potential public transit connections, and additional pedestrian, bicycle and greenway paths.

### **GOALS**

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- Work with SCDOT and other stakeholders to lessen the traffic impacts of Trenholm Road on the Town.
- Work with CMRTA and other mass transit providers to provide access to flexible mass transit services and transportation for seniors.
- Make the town pedestrian and bicycle friendly.
- Provide good connectivity to the regional transportation system.

## TRANSPORTATION PLAN

## IMPLEMENTATION STRATEGIES

- Address speeding on Trenholm Road and Arcadia Lakes Drive through law enforcement.
- Install a permanent speed monitor, similar to the one on Arcadia Lakes Drive, on Trenholm Road.
- Support CMRTA's proposal to provide more frequent, high capacity bus routes along Two Notch Road. CMRTA proposes a route from Downtown Columbia to Columbia Mall and another route continuing from Columbia Mall to the Village at Sandhills. This would result in nearby "park and Ride" opportunities for the Town's residents.
- CMRTA proposes "flexible Route" buses to collect riders from neighborhoods and connect them to high capacity routes. The Town's residents could benefit from an Arcadia Lakes flex route to connect to the Town to the high capacity routes stopping at Columbia Mall.
- As more of the Town's residents decide to give up driving due to age, they will need alternative transportation. In addition to CMRTA routes, the CMRTA's DART demand responsive transportation system, taxis and commercial or non-profit "door to door" transportation services could benefit the Town's older residents. The Town should work with Central Midlands Council of Governments and Richland County's Senior Resource Center to secure better transportation service for seniors.

## **PRIORITY INVESTMENT ELEMENT**

### **INTRODUCTION**

In 2007 the South Carolina Planning Enabling Act was amended to require inclusion of a Priority Investment Element in local government comprehensive plans. The purpose of the Priority Investment Element is to require local jurisdictions to analyze the funding available over the next 10 years for capital projects, to prioritize these projects, and to coordinate priority investment planning with adjacent jurisdictions. The Priority Investment Element may also identify Priority Investment Areas.

Because of Arcadia Lakes' small size and its relationship with Richland County, the Town does not anticipate significant state or federal funding being available for major capital projects. The Town receives no Federal funding and State Revenue Sharing averages around \$25,000 per year. Approximately half of the Town's quarter million dollar annual budget is derived from franchise fees, business licenses and permits.

Arcadia Lakes will need to communicate with Richland County, the City of Columbia, SCDOT and other service providers regarding the capital projects these units of government may provide or improve on the Town's behalf. Capital projects that would benefit Arcadia Lakes include road resurfacing and maintenance, sidewalk maintenance, traffic signals and speed monitors, and, possibly, CMTRA bus shelters and route upgrades, if the CMRTA implements flex-route vehicles to collect riders for main routes originating at Richland Mall. Additionally, improvements to City of Columbia water and sewer facilities, storm drainage, and fire stations, although outside the Town, will benefit Town residents.

If the Town proposes to build any capital projects, the Priority Investment Act requires the written notification by the planning commission or Town staff to the relevant and adjacent jurisdictions or agencies. The adjacent jurisdictions must be provided the opportunity to them the opportunity to submit comments to the planning commission regarding the project. The Act states that failure to identify

or notify an adjacent relevant jurisdiction or agency does not invalidate the plan or give rise to a civil cause of action.

The Priority Investment Act gives Arcadia Lakes the opportunity to approach the service providers and adjacent jurisdictions and comment about projects they have proposed for the town, but also coordinate with those providers and jurisdictions about projects in the other jurisdictions that will impact the Town.

### **GOALS**

- Focus on redevelopment of commercial areas on Trenholm Road and Two Notch Road.
- Maintain and formalize mutually collaborative working relationships and communications with Forest Acres, Richland County and City of Columbia.

### **PRIORITY INVESTMENT POLICIES**

- The Town of Arcadia Lakes encourages broad coordination and cooperation among intergovernmental stakeholders on matters of growth and development related to the provision of public services and facilities.
- The Town will coordinate with intergovernmental stakeholders to identify, pay for, and construct capital projects that are needed to implement the Comprehensive Plan and to provide for the health, safety and welfare of the Town's residents.
- Recognizing that the Town's financial resources are limited, the Town will seek to obtain financial participation in projects by other intergovernmental stakeholders and the private sector.
- Because the Town's capital project funding is limited, the Town should seek grant funding for projects, with Town funding used to pay the local cost matching contribution.

## EXHIBIT 11

### INTERGOVERNMENTAL COORDINATION STAKEHOLDERS

In order to effectively manage growth and development, the Priority Investment Act requires local governments to coordinate with adjacent relevant jurisdictions and agencies before recommending projects for public expenditure. The Intergovernmental Coordination Stakeholders identified below will be consulted and involved, as appropriate, in the selection, funding and implementation of public capital improvements.

#### Local Governments

- Richland County
- City of Forest Acres
- City of Columbia

#### School District

- Richland School District Two

#### Utility Providers

- City of Columbia
- Richland County Utilities
- South Carolina Electric and Gas

#### State Agencies

- SC Department of Health and Environmental Control
- (DHEC)
- SC Department of Commerce (SCDOC)
- SC Department of Transportation (SCDOT)

#### Regional Agencies

- Central Midlands Council of Governments (CMCOG)
- Columbia Area Transportation Study (COATS, part of CMCOG)
- Central Midlands Regional Transit Authority (CMRTA)