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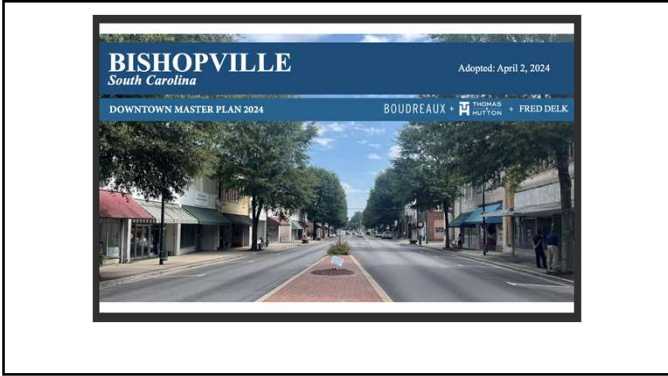






<p>Commercial Affairs Committee Gloria Lewis, Chairperson Wayne Hancock Shirley Hill</p> <p>The commercial affairs committee will be responsible for downtown revitalization, beautification programs, and relations with the merchants and the Lee County Chamber of Commerce. Downtown parking and other related matters will be handled by this committee.</p>	<p>Financial Affairs Committee Shirley Hill, Chairperson Keshian Scott Wayne Hancock</p> <p>The Financial Affairs Committee will be responsible for assisting in the development of the City budget draft. They will also be responsible for overseeing major purchases, and debt obligations of the City.</p>
<p>Community Affairs Committee Keshian Scott, Chairperson Edward Byrd Belinda Scott Hay</p> <p>The Community Affairs Committee will be responsible for projects which deal with improvements in the livability of our community. Projects such as an anti-litter campaign, dog control and recreation will be handled by this committee. Any citizens advisory-type committees will work through this committee.</p>	<p>Governmental Affairs Committee Edward Byrd, Chairperson Gloria Lewis Belinda Scott Hay</p> <p>The Governmental Affairs committee will be responsible for the City's relationship and position with other governmental bodies and agencies. The committee will also deal with the internal functions of the City such as personnel, litigation, and organizational issues.</p>
<p>Developmental Affairs Committee Wayne Hancock, Chairperson Shirley Wesley Hill Keshian Scott</p> <p>The Developmental Affairs Committee will be the liaison between City Council and the Alliance Development Board. The committee will have responsibility for City projects which affect industrial development such as water-sewer expansion. The committee will also have responsibility for zoning issues, major residential development projects and code enforcement.</p>	<p>Public Relations Committee Belinda Scott Hay, Chairperson Gloria Lewis Edward Byrd</p> <p>The Public Committee will be responsible for projects and programs which enable the City and its departments to better communicate with and educate the citizens of Bishopville. Crime Watch programs, public hearing policies/scheduling and public information programs will be overseen by this committee.</p>

<p>Community Pool Committee Wayne Hancock Shirley Hill Gloria Lewis</p>	<p>Santee Lynches Council of Government Representative Wayne Hancock</p>
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Master Plan Goals and Study Area

MASTER PLAN GOALS

- Create a plan and strategic guide for the revitalization of downtown.
- Create a plan for preserving and using the historic downtown buildings.
- Provide design recommendations for city-owned lots and alleys in downtown.
- Create guidelines for financial assistance programs to stabilize and enhance downtown buildings.
- Provide recommendations for improvements to downtown landscaping and greenways.
- Provide recommendations for economic development opportunities.

DOWNTOWN STUDY AREA

The downtown study area boundaries were Church Street, Dixie Avenue, North Street, and Cedar Lane with a primary focus on Main Street.



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Vision for Downtown Bishopville

The City of Bishopville is blessed with a historic downtown at the heart of the city. Downtown is characterized by two blocks of historical homes, buildings along Main Street. While many of these buildings are maintained and house successful businesses, the majority of these buildings are in poor condition. The city has taken a proactive approach to bring a life back into the center in a collaborative and cost-effective way. The city will work with the owners to stabilize and restore all of the buildings with requirements that the buildings will be restored and filled with businesses that will help revitalize downtown.

We have a vision of vibrant and business-oriented opportunities for what use to be an abandoned and abandoned downtown to return to the vibrant level it once was. Downtown will be a place where all ages and generations can enjoy. They want downtown to be a vibrant and historic district. The vision for downtown Bishopville reflects the past and the future of the downtown of this master plan.

The vision is to work with multiple City of Bishopville, ensuring development remains focused on revitalizing downtown. The journey to this vision starts now and will be a commitment for people to come.

"Let's not just look at this moment right here. Let's look at five to ten years down the road."
Gregg McCubbin, City Administrator

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Vision

Keep | Stay | Thrive

Downtown Bishopville is a vibrant and well-preserved historic district with unique local businesses and cultural offerings.

Downtown Bishopville is a place for all ages to live, work, play, and gather.

Downtown Bishopville is a welcoming and accessible place that captivates people, inspiring them to experience all that downtown offers for hours...
...and longing to return.

Downtown Assets (continued)

- Consistency and programming at the Bishopville Open House provides a great opportunity for downtown residents to meet with the residents and visitors alike. The site and culture were added as unique downtown to the city's character.
- The historic 100 and 200 blocks of Main Street include a large number of historic buildings, such as the historic 100 and 200 blocks. These architectural treasures preserve the city's heritage and add to the overall character.
- Main Street is a place for the pedestrian, making it the ideal place for walking, shopping, and enjoying the downtown. It is a welcoming and vibrant street that provides a great place for downtown.
- Downtown Bishopville's existing local businesses offer a diverse range of products and services which provides a great place for downtown.
- One of the city's most remarkable assets is its parkable environment. In Bishopville, every street has a parking lot, creating a unique and easy place to find a large urban area.
- City of Bishopville has a great location and the proximity to downtown 20 blocks from the downtown area and the proximity to downtown 20 blocks from the downtown area.
- Lastly, the city's rich history and character are woven into every aspect of Bishopville. It is a place where the past and present come together in a unique atmosphere that captures the heart of downtown while embracing the future.

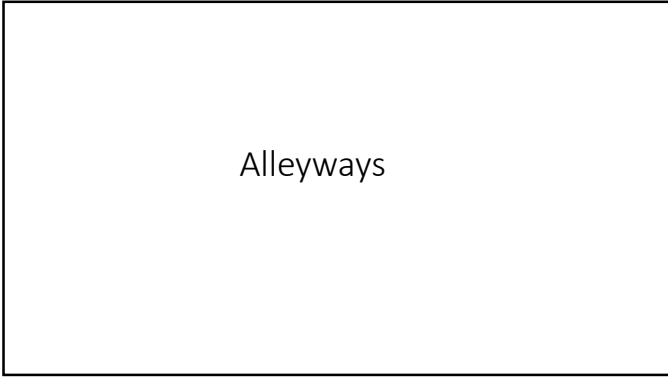


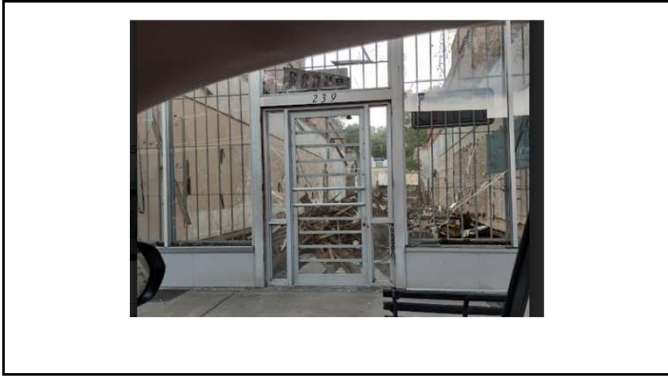
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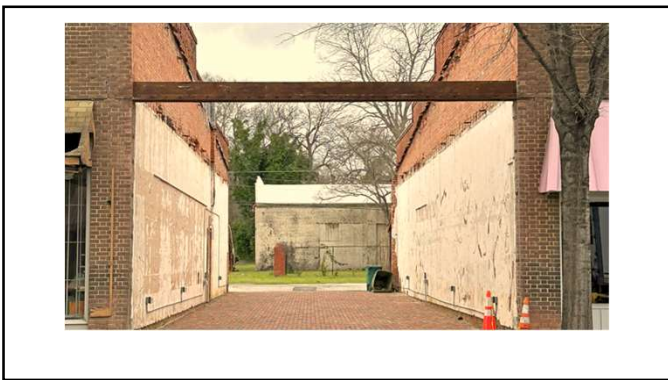




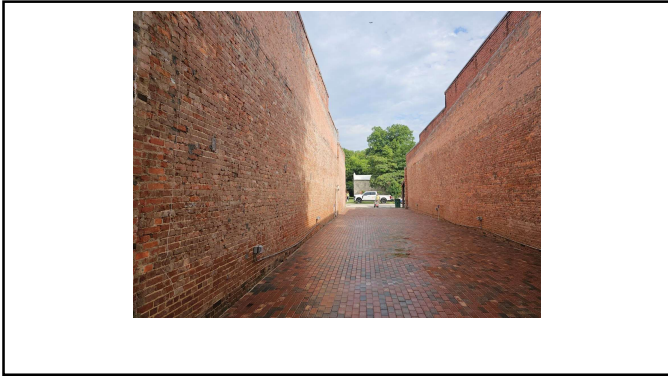


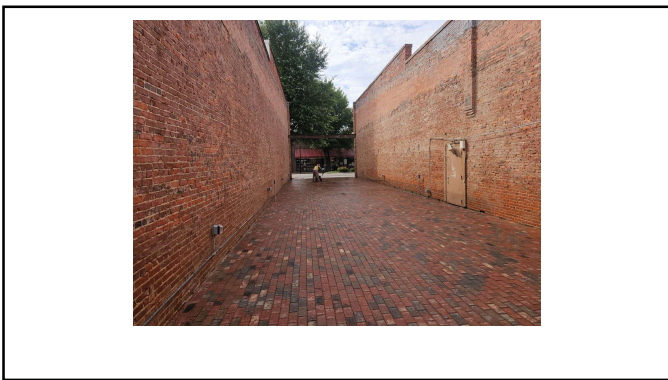


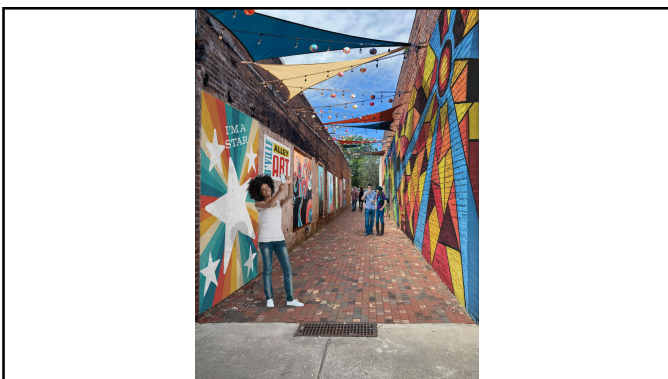












Historic
Railroad
Depot







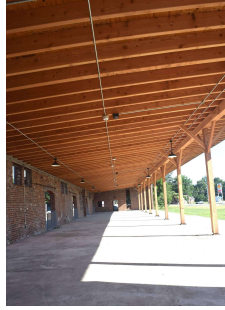
















Funding Sources

Public and Private Funding Committed to the Revitalization
Of Historic Downtown Bishopville
\$12.7 million of Public and Private Investment in Facility Upgrades; \$27.5 Million in Water and Sewer
Infrastructure Improvements

Ongoing Efforts in the Downtown Area by the City of Bishopville, Lee County, the Department of
Commerce, General Assembly and Greater Bishopville, Inc- include a Total of over \$9.75 million
committed over the past 6 years to Downtown Redevelopment in the City of Bishopville-

RR Depot Renovation- \$1.05 Million Dollar Project-

- a. 2021- \$450,000 appropriated by the Department of Commerce for the renovation of the Historic RR Depot in downtown Bishopville;
- b. 2021- \$450,000 Grant from the SC State Archives and History for the RR Depot renovation project.
- c. City of Bishopville- \$150,000 committed to RR Depot Project

YMCA- Health Fitness Center in Downtown Bishopville-\$1.7 million Dollar Project

State Funding of approximately \$1.2 million dollars and a commitment of \$250,000 each from the City of Bishopville and Lee County have been secured towards bringing a YMCA to the downtown of Bishopville. The City of Bishopville has secured a building in the two-block historic downtown and a commitment from the YMCA Board of the Pee Dee to locate a facility at this location.

CCTC Campus in Downtown Bishopville- \$5 million dollar project-

A commitment from the State General Assembly for \$5 million dollars to renovate the largest vacant building in the historic two-block area of downtown Bishopville has been secured for a new CCTC Campus; planning for the project is underway.

Investments in Water and Sewer Infrastructure by City of Bishopville Since 2019- \$27.5 Million Dollars

Since 2019, the City of Bishopville has undertaken, or is in the process of working on, projects totaling \$27.5 million dollars in infrastructure upgrades to the water and sewer systems which support the commercial and residential needs of city residents and businesses as well as the two-site certified industrial parks marketed by Lee County for industrial recruitment. These investments are designed to ensure the necessary capacity for future development.

City of Bishopville: \$2 million Dollars Budgeted for Downtown Redevelopment:

In the Spring of 2023 and 2024, the Bishopville City Council announced a commitment of \$1 million dollars each year towards downtown redevelopment. The funding will be used to establish a grant program to renovate the downtown area through a combination of public and private financing to upgrade a number of dilapidated buildings in the two-block historic downtown area. The city has also worked with the Architectural firm Boudeaux and the Municipal Association to develop a Downtown Master Planning, Stabilization & Enhancement Program. As well as joining Main Street SC. This effort will continue to engage the public with its plans for redevelopment.

SUMMARY BY MAJOR FUNDING SOURCE FOR BIDDY AND COUNTY COLLEGE PROJECTS							
NAME OF PROJECT	PROJECT STATUS	THIS BIDDY	GRANT CONTRIBUTION (SEE BIDDY #)	TOTAL DOLLARS OF CONTRIBUTION/COMMITMENTS AND BY SOURCE	CITY CONTRIBUTION (NON-INDENTIFIED)	CITY CONTRIBUTION (IDENTIFIED)	TOTAL AMOUNT OF PROJECT
1) BUNKER FRONT LAKE	COMPLETED 2020	AMERICAN RECONSTRUCTION BIDDY NUMBER 19083 AND 21009	RELAY	\$0.00		\$42,954	\$42,954
2) STANFORD PUMP STATION UPGRADE	COMPLETED 2020	RECONSTRUCTION BIDDY NUMBER 19083	\$6,000	\$6,000	\$54,000	\$60,000	\$66,000
3) LAUREL & TRAIL LINE	COMPLETED 2021	RECONSTRUCTION BIDDY NUMBER 19083	\$19,000	\$19,000	\$1,000	\$20,000	\$19,000
4) JO HARTMAN BLDG. & SHARPEY GARAGE	COMPLETED 2020	RECONSTRUCTION BIDDY NUMBER 19083	\$1,800,000	\$1,800,000	\$90,000	\$1,890,000	\$1,890,000
5) BROADWAY WEST BLDG. AND NEW 400' 10" DIAMETER EXHIBITION JARVIS	COMPLETED 2020	RECONSTRUCTION BIDDY NUMBER 19083	\$50,000	\$50,000	\$50,000	\$100,000	\$100,000
6) WINDY HILL ELEMENTARY CONSTRUCTION	CONSTRUCTION TO BE STARTED 2024	RECONSTRUCTION BIDDY NUMBER 2024	\$400,000	\$400,000	\$400,000	\$800,000	\$800,000
7) 150' DIAMETER PUMP STATION CONSTRUCTION	CONSTRUCTION TO BE STARTED 2024	RECONSTRUCTION BIDDY NUMBER 2024	\$200,000	\$200,000	\$200,000	\$400,000	\$400,000
8) WINDY HILL ELEMENTARY CONSTRUCTION	CONSTRUCTION TO BE STARTED 2024	RECONSTRUCTION BIDDY NUMBER 2024	\$500,000	\$500,000	\$500,000	\$1,000,000	\$1,000,000
9) BROADWAY WEST BLDG. AND NEW 400' 10" DIAMETER EXHIBITION JARVIS	COMPLETED 2020	RECONSTRUCTION BIDDY NUMBER 19083	\$50,000	\$50,000	\$50,000	\$100,000	\$100,000
10) WINDY HILL ELEMENTARY CONSTRUCTION	CONSTRUCTION TO BE STARTED 2024	RECONSTRUCTION BIDDY NUMBER 2024	\$500,000	\$500,000	\$500,000	\$1,000,000	\$1,000,000
11) WINDY HILL ELEMENTARY CONSTRUCTION	CONSTRUCTION TO BE STARTED 2024	RECONSTRUCTION BIDDY NUMBER 2024	\$500,000	\$500,000	\$500,000	\$1,000,000	\$1,000,000
TOTALS			\$2,950,000	\$2,950,000	\$2,950,000	\$5,900,000	\$8,850,000

THANK YOU!



Who is Inman?

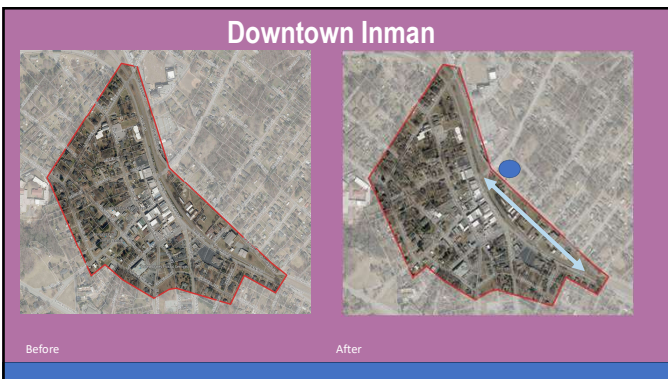
Demographic information is from 2020 census

Population 3,146 (this number is now a bit low; we are closer to 3,600)
Greater Inman community is roughly 6,500

Median age: 32
Median household income: \$53,750
Percentage in poverty: 12.7%

Racial demographics:
White : 67.04%
African American : 15.70%
Hispanic : 4.96%
Bi-racial/other: 12.30%

Over 200 new homes permitted in the last 2.5 years
Over 4 Million in private invest in downtown over the past 3 years





SALUDA GRADE RAIL TRAIL
May be closed
Check back to verify

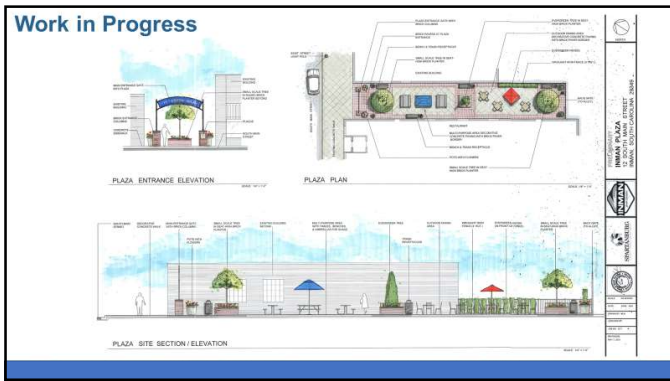
Past & Present

Over 100 years old!!

Saluda Grade Rail began in 1870's to help better the lives of families in Spartanburg County.

The plan is for the line to do that again.











“We cannot become what we want by remaining what we are.”

- Max Depree



THANK YOU!











THANK YOU!

QUESTIONS?

 Wayne Hancock City of Bishopville Councilman	 Joe Lanahan City Administrator, Inman, SC	 Darren Tisdale Mayor, Kingstree, SC
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