

# CCRP NARRATIVE

## PAGELAND PLACE APARTMENTS – PAGELAND, SC

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### INTRODUCTION

Pageland Place Apartments is located in an area covered by two Concerted Community Revitalization Plans. Both the Business Improvement Grant program and the Capital Improvement Plan & Development Impact Fee Study have been published and implemented by the Town of Pageland to identify specific goals of the local government and commit investments to improving the amenities, infrastructure, and services available to the community. The proposed rehabilitation of Pageland Place Apartments will contribute to the realization of these goals by creating jobs, increasing accessibility, modernizing buildings, and renovating aging income-restricted housing. A brief summary of these programs is provided below.

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### BUSINESS IMPROVEMENT GRANT (BIG) PROGRAM

The Business Improvement Grant (BIG) program is a grant program formally adopted and funded by the Town of Pageland, and administered through the office of the Town Administrator. The BIG Program is a municipal initiative designed to revitalize the downtown commercial district, providing structured incentives for infrastructure enhancements, commercial façade improvements, and the preservation of historic resources.

The BIG program documentation clearly outlines the Town's dedication to community revitalization through specific, funded initiatives. The program's primary objectives, as stated on page 1 of the BIG Agreement (excerpt below), include "encouraging the revitalization of existing commercial buildings and districts by incentivizing private sector investment" and "promoting the general health, safety and welfare of the community."

The primary objectives of the Business Improvement Grant (BIG) Program are to:

- 1) Encourage the revitalization of existing commercial buildings and districts by incentivizing private sector investment;
- 2) Expand the town's commercial tax base by attracting and retaining businesses within the downtown area;
- 3) Enhance property values in the downtown area by improving the visual aesthetic and functionality of existing buildings;
- 4) Preserve the integrity of the town's historic resources; and
- 5) Promote the general health, safety and welfare of the community.

The Town has committed substantial resources to this effort, offering matching grants at an 80% reimbursement rate for qualifying improvements. The plan specifically defines eligible commercial areas, including multiple blocks of North Pearl Street, South Pearl Street, West McGregor Street, and North Elm Street, demonstrating a targeted approach to community improvement. See map attached as Appendix A.

The community's commitment includes significant investment in local infrastructure and amenities. The BIG Program specifically funds improvements such as "storefront enhancements, exterior painting, decorative awnings, landscaping, irrigation, streetscape, outdoor patios and decks, exterior wall lighting, and decorative post lighting (excerpt below)." These investments directly contribute to the plan's stated goal of "enhancing property values in the downtown area by improving the visual aesthetic and functionality of existing buildings," (see excerpt above) and indicate a concerted municipal effort to revitalize the designated area in a comprehensive way.

#### **Eligible Expenditures**

For the purpose of this program, the following types of expenditures shall be deemed eligible for reimbursement:

- Exterior building improvements (cosmetic and/or structural), signage, lighting and landscaping, which are visible from a public street, alley, sidewalk, or parking area. Examples include, but are not limited to: storefront enhancements, storefront restorations, exterior painting or surface treatment, decorative awnings, window and door replacements, landscaping, irrigation, streetscape, outdoor patios and decks, exterior wall lighting, decorative post lighting and architectural features. Priority shall be given to projects which maintain, enhance and/or restore a building's significant architectural features to the greatest extent feasible.
- Fees for architects, engineers or other design consultants which are directly

The rehabilitation of Pageland Place Apartments would contribute to these community revitalization efforts by preserving and improving affordable housing in an area where the Town is actively investing in infrastructure and aesthetic improvements. This aligns with the plan's objective of promoting "the general health, safety and welfare of the community" while supporting the sustainable economic revitalization of Pageland's core commercial districts. The preservation and improvement of affordable housing in the revitalization area will serve as a vital complementary component of the municipality's broader planning efforts, ensuring that economic growth does not come at the expense of housing accessibility. Therefore, the rehabilitation of Pageland Place Apartments constitutes a direct contribution to the Town's stated goals of economic revitalization, historic preservation, and community enhancement.

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## **CAPITAL IMPROVEMENT PLAN & DEVELOPMENT IMPACT FEE STUDY**

The Capital Improvement Plan and Development Impact Fee Study ("CIP/Study") commissioned by the Town of Pageland accomplishes two purposes for the community. The Capital Improvement Plan portion of the document directs investments into infrastructure, public services, and amenities. The Development Impact Fee Study portion of the document investigates and anticipates the collection and allocation of development impact fees to provide the funding basis for these investments and support ongoing municipal growth (p. 1-2). The rehabilitation of Pageland Place Apartments will directly support the goals and initiatives undertaken by this plan and will contribute to the town's goals of long-term revitalization.

The CIP/Study outlines significant community investments in non-housing infrastructure, including a \$2.4 million expansion of parks and recreation facilities, adding 25.8 acres of parkland and 14

new improvements (p. 11-14). Public safety enhancements include a 6,022 sq. ft. police facility expansion (\$1.98M) (p. 19) and a 13,881 sq. ft. fire facility expansion (\$3.83M) (p. 19-27). Additionally, planned upgrades to water transmission and sewer lines will ensure reliable service for residential and commercial growth, benefiting residents at Pageland Place Apartments (p. 31-38).

The study applies to all of Pageland, including Pageland Place Apartments, and projects an increase of 1,050 housing units over the next decade (p. 7). By incorporating development impact fees as a funding source, the plan ensures that municipal investments support existing and future residents while preserving affordable housing (p. 5, 39-40). The rehabilitation of Pageland Place Apartments aligns with the CIP's objectives by improving low-income housing options in the target area and reinforcing the town's commitment to sustainable development.

In conclusion, the CIP/Study for the Town of Pageland meets the core CCRP criteria of targeted infrastructure investments, comprehensive area coverage, and alignment with affordable housing goals and therefore constitutes a CCRP. The financial commitments outlined in the CIP/Study demonstrate Pageland's strategic approach to long-term community revitalization fully aligning with the stability and livability of Pageland Place Apartments which will be achieved through its planned rehabilitation.

## APPENDIX A

