

TOWN OF IVA, SOUTH CAROLINA

COMPREHENSIVE PLAN

2009

Introduction

This report is a revision of the 1999 Comprehensive Plan. As required by South Carolina Law, title 6, Chapter 29, the Town of Iva Comprehensive Plan must be revised every ten years. All revisions are under the auspices of the Town of Iva Planning Commission.

The Comprehensive Plan is used to guide the Town of Iva in its future activities. It should also be used to update the Town of Iva Zoning Ordinance.

In accordance with Article 3 of the State of South Carolina Comprehensive Planning Act of 1994, the following are the elements of this document.

- Population
- Economic
- Natural Resources
- Cultural Resources
- Community Facilities
- Housing
- Land Use

Each of these elements will be followed by the Town of Iva Planning Commission's Recommendation's with regards to efficient use of public funds, and consideration of the fiscal impact on property owners.

Population Element

The Population Element of this Comprehensive Plan presents information on the people living in the Town of Iva and Anderson County. This element includes information on the number of people, population trends, selected characteristics of the population, and population projects.

Inventory

The population trends for the Town of Iva are shown in Table P-1

**TABLE P-1
TOWN OF IVA POPULATION**

YEAR	1950	1980	1990	2000	2007
POPULATION	1,164	1,369	1,174	1,156	1,189

Source: United States Census 2000

As shown in the table above, the population increased by 205 between 1950 and 1980. Since that time, the population decreased by 213 between 1980 and 2000. The 2007 estimate shows only a modest increase of 33. These numbers reflect the population within the corporate limits of the Town of Iva.

The population trends for Anderson County are shown in Table P-2

**TABLE P-2
ANDERSON COUNTY POPULATION**

YEAR	1950	1980	1990	2000	2007
POPULATION	NA	133,235	145,196	165,740	179,981
Town % of County	NA	1.0%	0.8%	0.7%	0.7%

Source: United States Census 2000

Table P-2 shows that Anderson County continues to grow, but the Town of Iva, as a percent of Anderson County, continues to decline.

The greatest increase in Anderson County Population was closest to the I-85 corridor. Although connection to other areas has been greatly improved by the expansion of SC Hwy 81 into a four-lane highway, the loss of its textile industries and lack of infrastructure base continues to hold back growth for the town.

Age Distribution

**Table P-3
TOWN OF IVA**

Age (in years)	1990	Percent	2000	Percent	Change
15 or younger	204	17.4%	207	17.9%	3
16-24	144	12.3%	120	10.4%	-24
25-44	292	24.9%	289	25.0%	-3
45-64	234	19.9%	252	21.8%	18
65+	300	25.5%	288	24.9%	-12
TOTAL	1,174	100%	1,156	100%	-18

Source: United States Census 2000

As shown in the table above, during the 1990 – 2000 decade, the town lost population in the 16-24, 25-44, and the 65+ age groups. The largest percentage increase during the decade was the 45-64 age groups, which increase by 1.9%

**Table P-4
ANDERSON COUNTY**

Age (in years)	1990	Percent	2000	Percent	Change
15 or younger	31,730	21.8%	34,162	20.6%	2,432
16-24	18,683	12.9%	20,478	12.3%	1,795
25-44	44,339	30.5%	48,153	29.2%	3,814
45-64	30,712	21.2%	40,320	24.3%	9,608
65+	19,732	13.6%	22,627	13.6%	2,895
TOTAL	145,196	100%	165,740	100%	20,544

Source: United States Census 2000

The population of Anderson County has increased in all categories. The largest percent increase during the decade was also in the 45-64 age group, which increased by 3.1%

Gender Characteristics of Population

**Table P-5
TOWN OF IVA**

	1990	Percent	2000	Percent	2007	Percent	Change
Male	544	46.3%	530	45.8%	545	45.8%	1
Female	630	53.7%	626	54.2%	644	54.2%	14
TOTAL	1174	100%	1156	100%	1189	100%	15

Source: United States Census 2000

ANDERSON COUNTY

	1990	Percent	2000	Percent	2007	Percent	Change
Male	69,436	47.8%	80,076	48.3%	86,838	48.2%	17,402
Female	75,760	52.2%	85,664	51.7%	93,143	51.8%	17,383

TOTAL

Source: United States Census 2000

Table P-5 shows that the female population of the town is increasing at a faster rate than the county as a whole. The 2007 estimate shows a female population in the Town of Iva at 54.2%. The female population estimate in Anderson County is lower at 51.8%.

**Table P-6
HOUSEHOLD NUMBERS AND SIZES**

	1990	Percent	2000	Percent	Change
Total Households	521	100%	501	100%	-20
Family Households	343	65.8%	319	63.7%	-24
Married Couple Families	265	50.9%	224	44.7%	-41
Non-Family Households	178	34.2%	182	36.3%	4
Householder (living alone)	168	32.2%	170	33.9%	2
Householder (65 years+)	114	21.9%	79	15.8%	-35

Source: United States Census 2000

**Table P-7
EDUCATIONAL LEVELS**

Population 25 and older 813	Iva	Iva	South Carolina	United States
	Number	Percent	Percent	Percent
High School Diploma	301	37%	30%	28.6%
Some College/ Associates Degree	172	21.2%	26%	27.4%
Bachelor's Degree	13	1.6%	13.5%	15.5%
Master's/ Professional/ Doctorate	10	1.2%	6.9%	8.9%

Source: United States Census 2000

**Table P-8
INCOME CHARACTERISTICS**

PERCENTAGE	Iva	South Carolina	United States
Median Household Income	\$23,333	\$37,082	\$41,994
Less than \$10,000	19.5%	11.8%	9.5%
\$10,000 - \$19,999	24.7%	14%	12.6%
\$20,000 - \$39,999	30%	27.6%	25.3%
\$40,000 - \$59,999	17.8%	20.2%	19.7%
\$60,000 - \$99,999	6.6%	18.1%	20.6%
Greater than \$100,000	1.4%	8.3%	12.3%

Source: United States Census 2000

Population Element

NEEDS AND GOALS

Projects show that the population of the Town of Iva will remain fairly constant. Primarily because of its geographic location, Iva fails to benefit from the continued growth of Anderson County.

Some of the factors necessary for retaining and expanding the present population are infrastructure improvements, rigid enforcement of zoning regulations, removal of abandoned and deteriorating structures and the continuation of beautification and enhancement projects.

The population of the Town of Iva will be driven more by expanding the corporate limits of the town than by any other factor. The most important question is whether or not the town will actively seek to expand the corporate limits. New rates for water and sewer service should not be a prerequisite for annexation, but rather an incentive. Increases through annexation should be handled so that existing town services will continue the same for all involved.

Economic Element

The Town of Iva is located in the southeast corner of Anderson County. It is a junction point for State Highways 81, 184 and 413. The widening of Highway 81 into four lanes provides the town with excellent transportation abilities, and as such, is an economic asset to the town.

One of the major factors in the economic growth of a community is the quality of its labor force. The better educated the work force is, the better potential of earning. Higher earnings result in improvements in many areas, primarily the housing market.

**Table E-1
YEARS OF SCHOOL COMPLETED FOR PERSONS 25 YEARS AND OLDER**

	TOWN OF IVA		ANDERSON COUNTY	
	Number	Percent	Number	Percent
Less than 9 th grade	130	16%	10,595	9.5%
High School:				
No Diploma	187	23	18,988	17.1%
Graduate	301	37%	36,219	32.6%
College:				
No degree	128	15.8%	19,596	17.6%
Associate	44	5.4%	7,930	7.1%
Bachelor's	13	1.6%	12,254	11%
Master's	8	1%	4,819	4.3%
Doctorate	2	0.2%	636	0.3%

Source: United States Census 2000

Education responsibilities for the Town of Iva are served by Anderson County School District Three. As Table E-1 shows, the district has a very high drop-out rate. The following tables will show that all schools within the district are not showing significant improvements despite increases in pupil expenditure.

SCHOOLS

	2003	2004	2005	2006	2007
Iva Elementary					
Improvement Rating	Unsatisfactory	Average	Below Average	Good	Below Average
Dollars Spent Per Student	\$5,450	\$5,289	\$5,800	\$6,383	\$7,044
Starr-Middle School					
Improvement Rating	Below Average	Unsatisfactory	Unsatisfactory	Unsatisfactory	Unsatisfactory
Dollars Spent Per Student	\$4,773	\$5,715	\$5,372	\$5,623	\$6,172
Crescent High School					
Improvement Rating	Excellent	Average	Average	Below Average	Below Average
Dollars Spent Per Student	\$6,416	\$6,133	\$6,432	\$6,871	\$6,231

Source: South Carolina Education Oversight Committee

Table E-2 shows where the people of the Town of Iva, 16 years of age and up, were employed in 2000.

368 people worked within Anderson County. 57 people worked outside of the county and 13 people worked outside of South Carolina. 35 people worked within the corporate limits of the Town of Iva.

Table E-2

	Number	Percent
CLASS OF WORKER		
Private wage and salary workers	373	83%
Employees of owned corporations	1	0.2%
Non-profit wage and salary workers	28	6.3%
Local government workers	13	2.9%
State government workers	15	3.3%
Self-employed workers	19	4.2%
Agriculture, forestry, fishing and hunting	2	0.4%
PLACE OF WORK		
Worked in State of residence	425	97%
Worked in County of residence	368	84%
Worked outside County of residence	57	13%
Worked outside State of residence	13	3%

Source: United States Census Bureau

Table E-3
COMMUTE TIME FOR WORKERS IN TABLE E-2

TOTAL	438
Did not work at home	435
Less than 30 minutes	172
30 to 44 minutes	187
45 to 59 minutes	48
60 or more minutes	28

Source: United States Census Bureau

The following describes the housing within the Town of Iva

	1990	2000
Total Housing Units	569	580
Occupied Housing Units:		
Owner Occupied	371	318
Renter Occupied	150	183
Vacant Housing Units:		
Seasonal Use	0	1
Vacant	48	79
Median Home Value:	\$32,900	\$48,300

Source: United State Census Bureau

The following describes the economic characteristics of the Town of Iva as compared to the United States

	Number	Percent	United States
In labor force (16 years old+)	466	48.2%	639%
Mean travel time to work in minutes	31	NA	25.5%
Median household income	\$23,333	NA	\$41,994
Median family income	\$34,432	NA	\$50,046
Per capita income	\$14,756	NA	\$21,587
Families below poverty level	27	8.5%	9.2%
Individuals below poverty level	174	15.2%	12.4%

Source: United States Census Bureau

Tourism

The Town of Iva is located within the South Carolina Heritage Corridor and the Scenic Nature Route. These programs are designed to promote tourism and improve the economic well-being of the community.

The Town of Iva is also positioned well as an unofficial gateway to Lakes Hartwell, Russell, Secession and Thurmond and several rivers and streams. In addition, the Town of Iva is surrounded by a considerable portion of woodlands. These areas provide a great resource for fisherman and hunters.

Manufacturing and Industry

The Town of Iva lost its major manufacturing plant with the closing of Jackson Mill in the early 1990's. The buildings are still part of the town's economic base, but are still mostly vacant and no longer provide the town with significant employment.

As in most communities in the area, the textile industry, which was once the major support of many families, is practically non-existent.

Most of the new manufacturing jobs have followed along the Interstate 85 corridor. Many of these are affiliates of the BMW plant located in Greer, South Carolina. The town's geographic location, decreasing labor force and education attainment levels do not position it well to attract manufacturing operations.

Summary – Town Economy

The following is a list of problems facing the advancement of the town's economic base.

- Population not growing at a sufficient rate
- Negative changes in the prime work-force ages of people between the ages of 16 -44.
- Unacceptable education improvement at any of the schools located in the district
- Excessive high school drop-out rate
- Extremely low rate of people gaining higher education
- Limited and deteriorating infrastructure
- No improvement of the town's tax base which results in the town's inability to repair, replace and add to infrastructure
- Consistent upward trend of vacant and deteriorating houses
- Long commutes to gainful employment
- Long commutes to large department stores, grocery stores and home supply stores

The Town of Iva Mayor, Council, Town Clerk/Treasurer, Police Department and Public Works Department are to be congratulated for their efforts in keeping the town operating and for their insight into looking for ways and means of improvement.

Economic Element

NEEDS AND GOALS

The Town of Iva must emphatically pursue annexation of nearby areas in order to increase the tax base and provide services and infrastructure improvements to all involved.

The Town of Iva Zoning Ordinance needs to be updated. Enforcement of these codes will be imperative to drawing people into the town from other areas as well as maintaining the existing population.

Vacant houses and mobile homes should be brought into habitable conditions and in accordance with applicable town, county and state codes. Various grants and other home structure improvement funding sources should be investigated to assist with the effort to bringing these properties into compliance with applicable codes, thus increasing the total valuation.

Deteriorating structures which cannot be rehabilitated should be condemned and removed, which will provide land for new uses.

The town should continue to pursue all available grants for infrastructure improvement and beautification projects.

The town should use all resources necessary to provide greater community involvement in the education system. Much of this should be aimed at getting parents involved in what their children are learning or not learning. The town should investigate the possibility of providing an adult education center. Parental involvement is necessary in advancing higher education.

Natural Resources Element

This is the component of the comprehensive plan that provides an inventory and assessment of the Town's natural resource base and how it impacts existing and future development.

Geography

The town is located 12 miles south-southeast of the city of Anderson, which is the largest city of Anderson County. It is 6 miles east of the Savanna River-Lake Russell basin. Lake Secession is 7 miles south, and it is 5 miles to the state of Georgia border.

Recreational Areas

The Town of Iva is fortunate to be situated near prime forest land, and lakes that provide excellent fishing and boating activities.

Continuing improvements of the nearby Bowie Farm are providing additional recreation areas and a network of nature trails.

Climate

The climate is conducive to using these areas on a year round basis.

The recreational aspects, and climate, also make the area attractive for retirees and vacationers.

Topography

The topography of the area is relatively flat at approximately 710 feet above sea level. This topography should pose no hindrance to any future developments.

There are no soil classifications that would hinder any significant housing, industrial, or business growth.

Ant specific development can check soil characteristics in advance. A copy of the Soil Survey of Anderson County is on file at the Town Hall.

The Town has many varieties of trees, and has long been a participant in the Tree City U.S.A. organization.

There are no wetlands in the Town. Only a small amount of area is a designated flood zone and should be no hindrance to development.

Needs and Goals

The town should continue to promote the natural resources in the area. With enhanced promotion, these natural resources will attract tourism, as well allow for future growth.

The Town should continue its affiliation with “Tree City USA.”

Continue to provide soil and flood zone information to prospective developers.

Update Town zoning ordinance to reflect increased attention to the potential benefits derived from the natural resources.

Cultural Resources Element

History

Before incorporation, Iva was a railroad station on the *Savannah Valley Railroad*. The railroad was completed in 1886.

Iva was incorporated in 1904. It was originally known as Cook's Station, named after Dr. Augustus Cook. The Post Office was named after his daughter, Iva Cook Bryson. When it was discovered there was a town already chartered with the name Cook's Station, the name was changed to honor Dr. Cook's daughter, Iva.

The railroad, which once linked Anderson to Augusta, GA, and then to Charleston, SC, no longer exists.

Historical, Natural, and Scenic Resources

The town has no listings on the National Register of Historic Places in South Carolina.

The town is surrounded by lakes, all of which are man-made and offer outstanding scenic beauty from their dams to their shorelines. There are state parks on Lake Russell with picnic facilities for groups or individuals. In addition, the lakes have public access boat ramps.

The town is located along the South Carolina National Heritage Corridor. One of the listings along this corridor is the Richard Russell Dam Overlook, which offers a scenic view of the dam and surrounding wetlands.

Cultural Facilities Element

Another resource, also located along the South Carolina National Heritage Corridor, is the REVIVA Museum and Visitors Center. The museum has many interesting exhibits including photos of Iva's history.

The downtown area has been undergoing an extensive beautification project. The revitalized town square provides an excellent gathering place for community events.

The Iva Civic Center and Municipal Activity Center provides a location for all types of cultural events, civic meetings and other gatherings. A walking track is also located at the center.

The Iva Branch Library, in addition to providing all regular library functions, hosts educational and entertainment programs throughout the year, primarily for children.

Community Activities

The town has many organizations devote to civic improvement. The Iva Community Improvement Association, Sonrise Seniors, Shamrock Garden Club, Antique Body Shop Board, Masons, Woodmen of the World and Iva American Legion Post 44 all work to promote activities and events that create community pride.

Each year the town hosts several events, including: Depot Days Heritage Festival; Arbor Day Celebration; Chili Cook-off Event; Iva Christmas Parade; Safe Harbor Bike Ride; Christmas Tree Lighting Ceremony. These and other activities and events, all add to community involvement and pride.

Community Facilities Element

Transportation Network

SC Highway 81 has been widened into a four-lane through town. This provides for easier access to business and education facilities, as well as easing the commute time for Iva residents who require travel to and from work.

Highways 413, 184 and 187 also serve the town. Rail service is no longer available through Iva.

Although the town is not directly in the I-85 corridor, the existing highway system is adequate to provide relatively easy transportation into this corridor.

Water Supply

The town is supplied by the Starr-Iva Water Company. At present, there are approximately 710 users within the service area.

The Iva Water Department maintains the system throughout the town and service area. There are presently 2 full-time employees of the department. The fleet consists of 2 utility vehicles, 1 backhoe, and 2 tractors.

The present rates for service are at a break-even point of costs. The town should conduct a rate study to determine if rates will be adequate in the future to cover costs and maintain services. There are many old lines within system that need to be upgraded or replaced. The town should aggressively seek grants and funding sources to assist line upgrades, repairs and replacement.

Sewer Service

The town also provides sewer service within its service area. The town has recently closed its Waste Water Treatment Facilities (Westside and Eastside). The town has connected its sewer discharge services to the Anderson County Sewer System. The connection better positions the town in attracting larger industries by providing adequate sized lines.

At present, there are 675 users of the service. The current rates do not cover the costs of operations. The town should conduct a rate study to determine if rates should be increased. As with water lines, there are several sewer lines that need to be repaired, upgraded and replaced.

Solid Waste Collection and Disposal

At present the town contracts with a private company to collect and dispose of residential garbage. There are currently 675 users of this service.

The present charges do not cover the costs. Rate increases are currently being discussed and reviewed.

Public Safety

Fire Protection

The town has a volunteer fire department. The department is a member of the Anderson County Fire Service and received assistance from Anderson County.

Police Protection

The town presently has a staff of 5 certified police officers, and 1 secretary. There are 5 vehicles in the current fleet. The present staff and equipment provide adequate protection for the town.

Emergency Medical Services

The Iva Rescue Squad provides emergency medical services for the town. It is part of the Anderson County Emergency Response System. In addition, the town is a full participant in the emergency 911 system.

General Government

The town presently has a full-time staff of 3 employees. There is 1 vehicle dedicated for local government use. The present staff and vehicle is adequate for the local general government.

Recreational Facilities

The town has two separate athletic fields. In addition to providing for sports activities, they are used for large scale functions such as Depot Days, the annual circus, and Independence Day Celebration.

The town has a large civic center that is available events that require indoor facilities. The civic center is used for various types of events, meeting and other functions.

Education Facilities

Primary and Secondary

The town is served by Iva Elementary School, which is located just outside of the corporate limits of the town on Hwy 184. Iva students attend the Starr-Iva Middle, which is located in Starr, S.C. Iva students attend Crescent High School, which is located between Iva and Starr, S.C.

All of the above schools are served by Anderson School District Three, which is Iva based and is located within the corporate limits.

High Education Facilities

Tri-County Technical College, whose main campuses is located approximately one hour north of Iva in Pendleton, S.C., offers technical and college training. Erskine College, Lander College and Anderson University are all four-year institutions and are all relatively close to Iva. Forest Junior is a two-year college and is located in Anderson, S.C.

Clemson University, which in addition to its widely recognized sports programs, offers excellent under-graduate, graduate and post graduate degree programs.

Housing Element

This element inventories the present condition and age of existing housing. It also shows the occupancy numbers, vacant housing and owner and renter situations. It also offers insight into the location, type and affordability of housing. The final analysis contains projections of future housing needs.

In 2000, the median home age in Iva was 44 years old. In comparison, the U.S. average median home age was 27 years old. This provides a closer look at the aging existing home stock.

**Table H-1
HOUSING SUPPLY**

	1980	1990	2000
Total Units	574	569	580
Occupied Units	574	521	501
Vacant Units	40	48	79
Owner Occupied	398	371	318
Rental	136	150	183

Source: United States Census Bureau

As illustrated in Table H-1, the total units in Iva remains fairly constant, however the rate of vacant units is increasing. Owner occupied units are decreasing, while rentals are increasing.

The following tables show the owner/renter situations, housing age, rental costs and home values.

HOUSING UNITS	Iva	South Carolina	United States
Total Housing Units – 571			
Renter Occupied Housing Units – 158	27.7%	24.3%	30.8%
Average Number of Household Members	2	2	2
Median Year Structure was Built	1964	1975	1969
Median Rent in U.S. Dollars	\$259	\$397	\$519
Owner Occupied Housing Units – 354	62%	63.2%	60.2%
Average Number of Household Members	2	2	3
Median Structure was Built	1958	1979	1971
Median Value in U.S. Dollars	\$43,900	\$83,100	\$111,800

Source: United States Census Bureau; 2000 Census; ePodunk

The most significant aspect of the analysis is the aging of the town's housing stock. The town should continue its efforts to bring sub-standard housing into zoning and code requirements.

Needs and Goals

The town needs to improve and preserve its existing housing stock. This can be accomplished by working with Anderson County Building and Codes Department, updating the Town of Iva Zoning Ordinance and applying for rehabilitation grants for home improvements.

The town needs to increase new housing within the corporate limits by touting the advantages of zoning regulations, police protection, and proximity to fire and rescue services.

The town needs to grow its housing availability, and other positive housing aspects, by annexation. A plan for infrastructure assistance and improvements would help in annexation procedures.

Land Use Element

Existing Land Use

The most significant land use is residential property. As pointed out in the housing element, single family dwellings are the primary residential use. There has not been any significant new construction over the past decade. Commercial activity is primarily concentrated along Hwy 81.

There are 3 areas of the town that is zoned as General Industrial – GI. One of these zones contains the Jackson Mill area.

There is very little land within the corporate limits of Iva that could accommodate any scale of residential, business, or industrial projects.

Future Land Use

Much of the existing land use within the present corporate limits of Iva will remain the same. However, the zoning map should be reviewed and updated. Annexation will probably add more residential property, but should also consider land for an industrial park and other developments.

Zoning

The existing zoning ordinance and land use map need to be reviewing as soon as possible. Zoned areas need to be investigated and revised to better describe actual and/or future uses. Certain parts of the Zoning Ordinance need to be amended to achieve clarity.

Commercial, Industrial, and Agriculture

The town has experienced some commercial growth in the past ten years with the establishment of new restaurants and stores. The town's industrial and manufacturing base has not recovered from the loss of its major and largest employer, Jackson Mills. Only with annexation will the town be confronted with zoning areas for agriculture and/or forestry purposes.

Issues, Needs, and Goals

Zoning

There continues to be issues with the existing Town of Iva Zoning Ordinance. Most of these problems stem from sources such as lack of clarity with the written ordinance, lack of enforcement, and zoning laws not being enforced on an impartial basis.

The existing zoning ordinance and zoning map needs to be reviewed and updated to meet the town's current conditions. We need to provide each property owner with assurance that their property value will be considered along with their rights to safe, quiet, enjoyment and secure investments within the scope of the property ownership.

It is our recommendation that updating the current zoning ordinance and zoning map must be given top priority.

Economic Development

All efforts should be aimed at promoting the positive changes in Iva. The town has changed considerably within the past few years with beautification and enhancement projects, and many community programs.

Continued efforts to enforce the zoning, as well as informing all residents that it is in their best interest to put a good face forward in order to attract new business, increase the population, and provide more jobs.

Infrastructure

The town should make all efforts to work with county, state, and the federal government to obtain any possible funding in order to replace and extend the existing water and sewer lines.

Quality of Life

This area will be helped considerable with updated and enforced zoning. The town has been doing a good job in improving the downtown area and providing cultural events for the community. These efforts should continue.

Additional ordinances that should be considered beyond the realm of zoning regulations are as follows:

- Protect the citizens from second-hand smoke by prohibiting smoking in restaurants and all other public places
- Prohibit all outdoor burning within the corporate limits without a written permit
- Prohibit the operation of recreational vehicles such as 4-wheelers, dirt-bikes, etc. on residential property
- Strictly enforce the leash law in order to protect the citizens, and prevent dogs from running at large throughout the town

Quality of life issues are extremely important, as they show potential business and residential expansion and show the town's interest in protecting their health, welfare and investments.

Annexation

As previously discusses in this plan, the town must encourage annexation as a means of providing additional residential areas, as well as land for future housing and business growth. The annexation process should be accomplished with consideration for the best economic interests of the town.

Conclusion

The Town of Iva is fortunate to have an administration that is progressive and is constant in seeking ways and means for the betterment of the community and its citizens. Although there will always be some aspects of ordinances that will be met with opposition, the economic well-being of the community at large must always prevail.

We must conclude that this report is merely the beginning of an effort to provide all residents with an improved quality of life within the Town of Iva. It should serve as notice to residents that the administration is seeking all means of insuring that existing business and property owners, as well as potential business and property owners, can feel secure in their investment.

