

# THORNWELL SCHOOL



Bike Rack

With a residential college, a Governor’s School and a major corporation located within the 3/4 mile ped shed of downtown Hartsville, more housing is needed downtown. There was a resounding call for more housing that is market rate - rental and purchase - with better accessibility to more diverse options. New residents moving into Hartsville have a difficult time finding out about available housing and finding housing that meets their diverse needs. As a result, many potential residents are left with no other option but to move to Florence, Columbia or Charlotte. During focus groups with several young professionals and mid-career professionals, everyone shared that their first choice was to live in Hartsville. Yet, even with financial incentives to live in Hartsville, many could not. The local real estate community needs to be more proactive and innovative in how it promotes available real estate. Local realtors should consider working with the Duke Energy Center for Innovation to create a web-based service that will appeal to all potential residents, but particularly young professionals.

A vibrant college town relies on diverse housing options, many downtown within walking distance of campus. Oakdale Neighborhood is a perfect opportunity for developing new market rate housing that will meet this need while revitalizing an historic residential neighborhood. The Thornwell School is another opportunity for redevelopment that will meet housing needs while restoring a beautiful community building. Several downtown buildings are good candidates for upper story housing.

The City needs to support new housing development options in downtown and ensure that the design and construction of new and redeveloped housing complements and enhances the authentic character and quality of Hartsville’s housing vernacular.



Former Thornwell School, Existing



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