

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CP-2021-01	Greenville County Planning Department Five Forks Area Plan	21 27 28	Approval	Approval 5-26-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • There have been multiple meetings with Staff • Citizens want to preserve nature, calm traffic and congestion • The Five Forks Area Plan was one united plan for all <p>2) Citizen</p> <ul style="list-style-type: none"> • Want to preserve what's left of the rural character without discouraging growth • Want to preserve waterways and buffers • Plan for setbacks for future road widening • Better regulations for IES Dark Sky lighting <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 4 community meetings and 6 committee meetings</p>					<p>Petition/Letter For:</p> <p>8 Present; 97 – Letter 209 - Petition</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	The proposed amendment would revise the Imagine Greenville County Comprehensive Plan to include the Five Forks Area Plan , which is a statement of the community's vision, and seeks to address both the immediate concerns and long-term goals of the community.					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: A. Tyler Stone – Long Range Planning Manager

RE: CP-2021-01 - Five Forks Area Plan
Comprehensive Plan Amendment

APPLICANT: Greenville County Planning Department

SUMMARY: Over the past three years, numerous community residents, stakeholders, public officials, and county staff participated in a series of community meetings, advisory committee meetings, and other public input sessions to develop the **Five Forks Area Plan**.

The **Five Forks Area Plan** reflects the Five Forks Community’s vision for its future and identifies goals and objectives in four focus areas. These focus areas are: Transportation, Recreation, Land Use, and Development Standards. The plan provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment within the Five Forks area.

STAFF RECOMMENDATION: Therefore, staff is requesting that the **Five Forks Area Plan** be recommended by resolution and forwarded to County Council for consideration as an amendment to the Greenville County Comprehensive Plan.

A RESOLUTION

A RESOLUTION TO APPROVE THE FIVE FORKS AREA PLAN AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.

WHEREAS, the Five Forks Area Plan is the result of a community lead effort including numerous stakeholders and residents;

WHEREAS, the Five Forks Area Plan focuses on Land Use, Transportation, Parks and Recreation, Community Appearance, as well as Residential and Commercial Development Standards;

WHEREAS, the Greenville County Planning Commission recognizes that the Five Forks Area Plan is not intended to be a regulatory document, but instead, the Five Forks Area Plan document is intended to serve as a statement of the community's vision and recommendations for its future. The goals and actions contained therein will be used to guide decisions directing public and private improvements and investments in the future;

WHEREAS, the Greenville County Planning Commission recognizes the value of having an understanding of the purpose and direction of this planning effort;

NOW, THEREFORE, BE IT RESOLVED that the Greenville County Planning Commission hereby approves the Five Forks Area Plan as a guide for change and development in the Monaghan Community, and further recommends that Greenville County Council adopt the Five Forks Area Plan as an amendment to the *Plan Greenville County* Comprehensive Plan (2020)

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2021.

Steven Bichel, Chairman
Greenville County Planning Commission

ATTEST:

Thomas Coker III,
Director of Planning

AN ORDINANCE

TO ADOPT THE FIVE FORKS AREA PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN (2020).

WHEREAS, in 2020, Greenville County Council adopted *Plan Greenville County* as the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29), and in accordance with Section 6-29-510, *et seq.*, of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the Greenville County Planning Commission has acted pursuant to S.C. Code Ann. § 6-29-520(B), by resolution to recommend that Greenville County Council amend the County’s Comprehensive Plan with the adoption of the Five Forks Area Plan, attached hereto and incorporated herein by reference as Exhibit “A”; and

WHEREAS, several community meetings and public input sessions were held over the past three years, at which community residents and community stakeholders worked extensively with Planning staff to develop their vision for the future of the Five Forks Area; and

WHEREAS, the Five Forks Area Plan, completed in 2021, was jointly developed by Greenville County and numerous residents and stakeholders.

NOW, THEREFORE, BE IT ORDAINED by the Greenville County Council:

Section 1. **Adoption of the Five Forks Area Plan.** Greenville County Council hereby adopts the Five Forks Area Plan, as set forth in Exhibit “A” attached hereto, as an amendment to the County’s Comprehensive Plan, in accordance with Section 6-29-510, *et seq.*, of the Code of Laws of South Carolina, 1976, as amended.

Section 2. **Effective Date.** This ordinance shall take effect upon its adoption.

DONE IN REGULAR MEETING THIS _____ DAY OF _____, 2021.

ATTEST:

Willis Meadows, Chairman
Greenville County Council

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator