

## CITY VIEW COMMUNITY PLAN: SCOPE OF WORK

Suzanne Terry, Planner, [sterry@greenvillecounty.org](mailto:sterry@greenvillecounty.org), 864-467-7332

Jonathan Hanna, Planner, [jhanna@greenvillecounty.org](mailto:jhanna@greenvillecounty.org), 864-467-7291

## INTRODUCTION

Greenville County Planning & Code Compliance will develop a community plan for the designated City View study area. The function of the resulting document is to supplement and update the County Comprehensive Plan by providing finer-grained, specialized attention to the Future Land Use Plan, regarding this study area. Furthermore, the final document will offer a detailed action strategy for achieving the desired goals, as specified by the community. Additional elements may be included, depending upon the needs and nature of the community plan as it develops over time.

The City View Community Plan will commence in February of 2017 with an anticipated development schedule of six months. A detailed timetable with the proposed schedule will be submitted prior to the commencement of the plan.

Following initial stakeholder interviews and public meetings, planning staff will develop a goals & objectives list along with a concept master plan for the study area. Each of the phases described in the following sections will be accompanied with their respective deliverables which will be made available digitally or physically, by request.

## STUDY AREA

The City View study area (see Fig 1) is comprised of an area hand-selected by community residents (approximately 265 acres) that emerged out of the former municipal boundary of City View. Natural and infrastructural boundaries have been utilized as much as possible in order to limit

opportunities for drawing lines between neighbors. The resulting study area is bordered on the west by W. Blue Ridge Drive; to the south, by Long Branch Creek; to the east, by Norfolk Southern Railroad and Duke Energy right-of-way; and to the north, by W. Parker Road.



Fig 1: City View Study Area ([click to view link](#))

## SCOPE OF WORK PHASES

The following phases breakdown for this Scope of Work pertains to the entire planning effort in order to provide an understanding of the context of the process.

### Phase 1: Inventory & Analysis

Gather and analyze area specific data (including, but not limited to):

- Demographics data
- Land use/zoning information
- Development activity
- Road and utility infrastructure information
- Community facilities (schools, recreation, etc.)
- Development constraints
- Public safety (law enforcement, fire protection, etc.)

Provide additional information, as available (economic, employment, business data, etc.)

Develop a detailed community engagement strategy

Identify stakeholders and conduct interviews

- Future investments
- Prevailing issues/constraints

*Deliverables:*

- *Inventory & Analysis Report*
- *Community Engagement Strategy*

### Phase 2: Community Engagement

Gather community feedback through a public survey, community meetings, and other methods

Identify area strengths, weaknesses, opportunities, and threats

Conduct visioning exercises to solidify goals and objectives for the future

Define the broad vision, principles, and goals that will guide the plan's development

*Deliverables:*

- *Vision, Principles, & Goals List (distilling key themes)*
- *Inventory of Items To Be Addressed*

### Phase 3: Concept Master Plan and Draft Goals Development

Use the feedback from community members and stakeholders to update the existing County Comprehensive Plan and Future Land Use Plan on a parcel-specific level

Develop an action strategy containing specific steps for realizing and maintaining the identified goals and objectives

Submit the resulting deliverables for public review by the community and stakeholders

*Deliverables:*

- *Concept Master Land Use Plan*
- *Concept Draft Goals with Action Strategies*

**Phase 4: Finalize Community Plan Document**

Apply the resulting feedback from the public review process to the plan document

Finalize the document and garner consensus from community members and stakeholders

*Deliverables:*

- *Final Draft of the Community Plan Document*

**Phase 5: Adoption Process**

Commence the adoption process with Planning Commission, the Planning & Development Committee, and County Council

Engage community members to provide support throughout the process

*Deliverables:*

- *Adopted Community Plan Document*

**PROPOSED SCHEDULE** (all dates and proposed deadlines subject to change)

<b>Phase 1: Inventory &amp; Analysis</b>	<b>1 month</b>
<b>Phase 2: Community Engagement</b>	<b>2 months</b>
<b>Phase 3: Concept Master Plan and Draft Goals Development</b>	<b>2 months</b>
<b>Phase 4: Finalize Community Plan Document</b>	<b>1 month</b>
<b>Phase 5: Adoption Process</b>	<b>2 months</b>