Phase 2 Community Workshop

Plan Greenville County

Greenville County, South Carolina

June-July 2019



Phase 2 Community Workshop Agenda

- 1. Project Overview
- 2. What We've Heard
- 3. Key Issues & Workshop Activities

Project Overview

What is a comprehensive plan?

A comprehensive plan is a **guiding policy document that reflects a community's future vision**. The comprehensive planning process allows a community to understand existing conditions, self-evaluate needs and issues, examine opportunities, and establish a clear direction for accomplishing shared goals. The comprehensive plan is an essential step in a continuous process of community prioritization and investment that is designed to be responsive and adaptable. In this way, **a comprehensive plan provides county-wide guidance to citizens and decision-makers as to how the community should improve and respond to changing conditions over time.**

Project Overview

SC Local Government Comprehensive Planning Enabling Act of 1994

Population
Economic Dev.
Natural Resources
Cultural Resources
Community Facilities
Housing
Land Use
Transportation
Priority Investment

- (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics;
- (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;
- (3) a natural resources element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (4) a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (5) a community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
- (6) a housing element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;
- (7) a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
- (8) a transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development;
- (9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

Project Overview

Schedule

dec jan feb mar apr may jun jul aug sep oct

Phase 1

Understand and Engage

(Dec. 2018-Feb. 2019)

- Project Launch & Work Plan
- Background Review & Research
- Project Identity & Communications
 Plan
- Community Tour & Audit
- Community Outreach 1
- Existing Conditions Analysis

Phase 2

Explore and Develop

(Feb.-Jun. 2019)

- Draft Project Vision & Goals
- Strategic Planning Framework
- Best Practices & Benchmarking
- Land Use Concepts & Alternatives
- Policy Alternatives
- Land Use & Policy Alternatives
 Evaluation

Phase 3

Refine and Finalize

(Jul.-Oct. 2019

WE ARE HERE

- Policy & Land Use Plan Development
- Draft Plan Development
- Plan Refinement
- Final Plan Development
- Final Plan Adoption



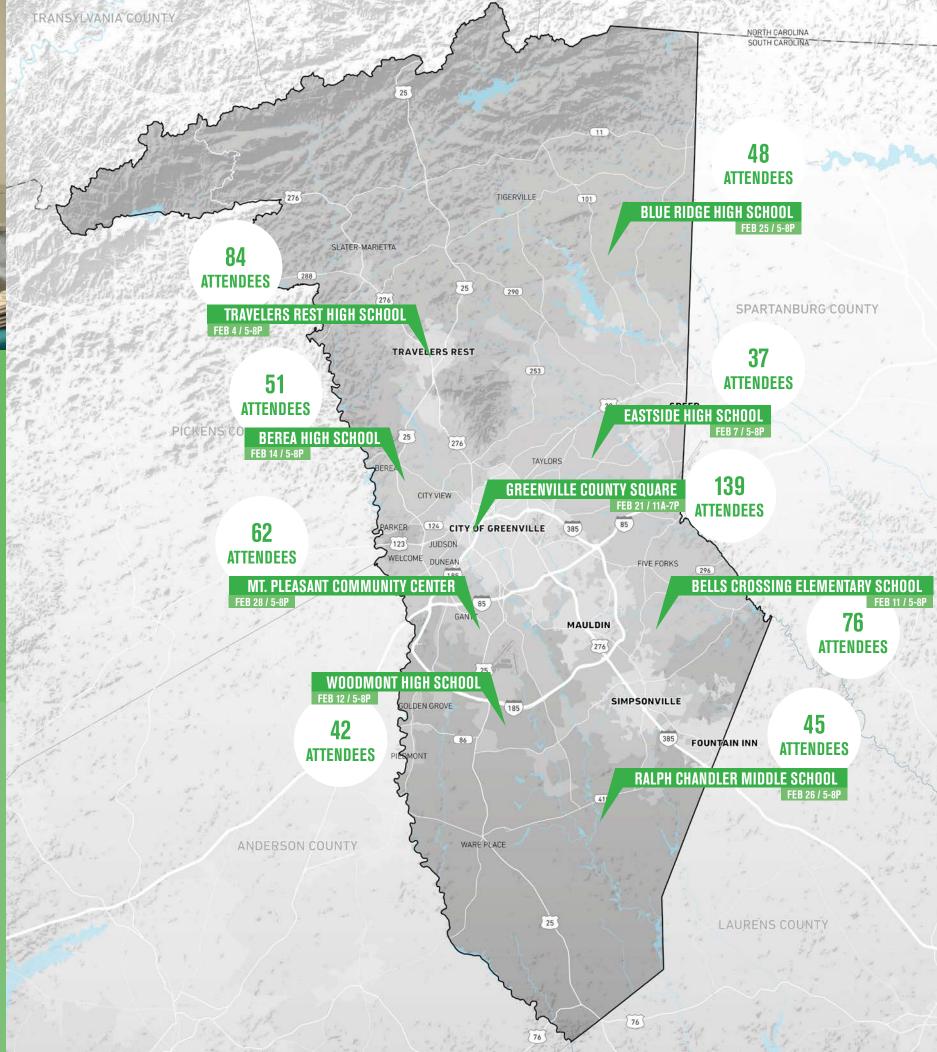
9 COMMUNITY MEETINGS

584 ATTENDEES

3,410
WRITTEN
COMMENTS



7,117
WEBPAGE
VIEWS



What We've Learned

Vision Statement

"Greenville County, South Carolina:
A Community Where Innovation and
Opportunity Meet Natural Beauty and
Unrivaled Quality of Life."



Station A: Draft Goals & Objectives

Review & Respond



Goal and sustainable opportunities to integrate and support an increasingly diverse population.



Goal Promote a vibrant, sustainable, equitable economy that supports a strong tax base.



Goal Protect farmland for local food production and ensure access to healthy foods for all citizens.



Goal Protect the most valuable and vulnerable resources in Greenville County.



Goal Frotect Our Cultural Resources for Current and Future Generations.



Goal
Frovide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.



Goal G Promote housing choice and a sustainable, equitable, affordable, housing stock.



Goal H Develop an approach to land use that balances future growth with community priorities.



Goal

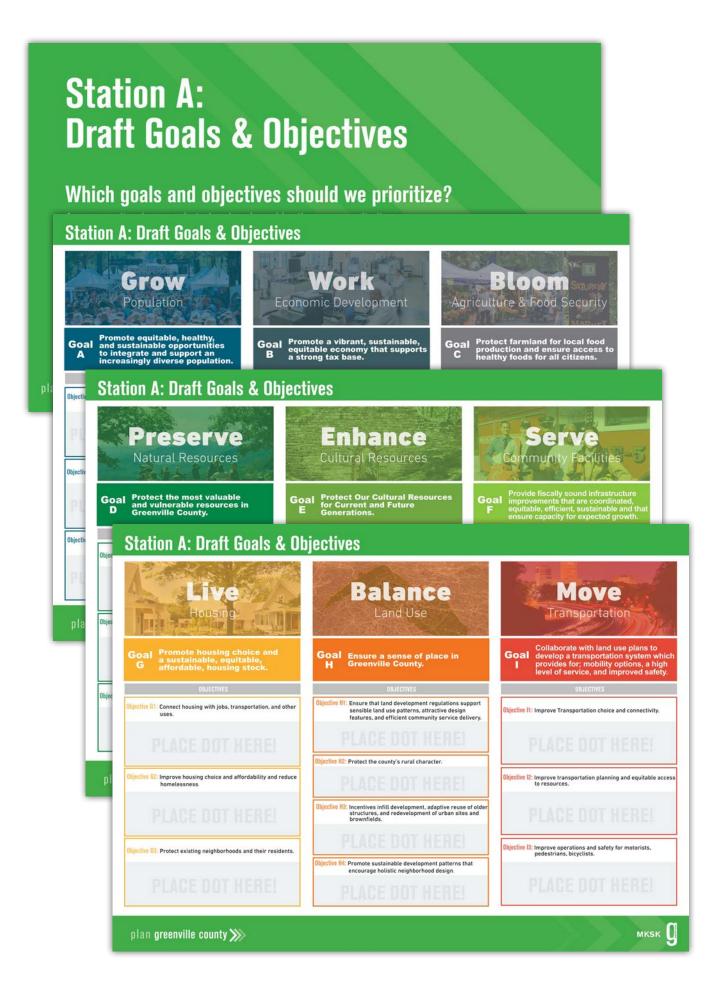
Coordinate with land use plans and develop a transportation system that provides mobility options, a high level of service, and improved safety.

plan greenville county

MKSK

Station A: Draft Goals and Objectives Community Workshop Activity

- STEP 1: Review all Station A Draft Goals and Objectives display boards.
- STEP 2: Use the GREEN stickers to identify the 8 objectives which are your highest priority.
- STEP 3: Use the comment cards to <u>provide</u> detailed ideas for priority goals and objectives for plan elements.





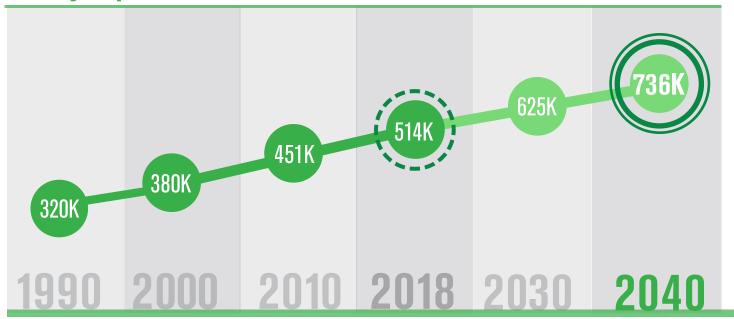
Population Growth

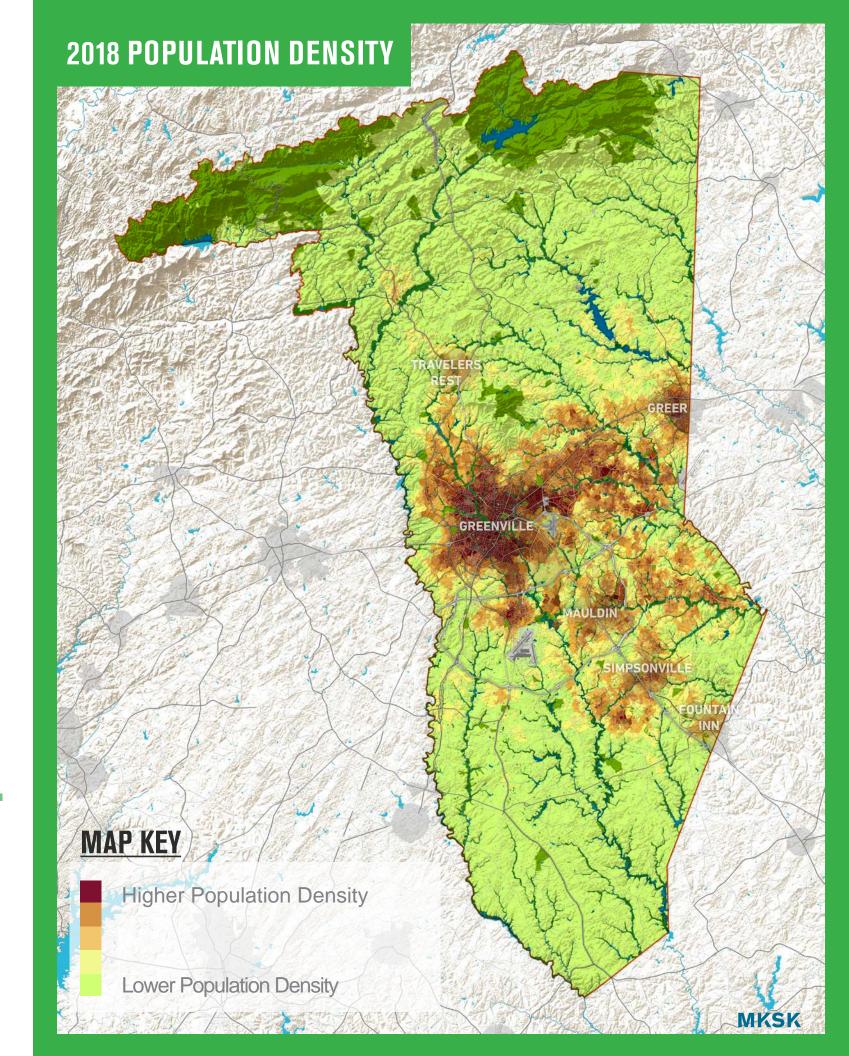
BY 2040, THE COUNTY IS PROJECTED TO ADD



New Residents

County Population Trends

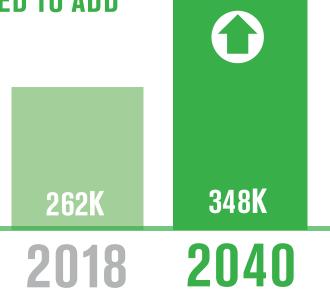




Employment Growth

BY 2040, THE COUNTY IS PROJECTED TO ADD

+86,000Additional Jobs



GROWTH BY JOB SECTOR WILL VARY



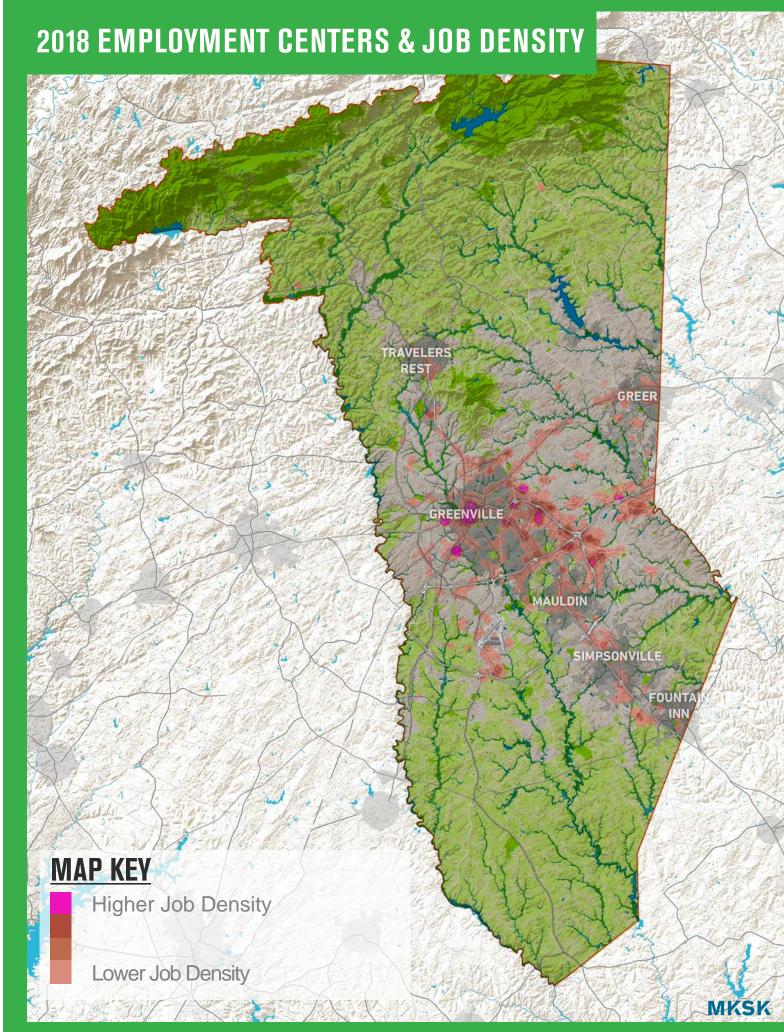




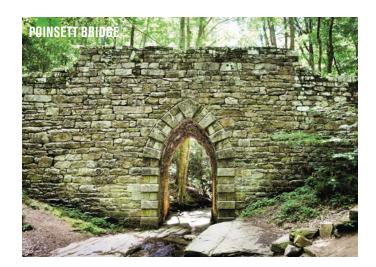








Existing Features & Amenities



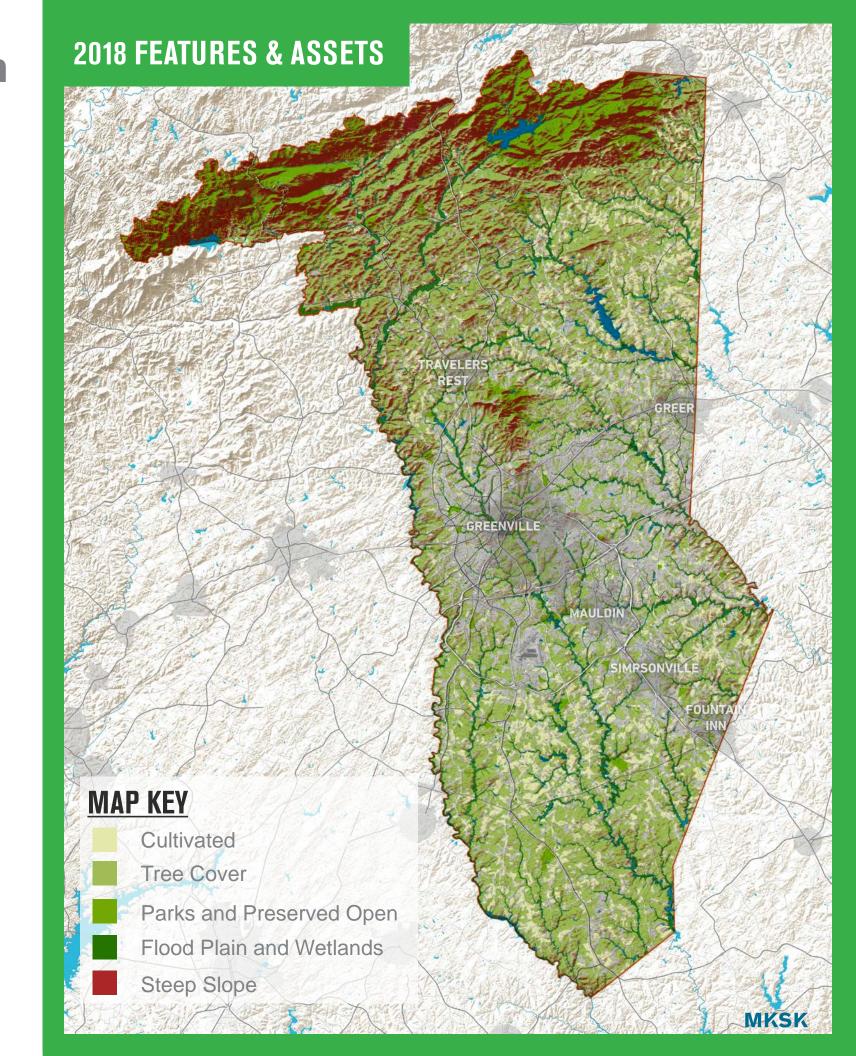












Existing Infrastructure



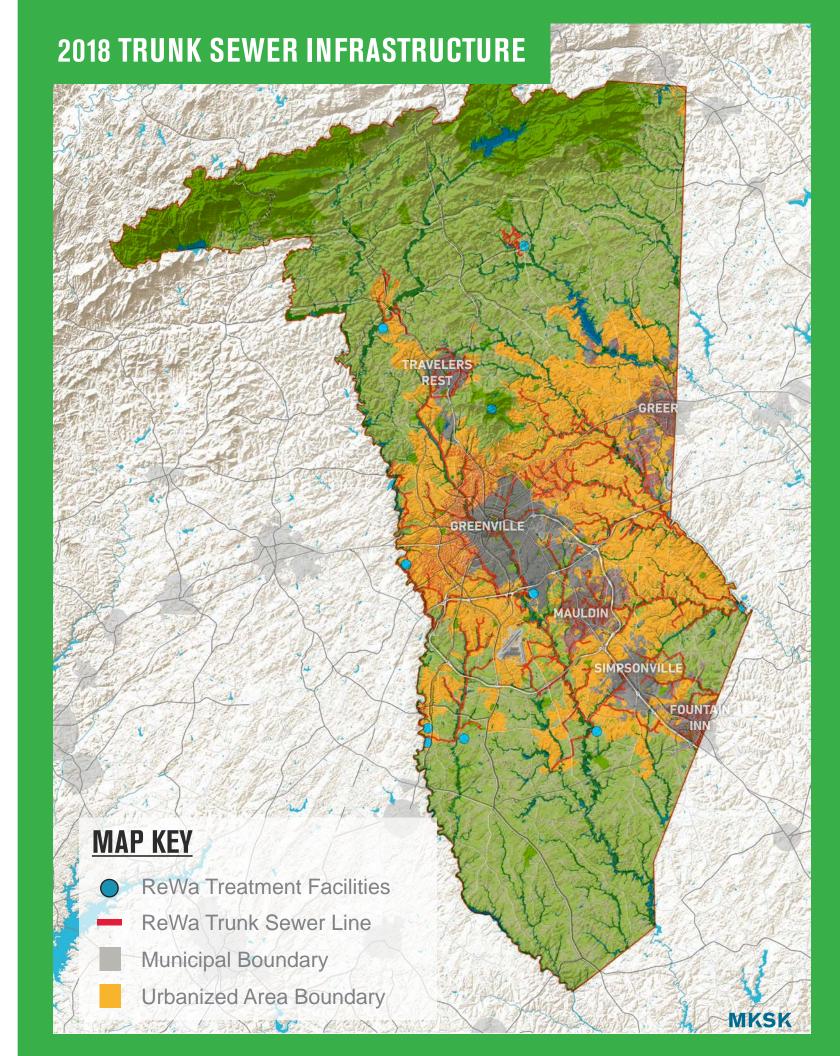






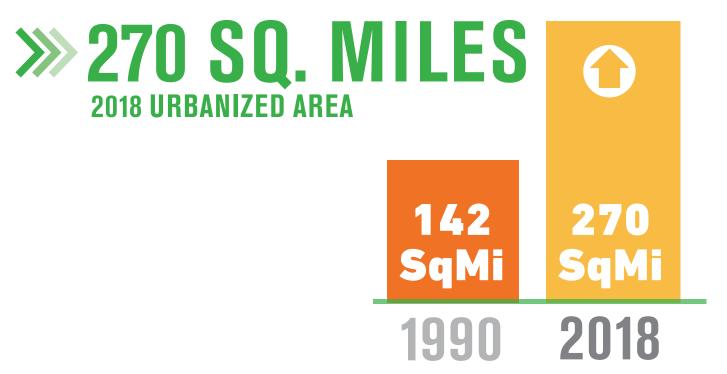




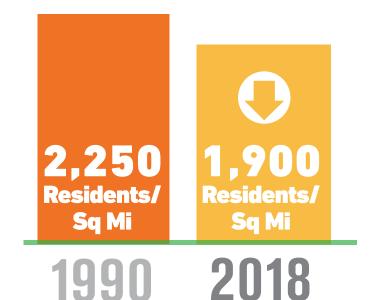


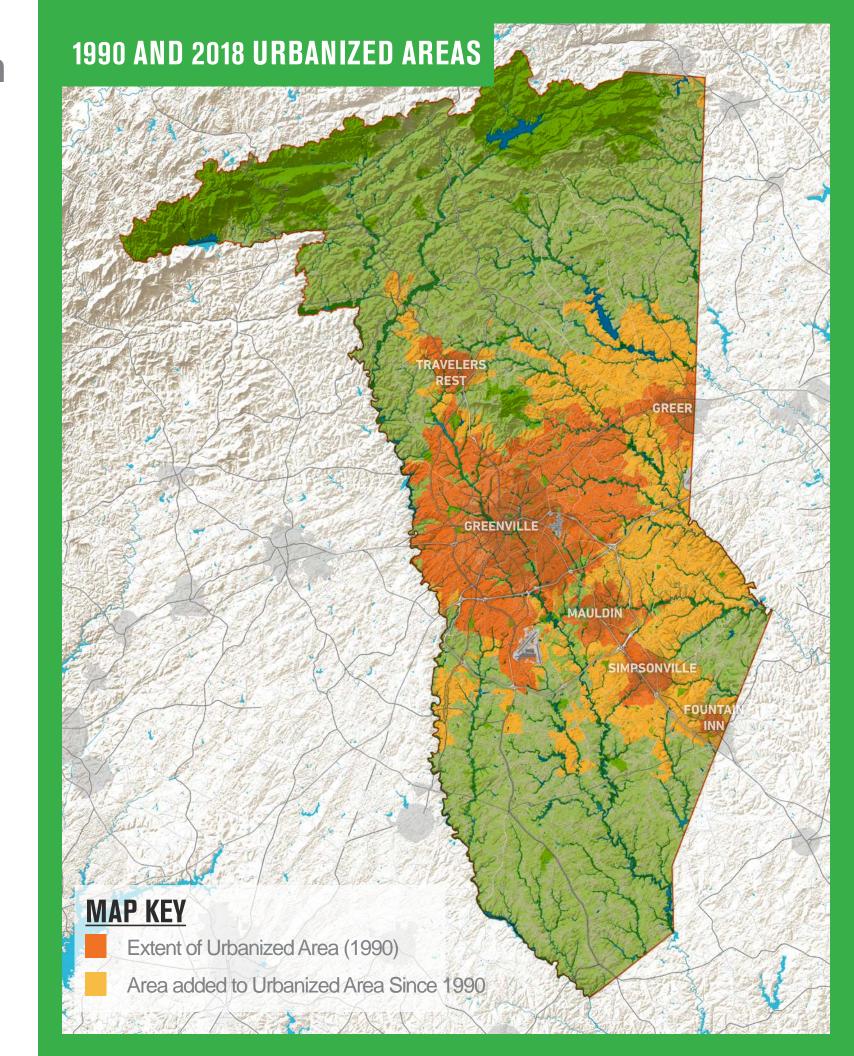
Urbanization Trends

URBANIZED AREA HAS NEARLY DOUBLED SINCE 1990

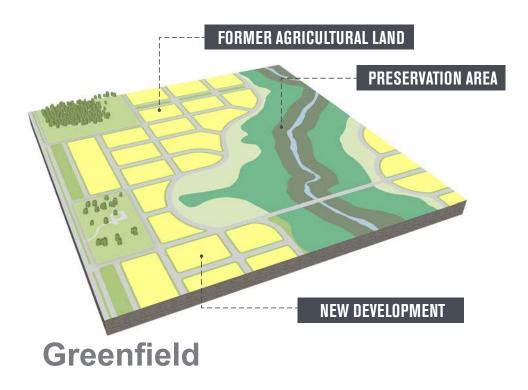


POST-1990 GROWTH HAS BEEN MORE SPAWLING AS URBANIZED AREA HAS BECOME LESS DENSE





Development Strategies



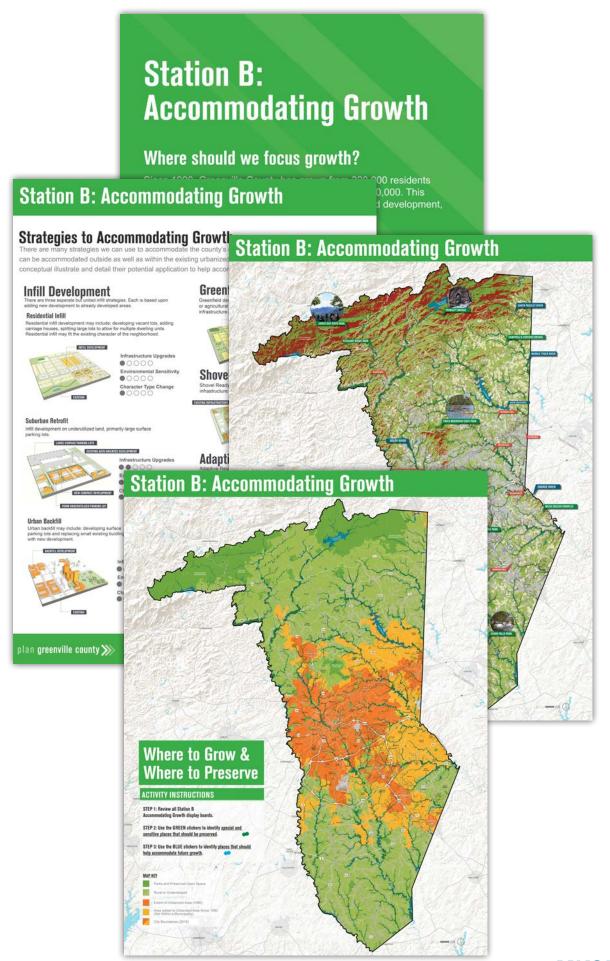






Station B: Accommodating Growth Community Workshop Activity

- STEP 1: Review all Station B Accommodating Growth display boards.
- STEP 2: Use the GREEN stickers to identify places that should be preserved.
- STEP 3: Use the BLUE stickers to identify places that can help accommodate our growth.
- STEP 4: Use the comment cards to <u>provide</u> detailed ideas about what types of strategies are most appropriate in specific locations.

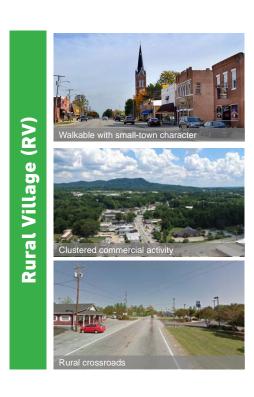


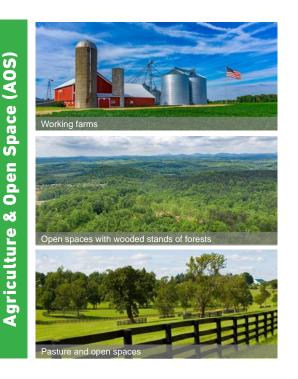
Station C: Character Areas

What Should Growth Look Like?

Place Type Character Images







Blue Ridge Cleveland Fork Shoals Gowensville Greenpond Highland Lake Lanier Locust Hill Mountain View Skyland Slater-Marietta The Cliffs at Glassy Tigerville Walnut Springs

Local Examples

Each Character Area offers distinct benefits and impacts in elements like transportation and infrastructure, environment and resources, and sense-of-place and land use.



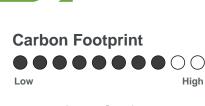
Automobile Dependency

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Walkability

Potential Impacts









Commute Time





Sense-of-Place

& Land Use

••0000000

Private Space

Character Types

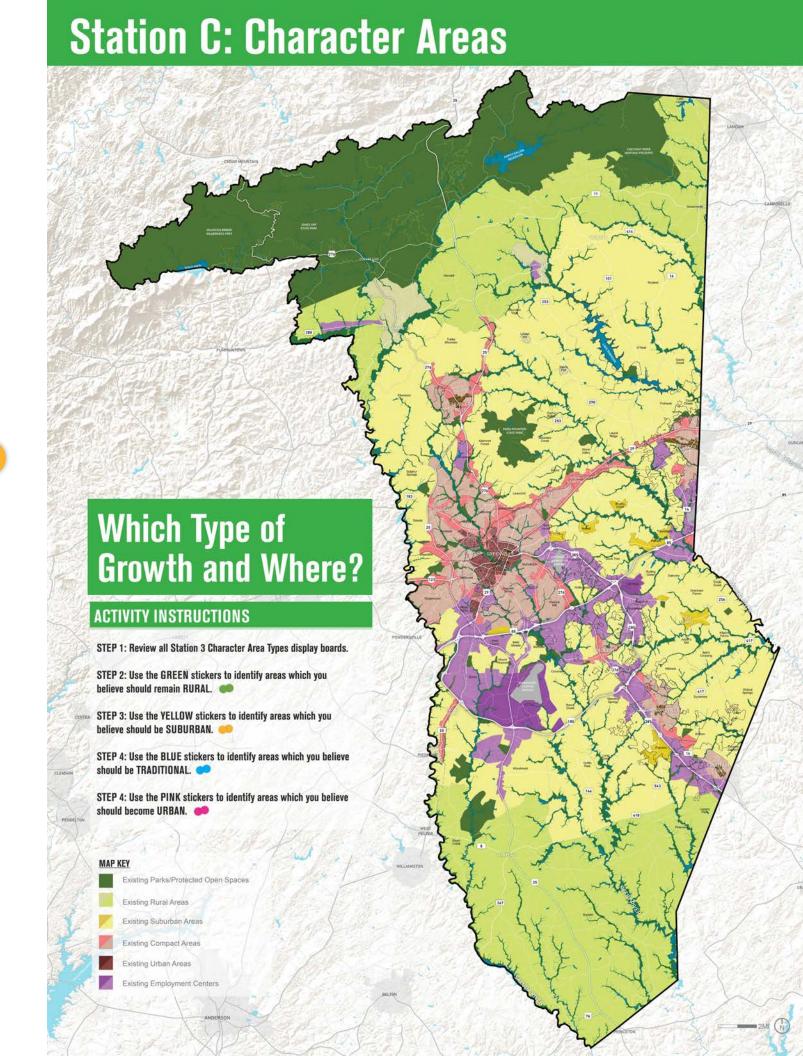
- Rural
- Suburban
- Traditional
- Urban
- Employment Centers & Special Districts

Ware Place

Station C: Character Areas

Community Workshop Activity

- **STEP 1:** Review all Station C Character Area Types display boards.
- STEP 2: Use the GREEN stickers to identify areas which you believe should remain RURAL.
- STEP 3: Use the YELLOW stickers to identify areas which you believe should be SUBURBAN.
- STEP 4: Use the BLUE stickers to identify areas which you believe should be TRADITIONAL.
- STEP 5: Use the RED stickers to identify areas which you believe should become URBAN.
- STEP 6: Use the comment cards to provide detailed ideas about character areas in the county.





Next Steps

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