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
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

(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**

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<th>Phase 1</th>
<th>Phase 2</th>
<th>Phase 3</th>
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<td>Understand and Engage</td>
<td>Explore and Develop</td>
<td>Refine and Finalize</td>
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<tr>
<td>• Project Launch &amp; Work Plan</td>
<td>• Draft Project Vision &amp; Goals</td>
<td>• Policy &amp; Land Use Plan Development</td>
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<td>• Land Use &amp; Policy Alternatives Evaluation</td>
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**WE ARE HERE**

**Project Overview**

**Schedule**

<table>
<thead>
<tr>
<th>dec</th>
<th>jan</th>
<th>feb</th>
<th>mar</th>
<th>apr</th>
<th>may</th>
<th>jun</th>
<th>jul</th>
<th>aug</th>
<th>sep</th>
<th>oct</th>
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- **Phase 1**: Understand and Engage
- **Phase 2**: Explore and Develop
- **Phase 3**: Refine and Finalize
What We’ve Heard
9 community meetings

584 attendees

3,410 written comments

7,117 webpage views
“Greenville County, South Carolina: A Community Where Innovation and Opportunity Meet Natural Beauty and Unrivaled Quality of Life.”
Key Issues & Workshop Activities
Station A: Draft Goals & Objectives

Review & Respond

**Grow**
Population

- **Goal A**: Promote equitable, healthy, and sustainable opportunities to integrate and support an increasingly diverse population.

**Work**
Economic Development

- **Goal B**: Promote a vibrant, sustainable, equitable economy that supports a strong tax base.

**Bloom**
Agriculture & Food Security

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

**Preserve**
Natural Resources

- **Goal D**: Protect the most valuable and vulnerable resources in Greenville County.

**Enhance**
Cultural Resources

- **Goal E**: Protect Our Cultural Resources for Current and Future Generations.

**Serve**
Community Facilities

- **Goal F**: Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.

**Live**
Housing

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

**Balance**
Land Use

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

**Move**
Transportation

- **Goal I**: Coordinate with land use plans and develop a transportation system that provides mobility options, a high level of service, and improved safety.
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 **provide detailed ideas** for priority goals and objectives for plan elements.
Station B: Accommodating Growth
Population Growth

By 2040, the county is projected to add

»+222,000 New Residents

County Population Trends

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>1990</td>
<td>320K</td>
</tr>
<tr>
<td>2000</td>
<td>380K</td>
</tr>
<tr>
<td>2010</td>
<td>451K</td>
</tr>
<tr>
<td>2018</td>
<td>514K</td>
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<tr>
<td>2030</td>
<td>625K</td>
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<tr>
<td>2040</td>
<td>736K</td>
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2018 Population Density

Map Key
- Higher Population Density
- Lower Population Density
Station B: Accommodating Growth

Employment Growth

BY 2040, THE COUNTY IS PROJECTED TO ADD

» +86,000 Additional Jobs

GROWTH BY JOB SECTOR WILL VARY

MANUFACTURING

WAREHOUSING & LOGISTICS

PROFESSIONAL SERVICES

HEALTHCARE

RETAIL & SERVICES

AGRICULTURE

MAP KEY

Higher Job Density

Lower Job Density
Station B: Accommodating Growth
Existing Features & Amenities

2018 FEATURES & ASSETS

MAP KEY
- Cultivated
- Tree Cover
- Parks and Preserved Open
- Flood Plain and Wetlands
- Steep Slope

GREENVILLE COUNTY MUSEUM OF ART
POINSETT BRIDGE
BRANDON MILL
RAINBOW FALLS
CAESARS HEAD OVERLOOK

GREENVILLE
GREENVILLE
GREER
GREER
TRAVELERS REST
TRAVELERS REST
SIMPSONVILLE
SIMPSONVILLE
MAULDIN
MAULDIN
Station B: Accommodating Growth
Existing Infrastructure
Station B: Accommodating Growth
Urbanization Trends

URBANIZED AREA HAS NEARLY DOUBLED SINCE 1990

270 SQ. MILES
2018 URBANIZED AREA

1990: 142 SqMi
2018: 270 SqMi

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

1990: 2,250 Residents/Sq Mi
2018: 1,900 Residents/Sq Mi

MAP KEY
- Extent of Urbanized Area (1990)
- Area added to Urbanized Area Since 1990
Station B: Accommodating Growth
Development Strategies

- **Greenfield**
  - Former Agricultural Land
  - Preservation Area
  - New Development

- **Shovel-Ready**
  - Existing Infrastructure
  - New Development

- **Adaptive Reuse**
  - Reuse of Existing Building
  - Existing

- **Residential Infill**
  - Existing
  - New Development
  - Infill Lot
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 provide 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

Rural Living (RL)
- Large-lot with long driveways, on septic
- Homes set back from road
- Large lot with long driveways, on septic
- Village set back from road

Rural Village (RV)
- Large homes on large lots
- Low-intensity development, low-density neighborhoods
- Large homes on large lots
- Well-integrated with the natural landscape

Agriculture & Open Space (AOS)
- Working farms
- Open spaces with wooded stands of forests
- Open spaces with wooded stands of forests
- Pasture and open spaces

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

Transportation & Infrastructure
- Automobile Dependency
  - Low
  - High
- Walkability
  - Low
  - High
- Access to Transit
  - Low
  - High
- Commute Time
  - Low
  - High

Environment & Resources
- Carbon Footprint
  - Low
  - High
- Impervious Surfaces
  - Low
  - High
- Land Conservation
  - Low
  - High
- Water Quality
  - Low
  - High

Sense-of-Place & Land Use
- Housing Choices
  - Low
  - High
- Access to Jobs
  - Low
  - High
- Dining & Entertainment
  - Low
  - High
- Private Space
  - Low
  - High

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

Local Examples
Blue Ridge
Cleveland
Fork Shoals
Gowensville
Greenpond
Highland
Lake Lanier
Locust Hill
Mountain View
Skyland
Slater-Marietta
The Cliffs at Glassy
Tigerville
Walnut Springs
Ware Place
Community Workshop Activity

Station C: Character Areas

• **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
**Next Steps**

### Phase 1
**Understand and Engage**  
- 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)
- Policy & Land Use Plan Development
- Draft Plan Development
- Plan Refinement
- Final Plan Development
- Final Plan Adoption

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