

Phase 2 Community Workshop

Plan Greenville County

Greenville County, South Carolina

June-July 2019

MKSK



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.**

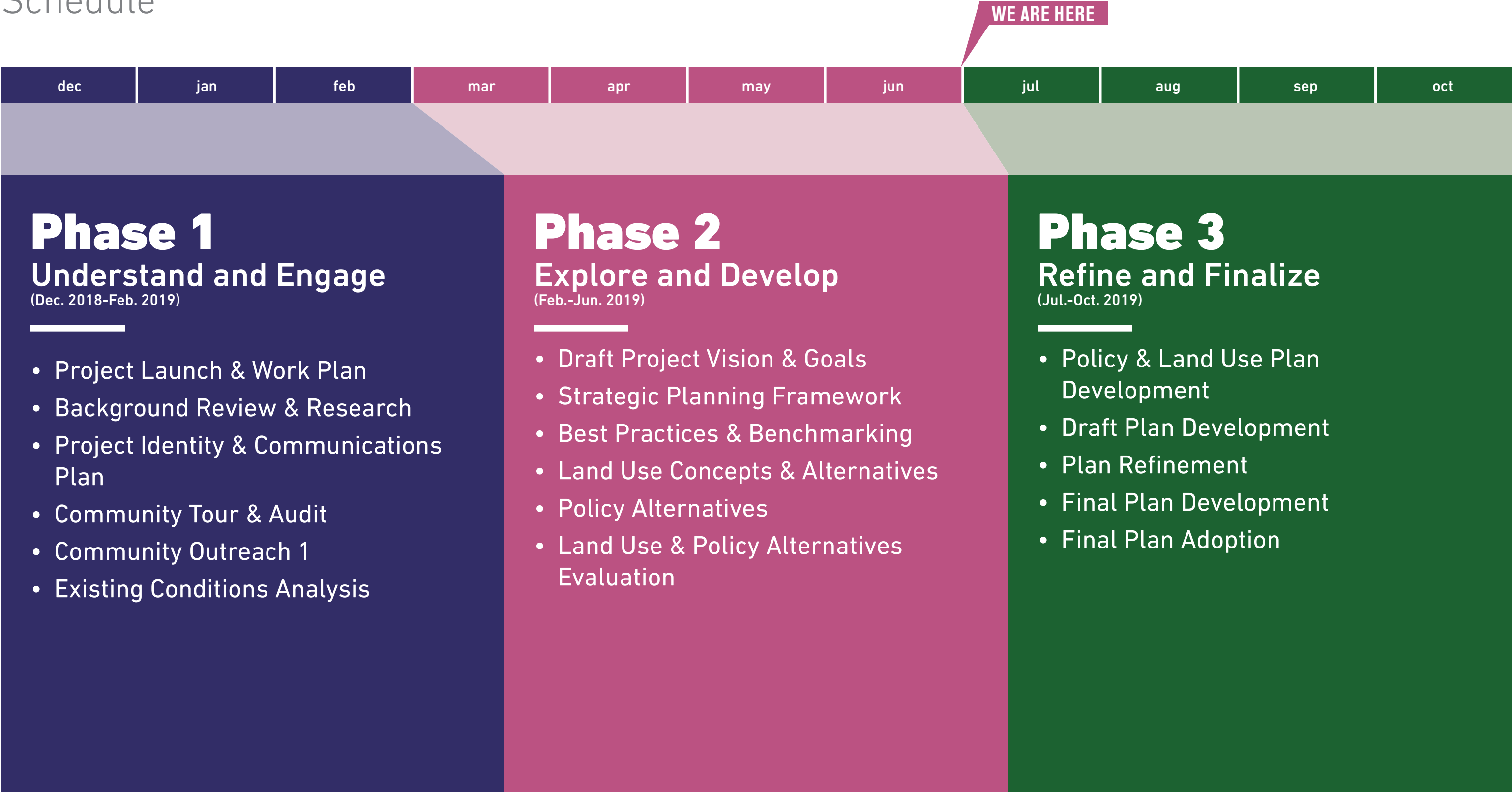
Project Overview

SC Local Government Comprehensive Planning Enabling Act of 1994



Project Overview

Schedule





What We've Heard

9
COMMUNITY
MEETINGS

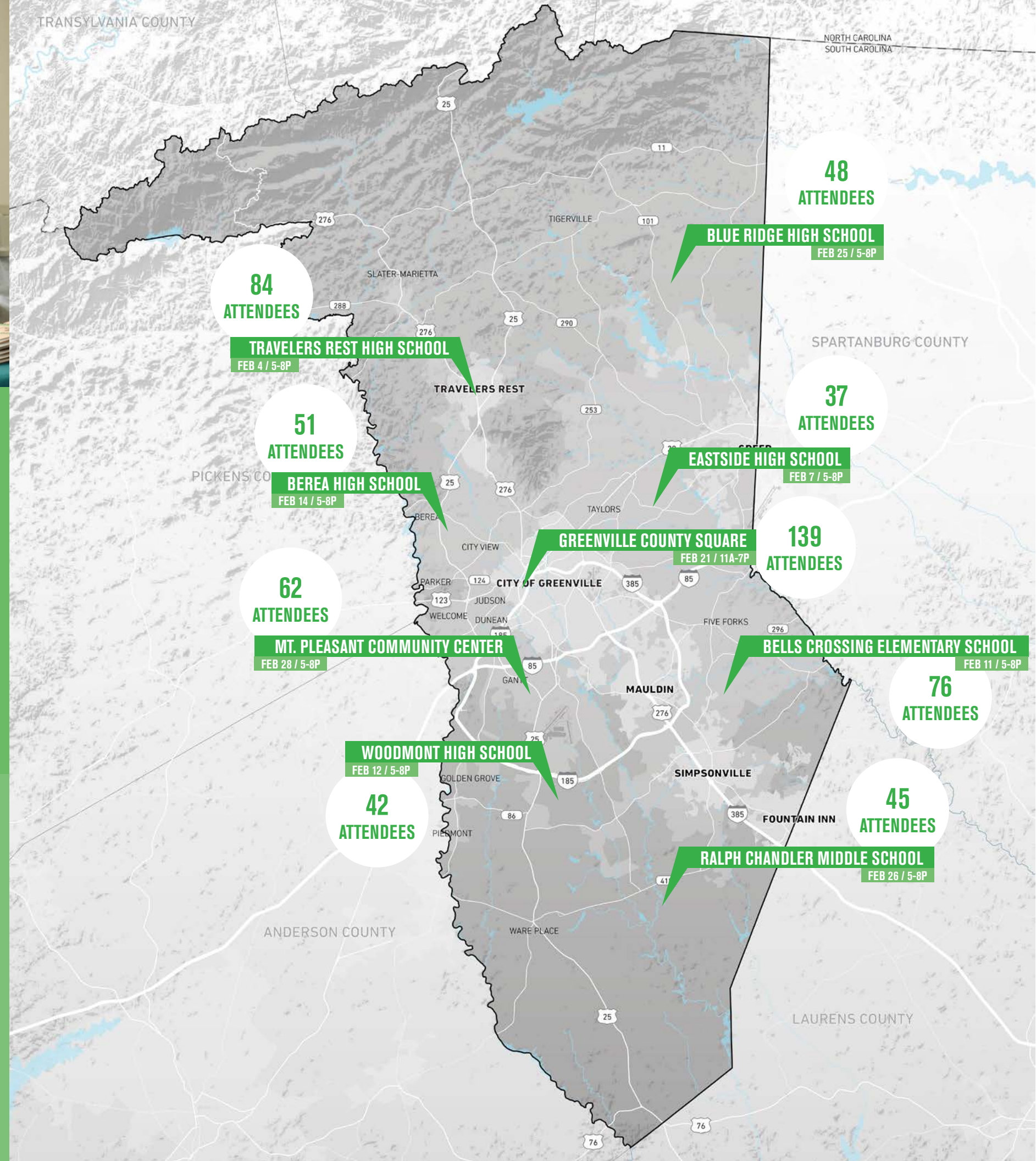


584
ATTENDEES

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
Unrivaed 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 A: Draft Goals & Objectives

Which goals and objectives should we prioritize?

Station A: Draft Goals & Objectives

Grow Population	Work Economic Development	Bloom Agriculture & Food Security
Goal A Promote equitable, healthy, and sustainable opportunities to integrate and support an increasingly diverse population.	Goal B Promote a vibrant, sustainable, equitable economy that supports a strong tax base.	Goal C Protect farmland for local food production and ensure access to healthy foods for all citizens.

Station A: Draft Goals & Objectives

Preserve Natural Resources	Enhance Cultural Resources	Serve Community Facilities
Goal D Protect the most valuable and vulnerable resources in Greenville County.	Goal E Protect Our Cultural Resources for Current and Future Generations.	Goal F Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.

Station A: Draft Goals & Objectives

Live Housing	Balance Land Use	Move Transportation
Goal G Promote housing choice and a sustainable, equitable, affordable, housing stock.	Goal H Ensure a sense of place in Greenville County.	Goal I Collaborate with land use plans to develop a transportation system which provides for; mobility options, a high level of service, and improved safety.
Objectives	Objectives	Objectives
Objective G1: Connect housing with jobs, transportation, and other uses.	Objective H1: Ensure that land development regulations support sensible land use patterns, attractive design features, and efficient community service delivery.	Objective I1: Improve Transportation choice and connectivity.
Objective G2: Improve housing choice and affordability and reduce homelessness.	Objective H2: Protect the county's rural character.	Objective I2: Improve transportation planning and equitable access to resources.
Objective G3: Protect existing neighborhoods and their residents.	Objective H3: Incentives infill development, adaptive reuse of older structures, and redevelopment of urban sites and brownfields.	Objective I3: Improve operations and safety for motorists, pedestrians, bicyclists.
Objective G4: Promote sustainable development patterns that encourage holistic neighborhood design.		

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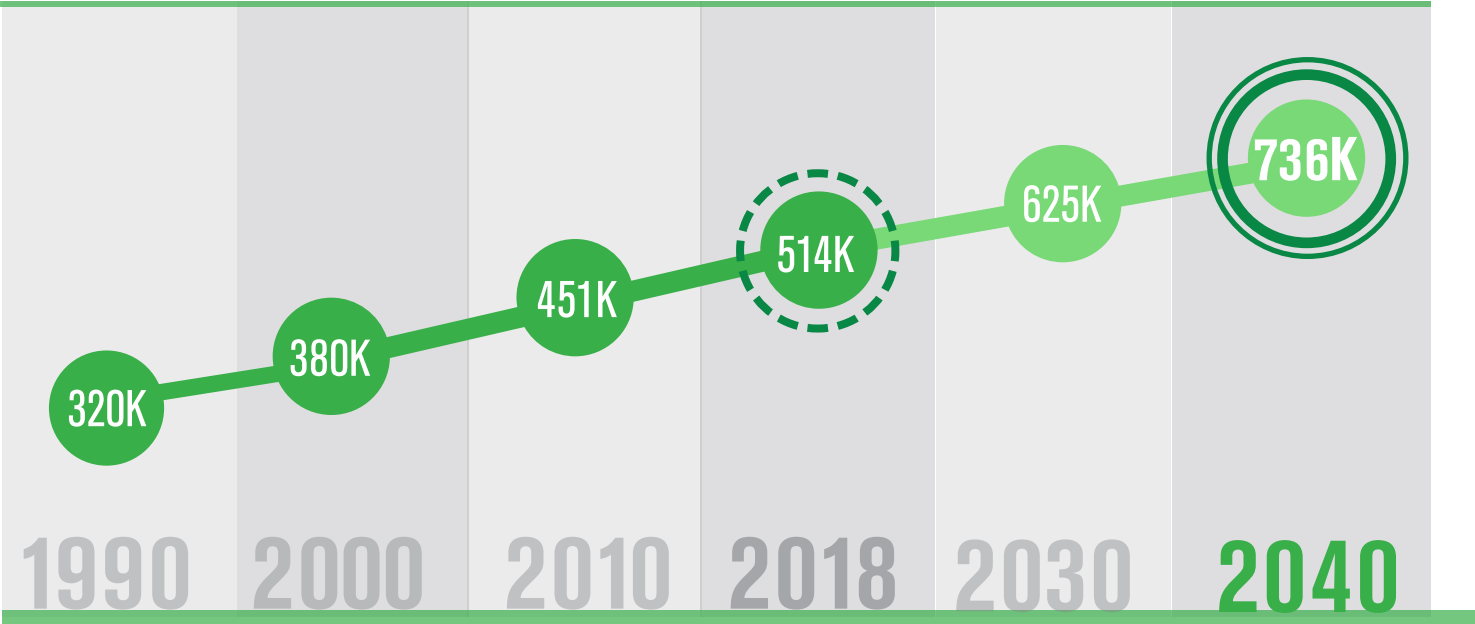
Station B: Accommodating Growth

Population Growth

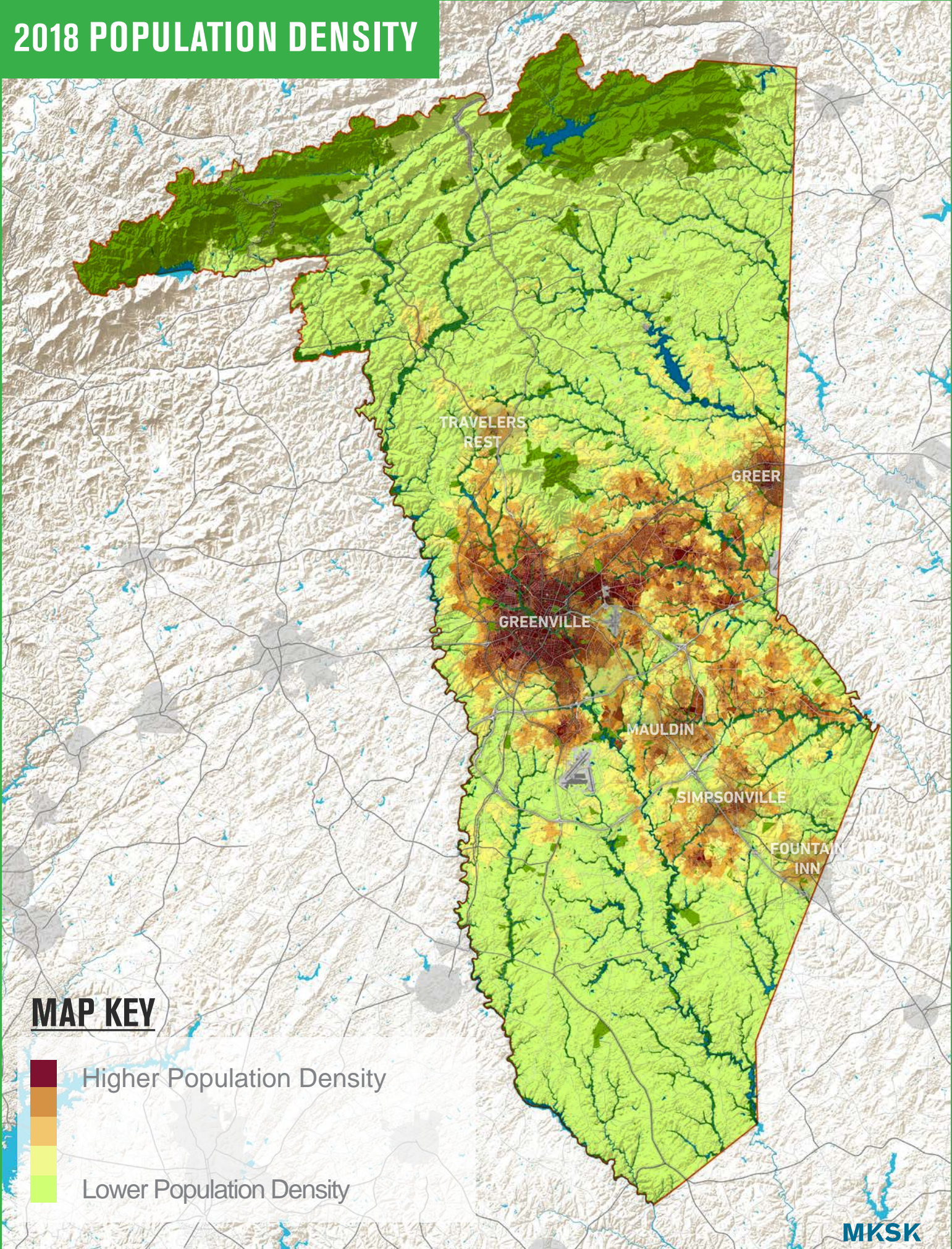
BY 2040, THE COUNTY IS PROJECTED TO ADD

»» **+222,000** 
New Residents

County Population Trends



2018 POPULATION DENSITY

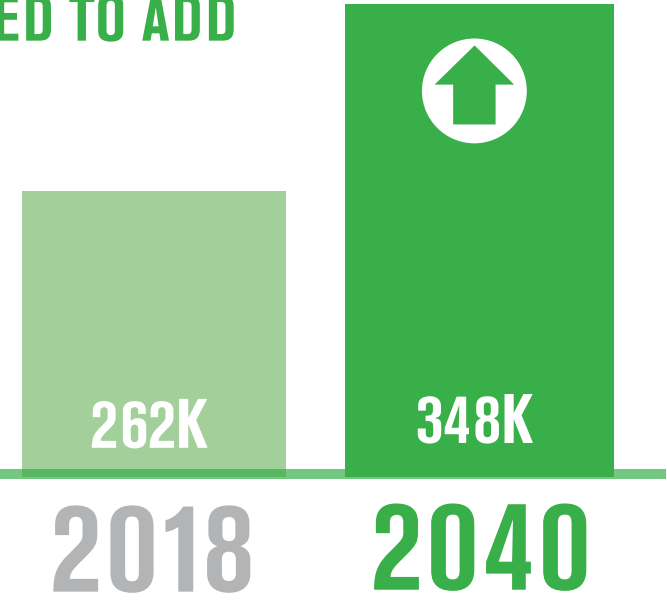


Station B: Accommodating Growth

Employment Growth

BY 2040, THE COUNTY IS PROJECTED TO ADD

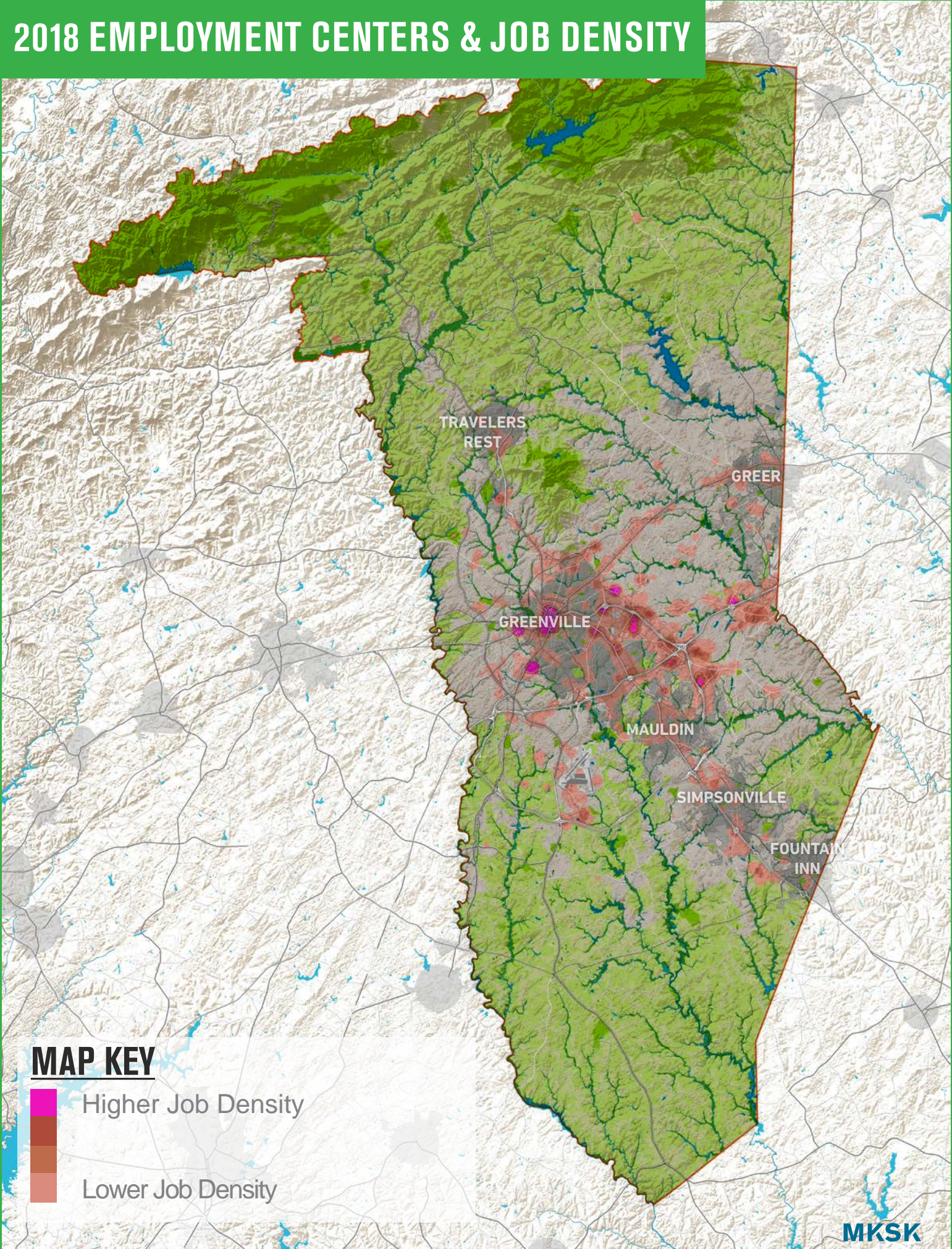
»» **+86,000**
Additional Jobs



GROWTH BY JOB SECTOR WILL VARY



2018 EMPLOYMENT CENTERS & JOB DENSITY

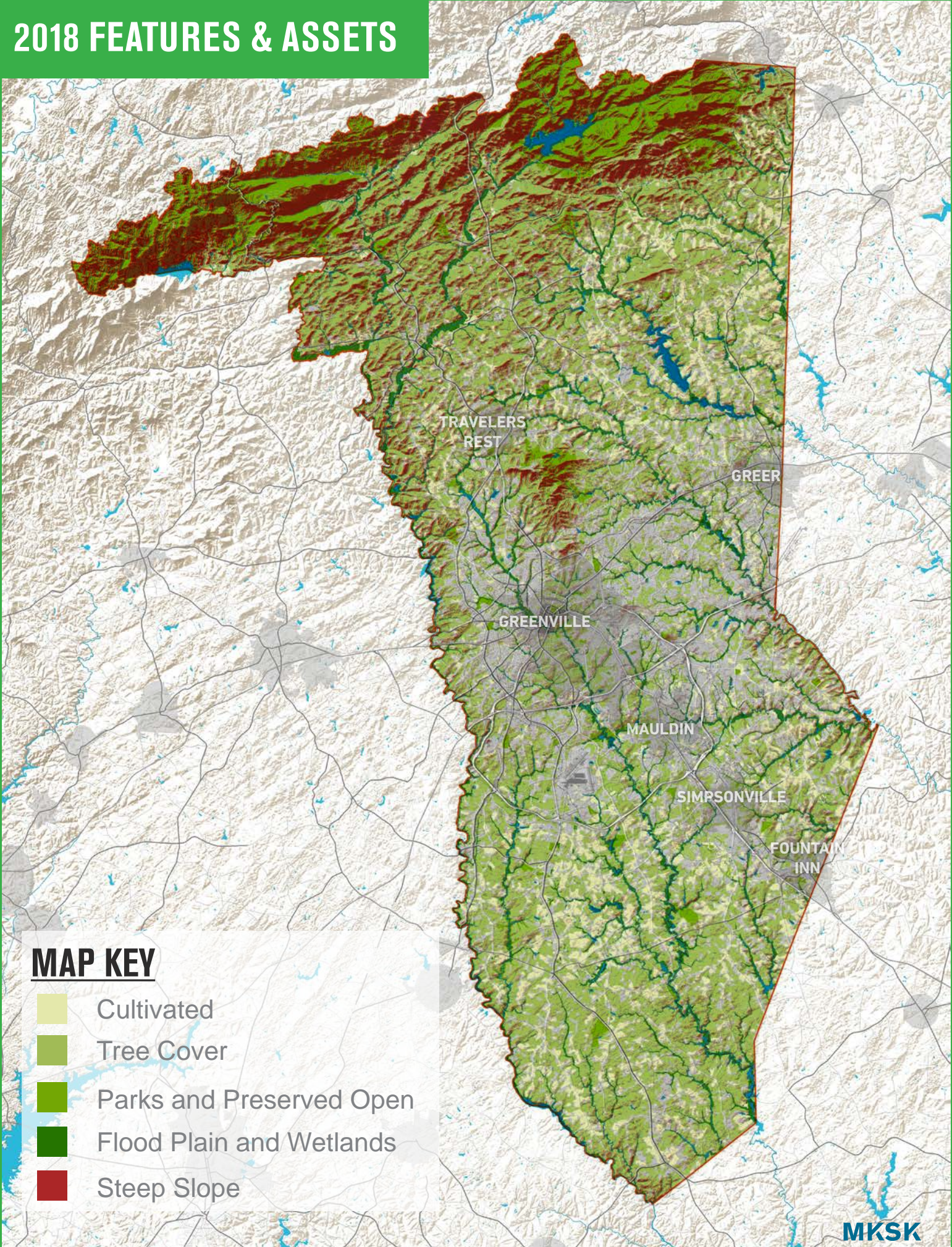


Station B: Accommodating Growth

Existing Features & Amenities



2018 FEATURES & ASSETS

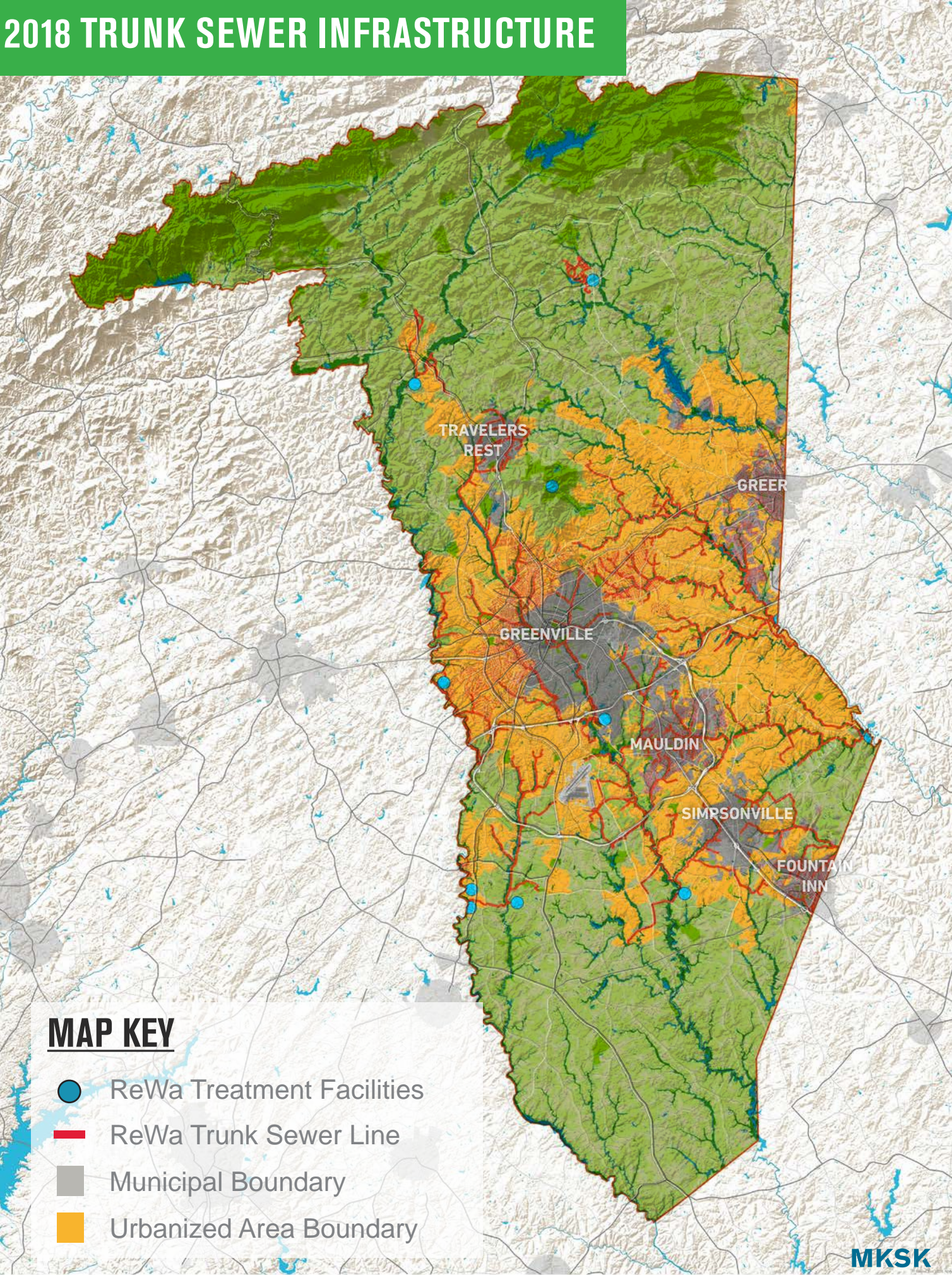


Station B: Accommodating Growth

Existing Infrastructure



2018 TRUNK SEWER INFRASTRUCTURE



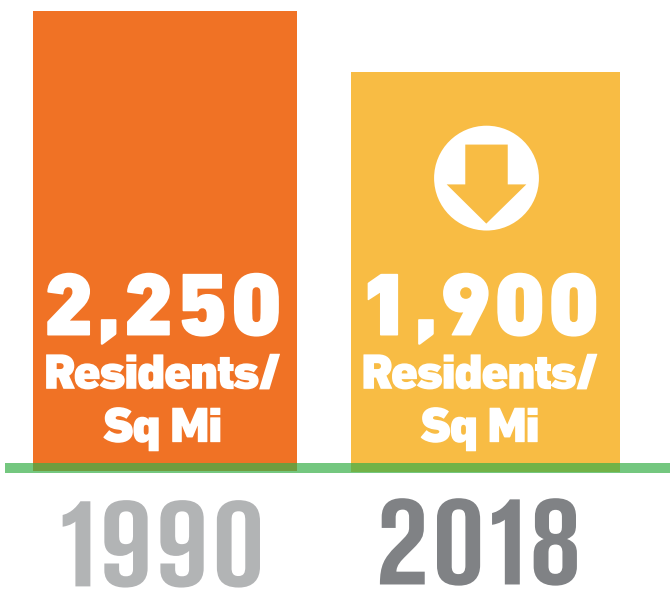
Station B: Accommodating Growth

Urbanization Trends

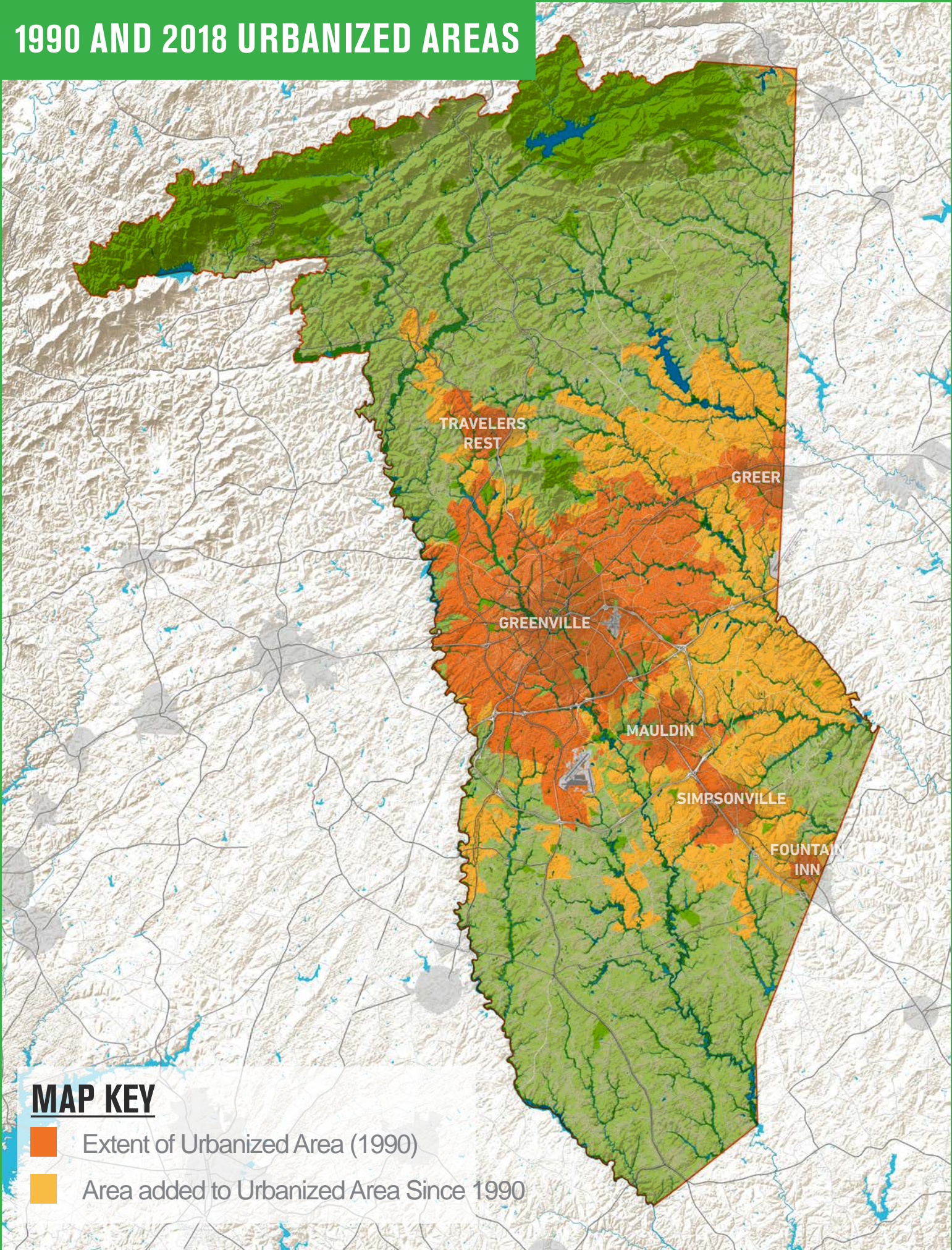
URBANIZED AREA HAS NEARLY DOUBLED SINCE 1990



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

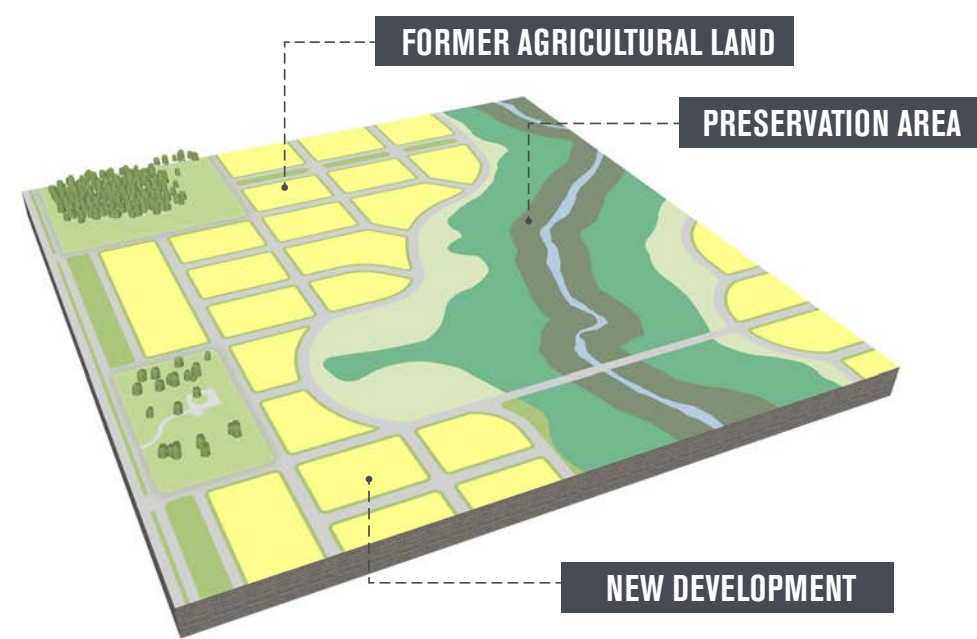


1990 AND 2018 URBANIZED AREAS

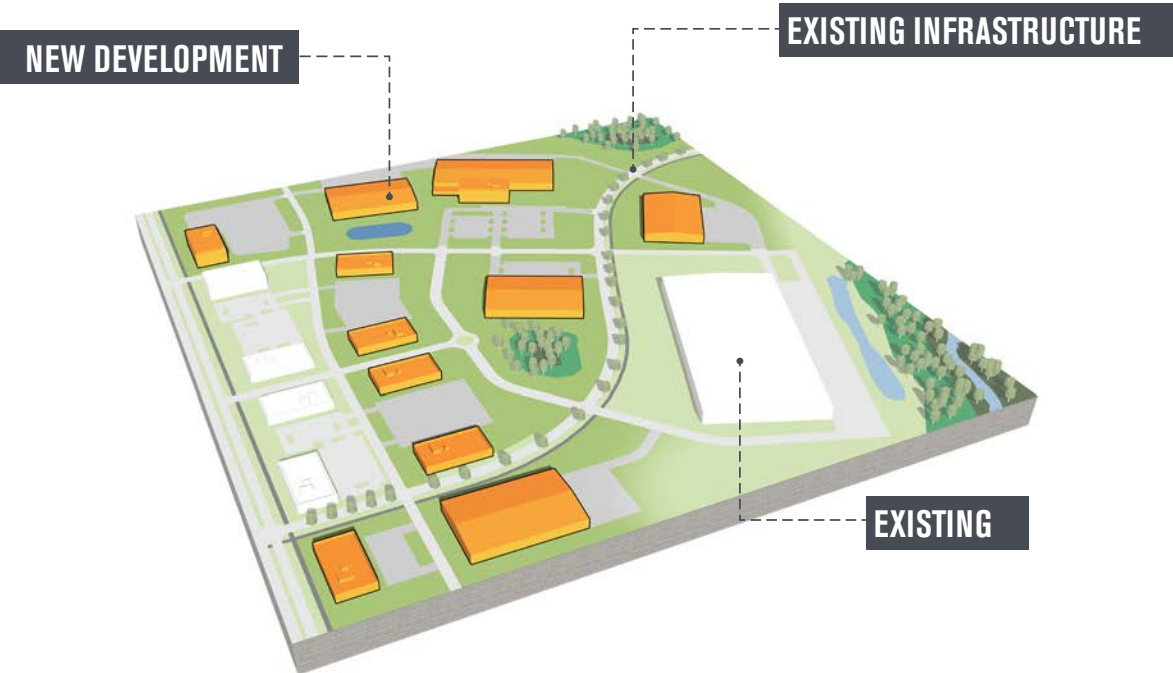


Station B: Accommodating Growth

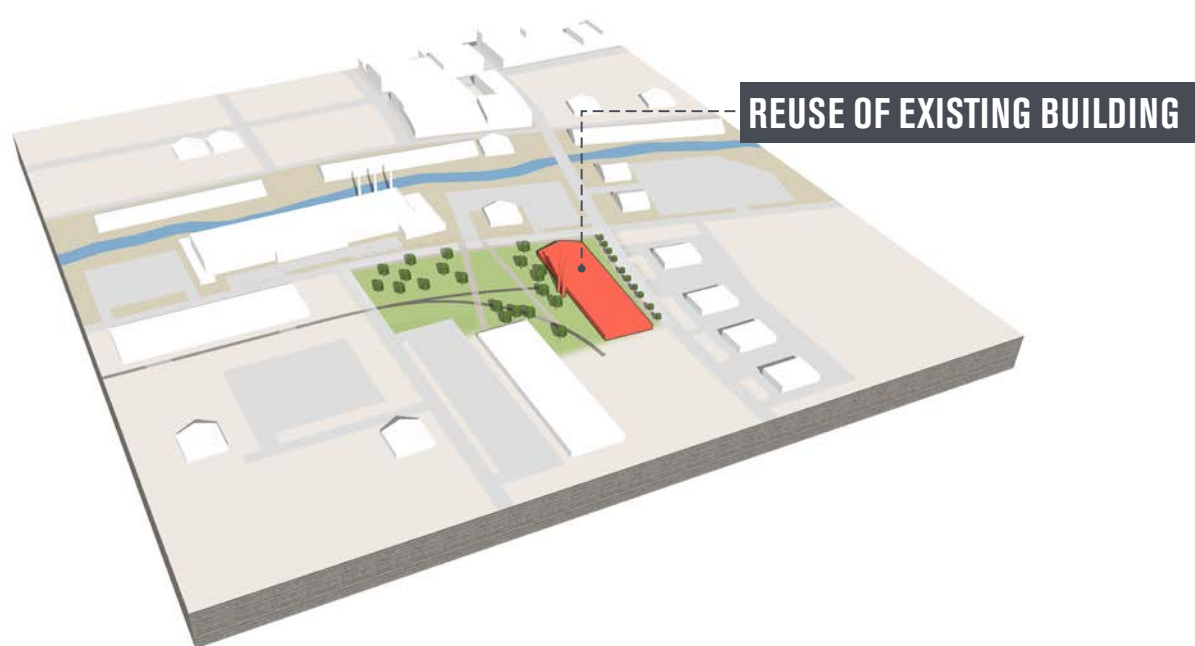
Development Strategies



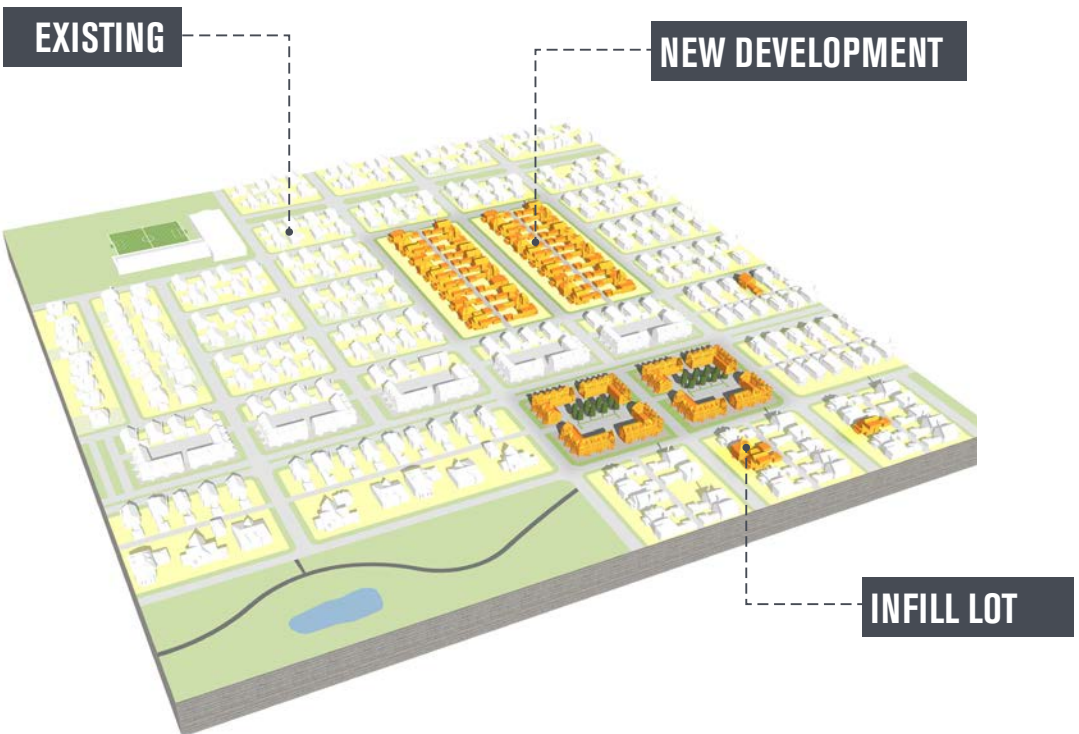
Greenfield



Shovel-Ready



Adaptive Reuse

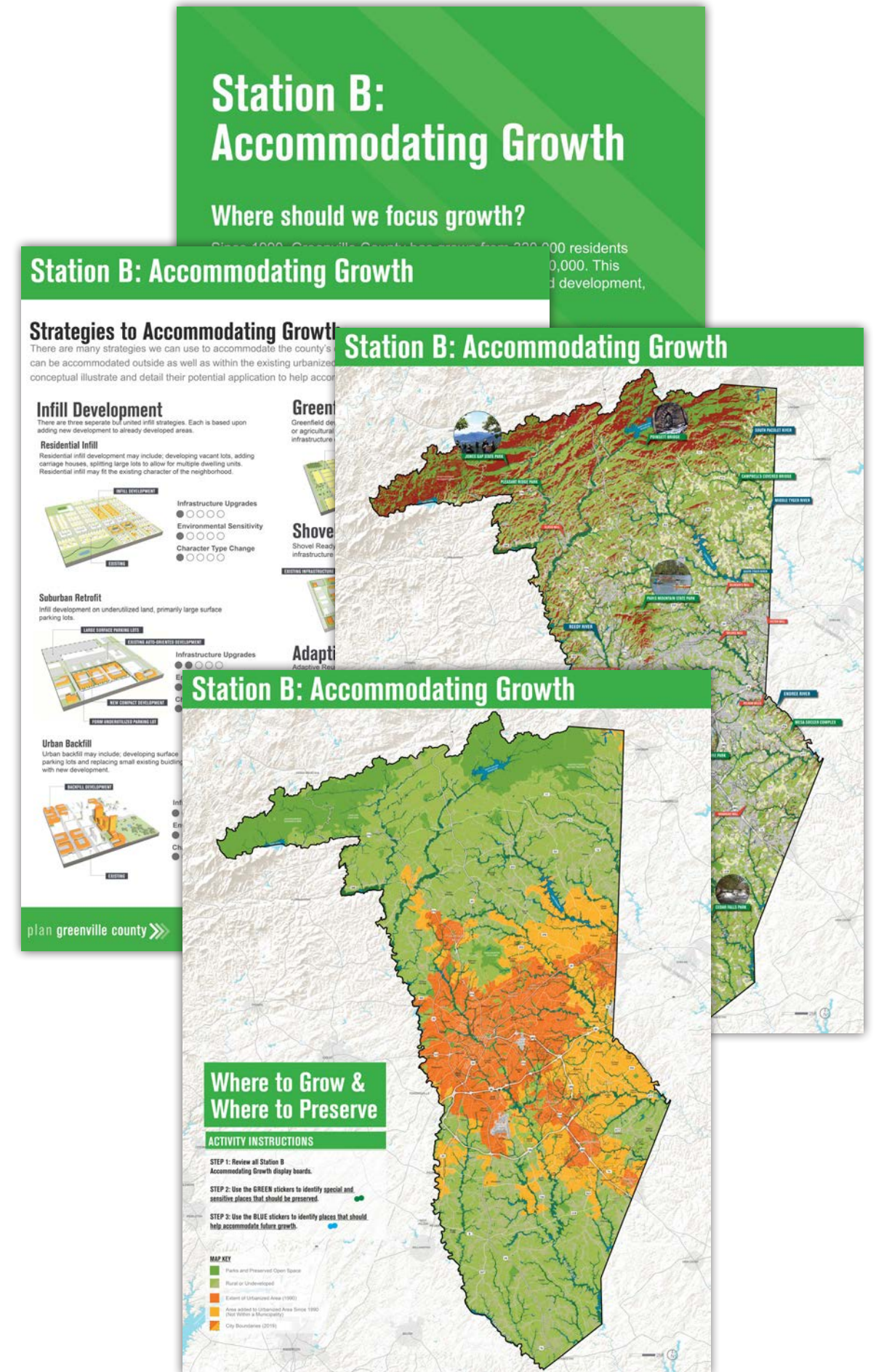


Residential Infill

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)

Low-intensity development, low-density neighborhoods

Large homes on large lots

Large lot with long driveways, on septic

Homes set back from road

well-integrated with the natural landscape

Rural Village (RV)

Walkable with small-town character

Clustered commercial activity

Rural crossroads

Agriculture & Open Space (AOS)

Working farms

Open spaces with wooded stands of forests

Pasture and open spaces

Character Types

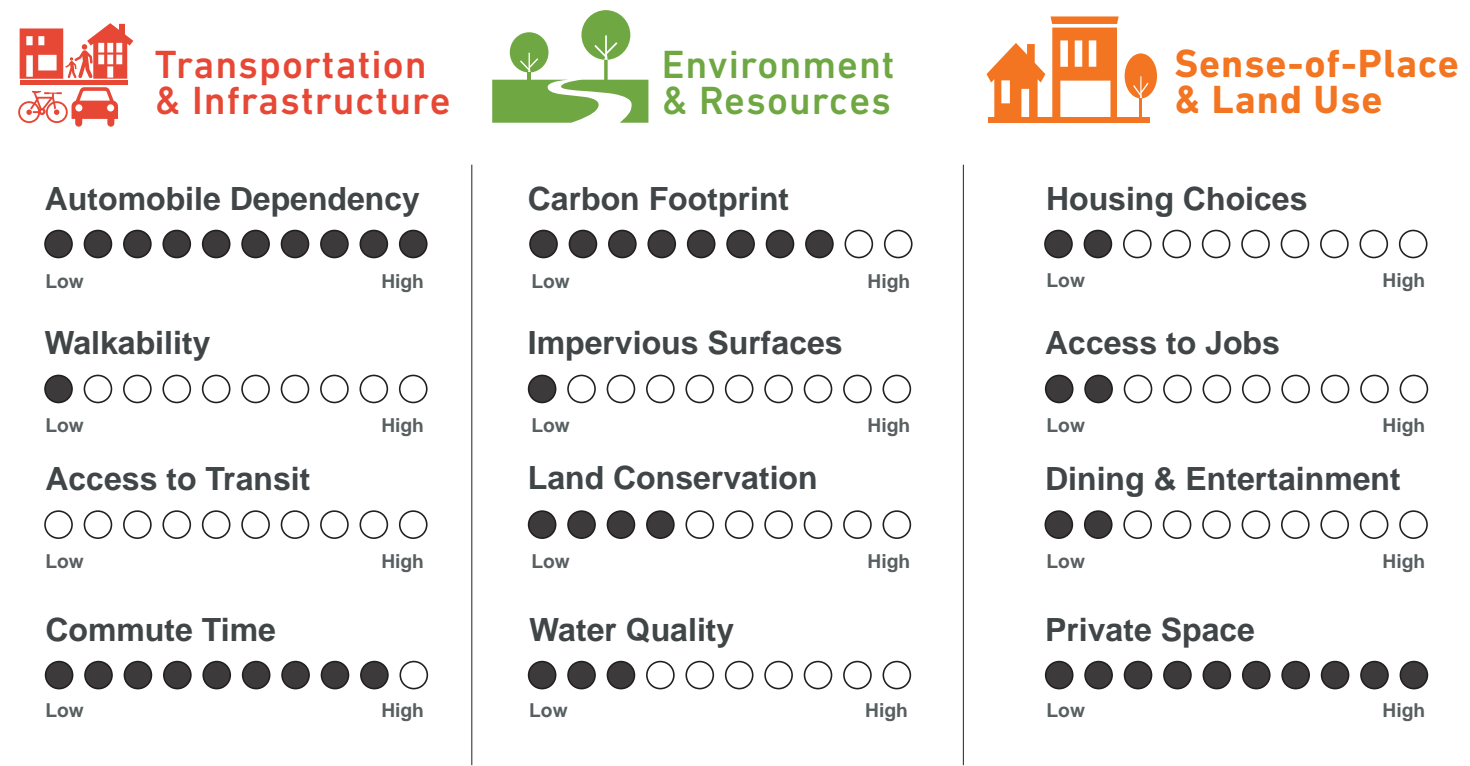
- Rural
- Suburban
- Traditional
- Urban
- Employment Centers & Special Districts

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





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.

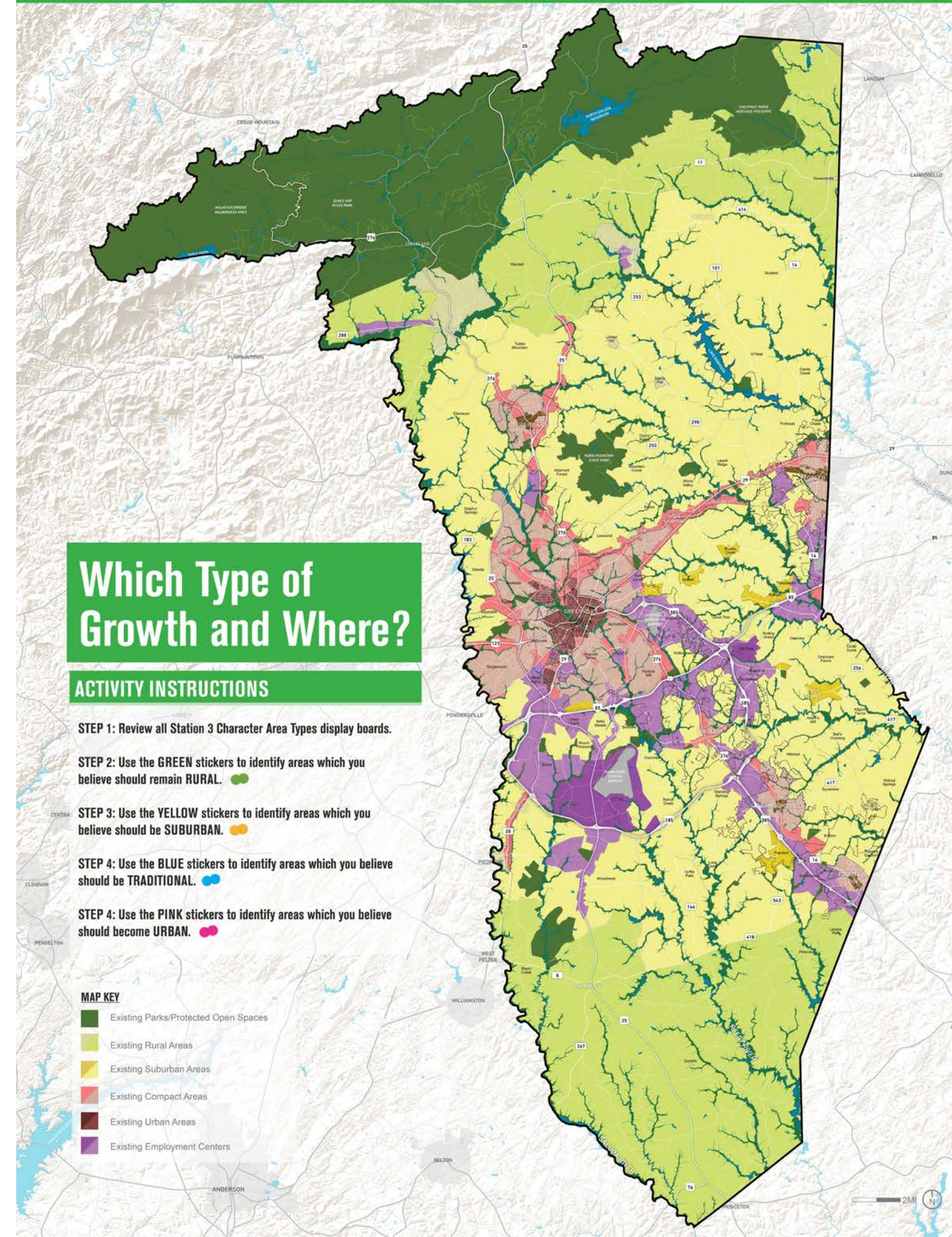


Station C: Character Areas

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.

Station C: Character Areas





Next Steps

Next Steps

Next Steps

