



**Greenville County Planning Department**

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**MEMORANDUM**

**TO:** The Greenville County Planning and Development Committee

**FROM:** Suzanne Terry, Associate Planner, Community Area Planning

**DATE:** January 28, 2014

**RE:** Dunean Community Plan

At their January 22, 2014 meeting the Greenville County Planning Commission voted to approve the Dunean Community Plan as a guide for change and development in the Dunean Community, and further recommended that Greenville County Council adopt the Dunean Community Plan as an amendment to the County's Comprehensive Plan. Therefore, we are offering the attached ORDINANCE TO ADOPT THE DUNEAN COMMUNITY PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN for your consideration.

**ZONING DOCKETS FROM JANUARY 22, 2014 GCPC MEETING**

| Docket Number   | Applicant   | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION   |
|-----------------|---|----------|------------|-----------|----------|--|
| CP- 2013-3      | Greenville County Planning Commission proposed Text Amendment to revise the Imagine Greenville County Comprehensive Plan to include the Dunean Community Plan   |          | N/A        | Approval  |          |  |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on October 14, 2013 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Cynthia Chance, Dunean Community Alliance, cited community-wide support and participation. Commended staff for their work on the plan and meeting facilitation.</li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1. Beth Roddy, Dunean Historical Society. In favor of planning efforts, but felt that the DHS was shunned from the process early on.</li> <li>2. Marshall Williams, also with DHS, echoed Ms. Roddy's comments</li> </ol>   |          |            |           |          | <p>Petition/Letter</p> <p>For – None</p> <p>Against – None</p> |
| Staff Report    | <p>Over the past year and a half, community residents, stakeholders, planners, and public officials participated in a series of meetings to create the Dunean Community Plan.</p> <p>The Dunean Community Plan is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders, and the development community and serves as a guide for where and how future development should occur.</p> <p>Based on comments from the public hearing on October 14, 2013, staff provided an opportunity for representatives of the Dunean Historical Society and the Dunean Mills Community Alliance to provide additional input regarding the drafting of the Dunean Community Plan. As a result, sections were added to emphasize the achievements of both organizations, as well as to highlight areas of mutual cooperation within the plan's work program. Staff feels that this effort has brought the community closer together, and has improved relations between the Dunean Historical Society and the Dunean Mills Community Alliance, with the shared goal of improving their community.</p> |          |            |           |          |  |

**A RESOLUTION**

**A RESOLUTION TO APPROVE THE DUNEAN COMMUNITY PLAN AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.**

**WHEREAS**, the Dunean Community Plan is the result of a community lead effort including numerous stakeholders and residents;

**WHEREAS**, the Dunean Community Plan is organized around improvements in Infrastructure and Housing, Public Safety, Community Identity, Historic Preservation, and Revitalization.

**WHEREAS**, the Greenville County Planning Commission recognizes that the Dunean Community Plan is not intended to be a regulatory document, but instead, the Dunean Community Plan document is intended to serve as a statement of the community's vision and recommendations for its future. The goals and actions contained herein will be used to guide decisions directing public and private improvements 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 Dunean Community Plan as a guide for change and development in the Dunean Community, and further recommends that Greenville County Council adopt the Dunean Community Plan as an amendment to the County's Comprehensive Plan.

**DONE IN REGULAR MEETING THIS 22<sup>ND</sup> DAY OF JANUARY, 2014**

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Chad Tumblin, Chairman  
Greenville County Planning Commission

ATTEST:

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Lance Estep, AICP  
Director, Planning and Code Compliance Division

**AN ORDINANCE**

**AN ORDINANCE TO ADOPT THE DUNEAN COMMUNITY PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.**

**WHEREAS**, in 2009, the Greenville County Council adopted “Imagine 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 Dunean Community Plan, attached hereto and incorporated herein by reference as Exhibit “A”, and

**WHEREAS**, seven community meetings were held between January and August 2012, at which community residents and stakeholders worked extensively with Planning staff to develop their vision for the future of the Dunean Community; and

**WHEREAS**, the Dunean Community Plan, completed in 2013, was jointly developed by Greenville County, the Dunean Leadership Committee, and numerous residents and stakeholders,

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

**Section 1. Adoption of the Dunean Community Plan.**

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

**Section 2. Effective Date.**

The Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

**DONE IN REGULAR MEETING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.**

\_\_\_\_\_  
Bob Taylor, Chairman  
Greenville County Council

ATTEST:

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Theresa B. Kizer  
Clerk to Council

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Joseph M. Kernell  
County Administrator