

DOCKET NUMBER: CP-2019-05

APPLICANT: Greenville County Planning & Zoning

SUMMARY: Over the past year, numerous Greenville County residents, stakeholders, public officials, and county staff participated in a series of community meetings, committee meetings, and other public input sessions to develop *Plan Greenville County*, the Greenville County Comprehensive Plan, consistent with the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended.

Plan Greenville County reflects Greenville County's vision for the future and identifies goals, objectives, and implementation strategies for each of the ten plan elements. Elements addressed by this plan include:

- (1) *Grow*: Population;
- (2) *Work*: Economic Development;
- (3) *Bloom*: Agriculture & Food Security;
- (4) *Preserve*: Natural Resources;
- (5) *Enrich*: Cultural Resources;
- (6) *Serve*: Community Facilities;
- (7) *Live*: Housing;
- (8) *Balance*: Land Use;
- (9) *Move*: Transportation;
- (10) *Implement*: Priority Investment

The plan, which also includes an inventory of existing conditions, projections, and a Future Land Use Map, provides direction for community leaders and stakeholders and serves as a guide for future development and redevelopment within Greenville County.

CONCLUSION: Therefore, staff presents *Plan Greenville County*, the Greenville County Comprehensive Plan, for your resolution, and to be forwarded to Greenville County Council's Planning and Development Committee for consideration.

RESOLUTION

A RESOLUTION TO ADOPT *PLAN GREENVILLE COUNTY*, THE COMPREHENSIVE PLAN FOR GREENVILLE COUNTY, CONSISTENT WITH THE REQUIREMENTS OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994, AS AMENDED.

SECTION 1: Whereas, the Comprehensive Plan is the result of a yearlong planning process entitled *Plan Greenville County* that involved citizens throughout Greenville County; and

SECTION 2: Whereas, this Comprehensive Plan contains goals, objectives, strategies, and maps relating to population, the economy, natural resources, cultural resources, community facilities, housing, land use, transportation, agriculture and food safety, and priority investment areas; and

SECTION 3: Whereas, this Comprehensive Plan will serve as a guide for making County decisions relating to land development proposals and ordinances, transportation issues, and public facilities programming. This Comprehensive Plan will also be used in considering changes to the Future Land Use Map or smaller area plans, and zoning ordinance text and map changes; and

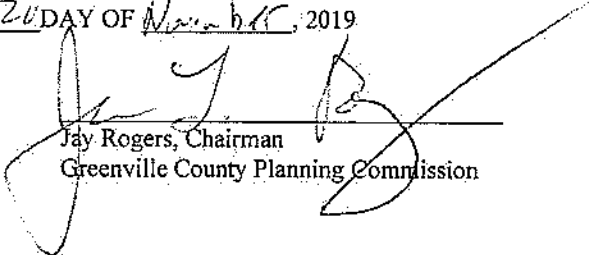
SECTION 4: Whereas, the Greenville County Planning Commission recognizes that the Comprehensive Plan is not binding on Greenville County Council or future County Councils as far as specific zoning of land is concerned and it does not mandate future zoning conformance or zoning jurisdiction expansion. However, the Plan will be considered by the Greenville County Planning Commission and County Council in making zoning decisions along with other relevant information; and

SECTION 5: Whereas, in its approval, the Greenville County Planning Commission recognizes the value of having a coordinated overview of the problems, needs, and opportunities that growth and change will create. The Greenville County Planning Commission further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitation of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives.

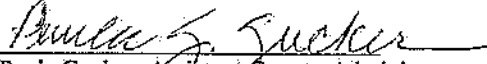
BE IT RESOLVED that the Greenville County Planning Commission, in regular session hereby adopts *Plan Greenville County*, the County's Comprehensive Plan and Future Land Use Map as general guides for change, and development within the county.

BE IT FURTHER RESOLVED that, in light of the Greenville County Planning Commission's adoption of the plan, and the widespread citizen input into the formation of the plan, as well as the demonstrated critical need for managing growth in Greenville County, the Planning Commission does hereby request that County Council adopt the plan as a guide for future growth in Greenville County.

ADOPTED IN MEETING DULY ASSEMBLED THIS 20 DAY OF November, 2019


Jay Rogers, Chairman
Greenville County Planning Commission

ATTEST:


Paula Gucker, Assistant County Administrator
Community Planning & Development

AN ORDINANCE

AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE COUNTY OF GREENVILLE IN COMPLIANCE WITH S.C. CODE SECTION 6-29-510.

BE IT ORDAINED BY THE GREENVILLE COUNTY COUNCIL:

WHEREAS, the Greenville County Planning Commission has, by resolution pursuant to Section 6-29-520(B) of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, recommended that the Greenville County Comprehensive Plan set forth in that certain document entitled, "Plan Greenville County", attached hereto and incorporated herein by reference as Exhibit "A", be adopted by Greenville County Council; and

WHEREAS, the Greenville County Comprehensive Plan includes those planning elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, to be contained in a local comprehensive plan, namely: (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 slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types; (4) a cultural resources element which considers historic buildings and structures, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources; (5) a community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste facilities; education facilities; and libraries; (6) a housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing; (7) a land use element which considers existing and future land use by categories and components; (8) a transportation element which considers transportation facilities, including road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of the transportation network; and (9) an agriculture and food security element focusing on local food production and access to healthy food; (10) a priority investment element which considers coordination among local and regional governments and local and regional public service providers resulting in future development that is more cost effective and more efficient in the consumption of land; and

WHEREAS, the ten (10) planning elements enumerated above are an expression of the recommendations of the Greenville County Planning Commission to Greenville County Council with regard to the wise and efficient use of public funds, the future growth, development, and redevelopment of the Commission's area of jurisdiction, and consideration of the fiscal impact on property owners.

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

Section 1. Adoption of Comprehensive Plan. The County Council of Greenville County, South Carolina, hereby adopts the Greenville County Comprehensive Plan entitled, "Plan Greenville County", as set forth in Exhibit "A" attached hereto, 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.

Section 2. Effective Date. This ordinance shall take effect upon approval.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2020.

Herman G. Kirven, Jr., Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

ATTEST:

Regina McCaskill
Clerk to Council