



# GREENVILLE COUNTY: PRESENT AND FUTURE

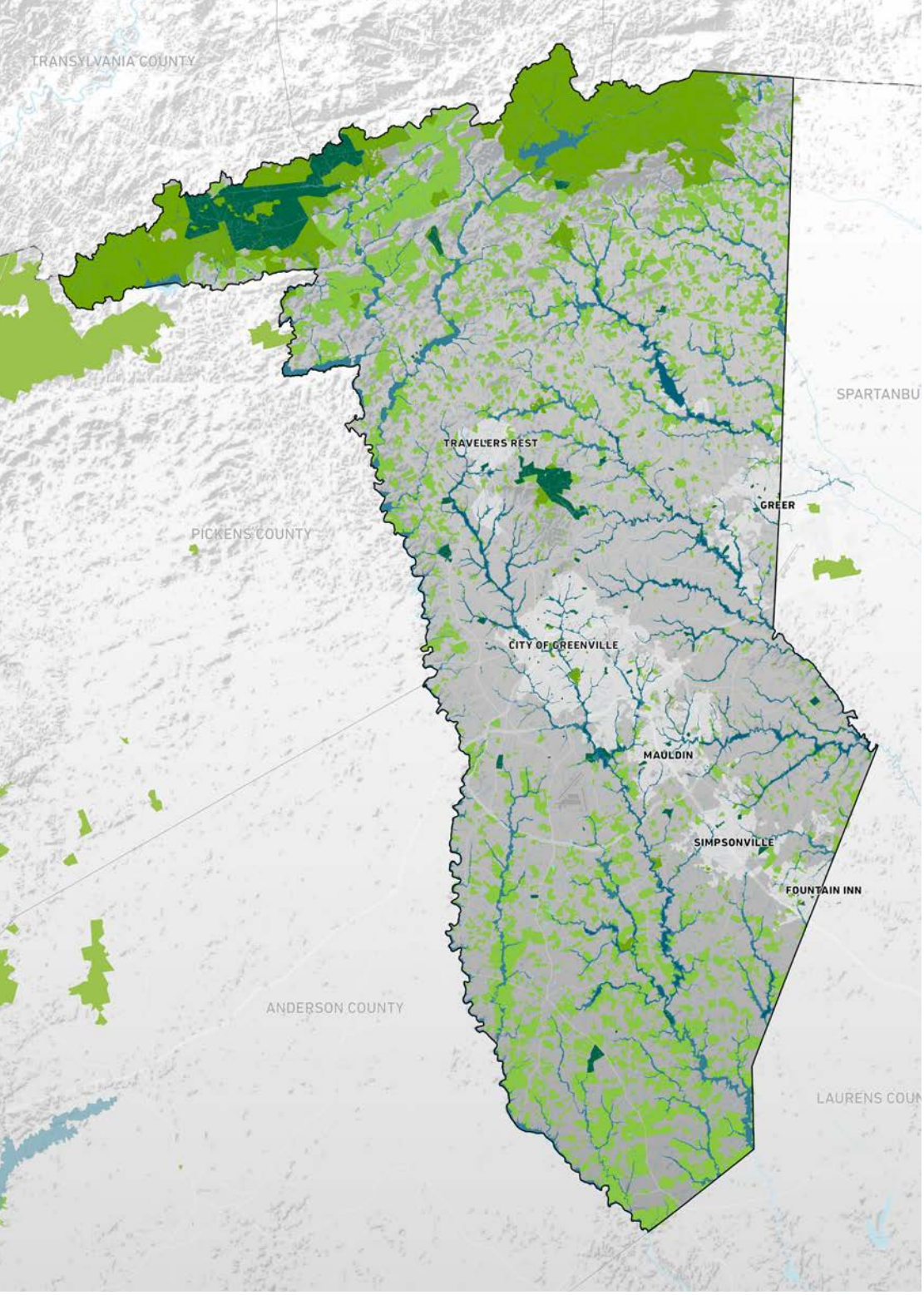
OCTOBER 20, 2021

GREENVILLE COUNTY  
**PLANNING**  
DIVISION



# PLANNING IN GREENVILLE COUNTY

## ABOUT GREENVILLE COUNTY



# PLANNING IN GREENVILLE COUNTY

## POPULATION GROWTH

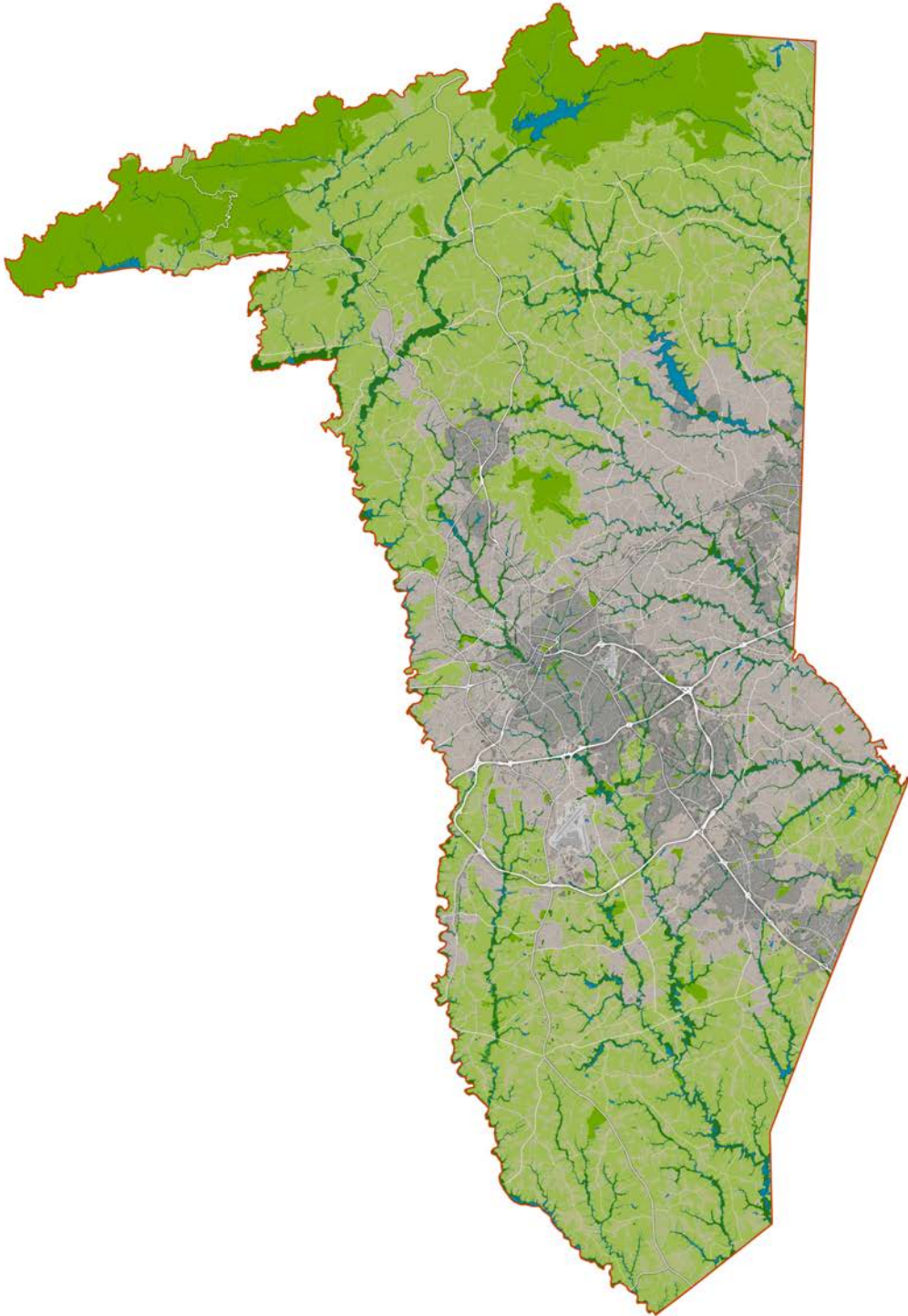


2020  
POPULATION:  
525K

PROJECTED 2040  
POPULATION:  
736K



2020-2040  
POPULATION  
GROWTH:  
OVER 40%



# PLANNING IN GREENVILLE COUNTY

## PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN

### SC Local Government Comprehensive Planning Enabling Act of 1994



# PLAN GREENVILLE COUNTY

## PLAN GOALS



**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.



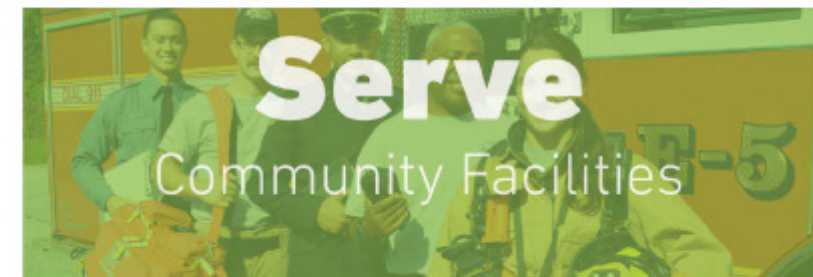
**Preserve**  
Natural Resources

**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.



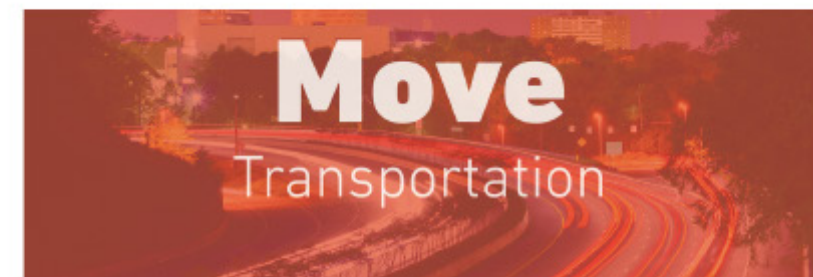
**Live**  
Housing

**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.



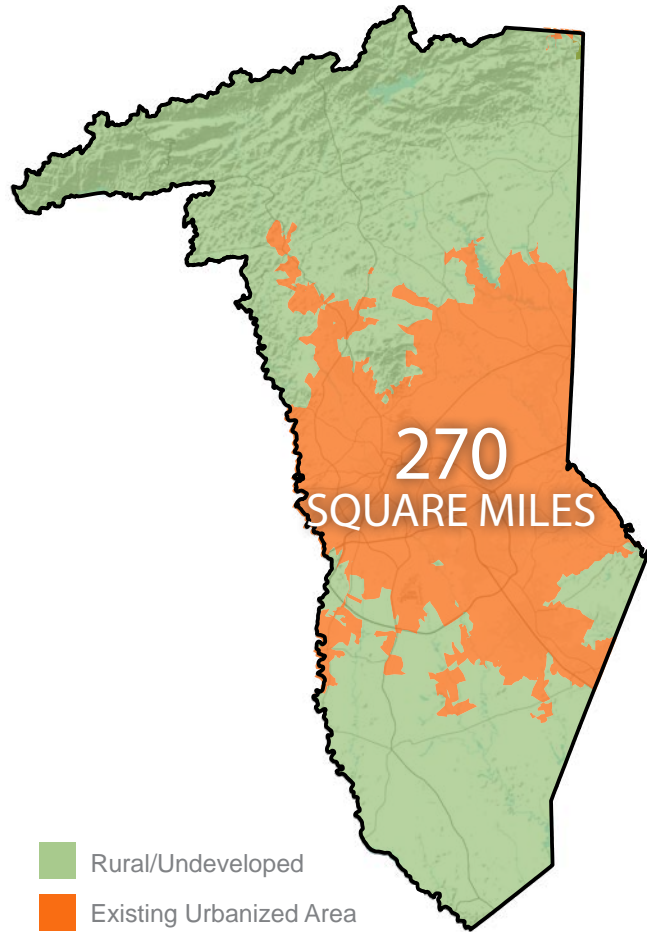
**Move**  
Transportation

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

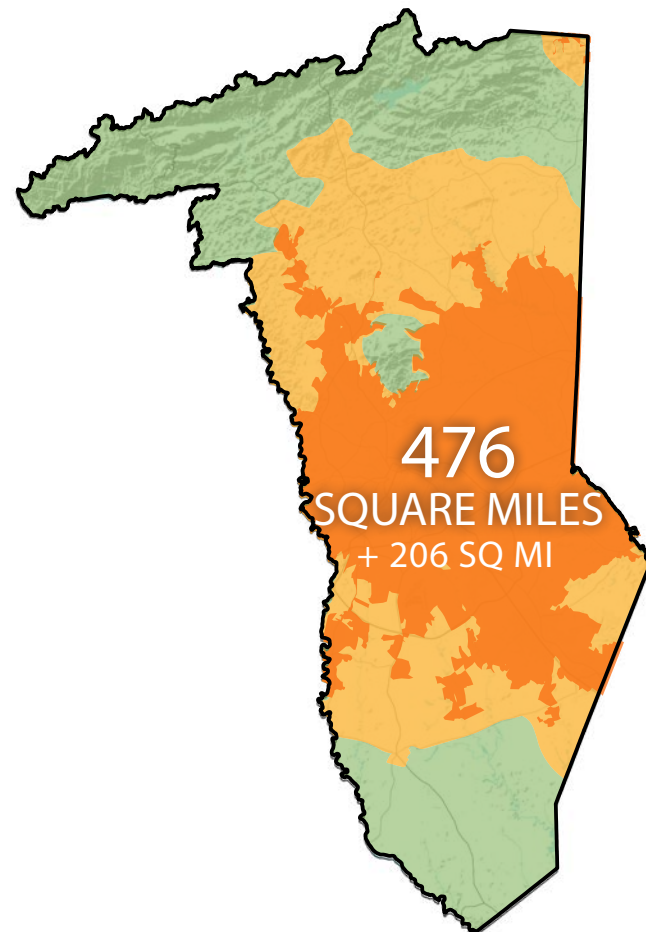
# PLAN GREENVILLE COUNTY

## SCENARIO PLANNING

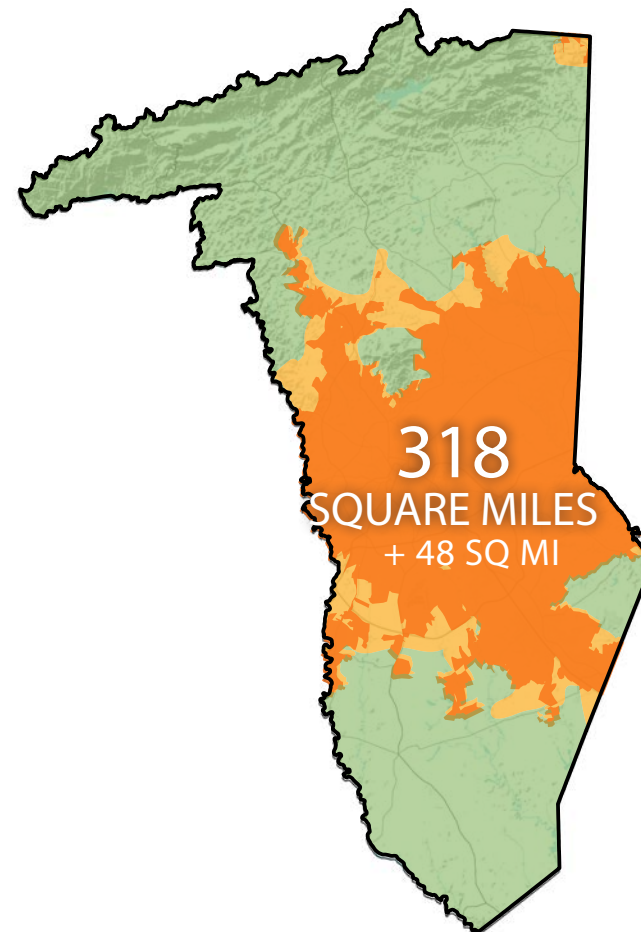
### EXISTING



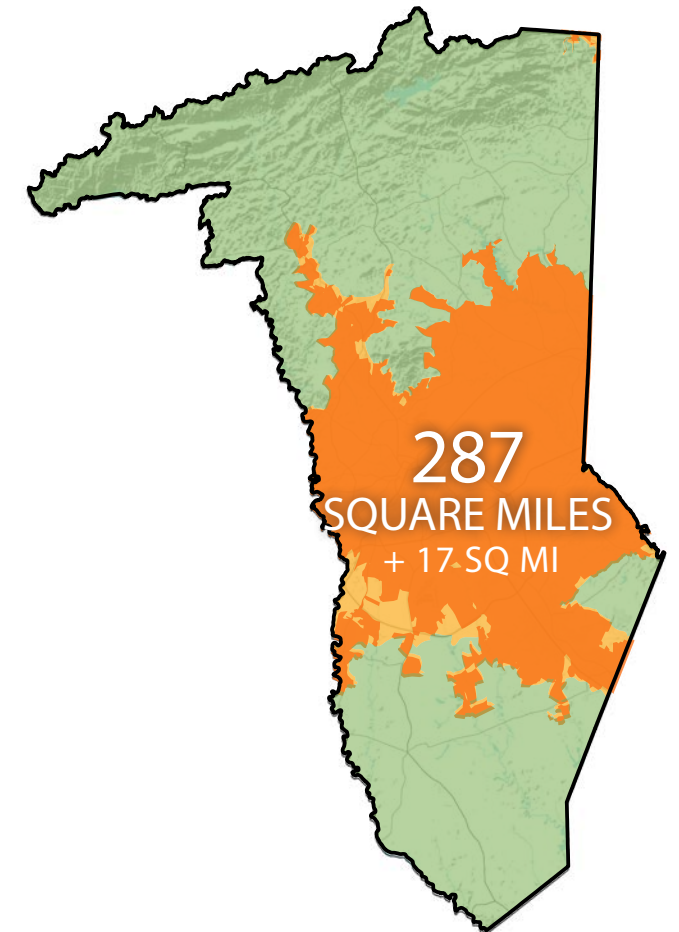
### SCENARIO 1: CONTINUE TRENDS



### SCENARIO 2: FOCUS GROWTH



### SCENARIO 3: MAXIMIZE INFILL



- Rural/Undeveloped
- Existing Urbanized Area
- Projected Additional Urbanized Area



2018 Urbanized Area  
Existing Density  
1,800/Sq Mi



2040 Urbanized Area  
Expected Density  
1,500/Sq Mi



2040 Urbanized Area  
Expected Density  
2,300/Sq Mi




2040 Urbanized Area  
Expected Density  
2,600/Sq Mi

# PLAN GREENVILLE COUNTY

## FUTURE LAND USE MAP

 **1.4 MILLION METRIC TONS**  
Reduction in greenhouse gasses over lifetime of plan (2020-2040).

 **4.5 BILLION GALLONS**  
Reduced annual water usage by Greenville County residents and businesses.

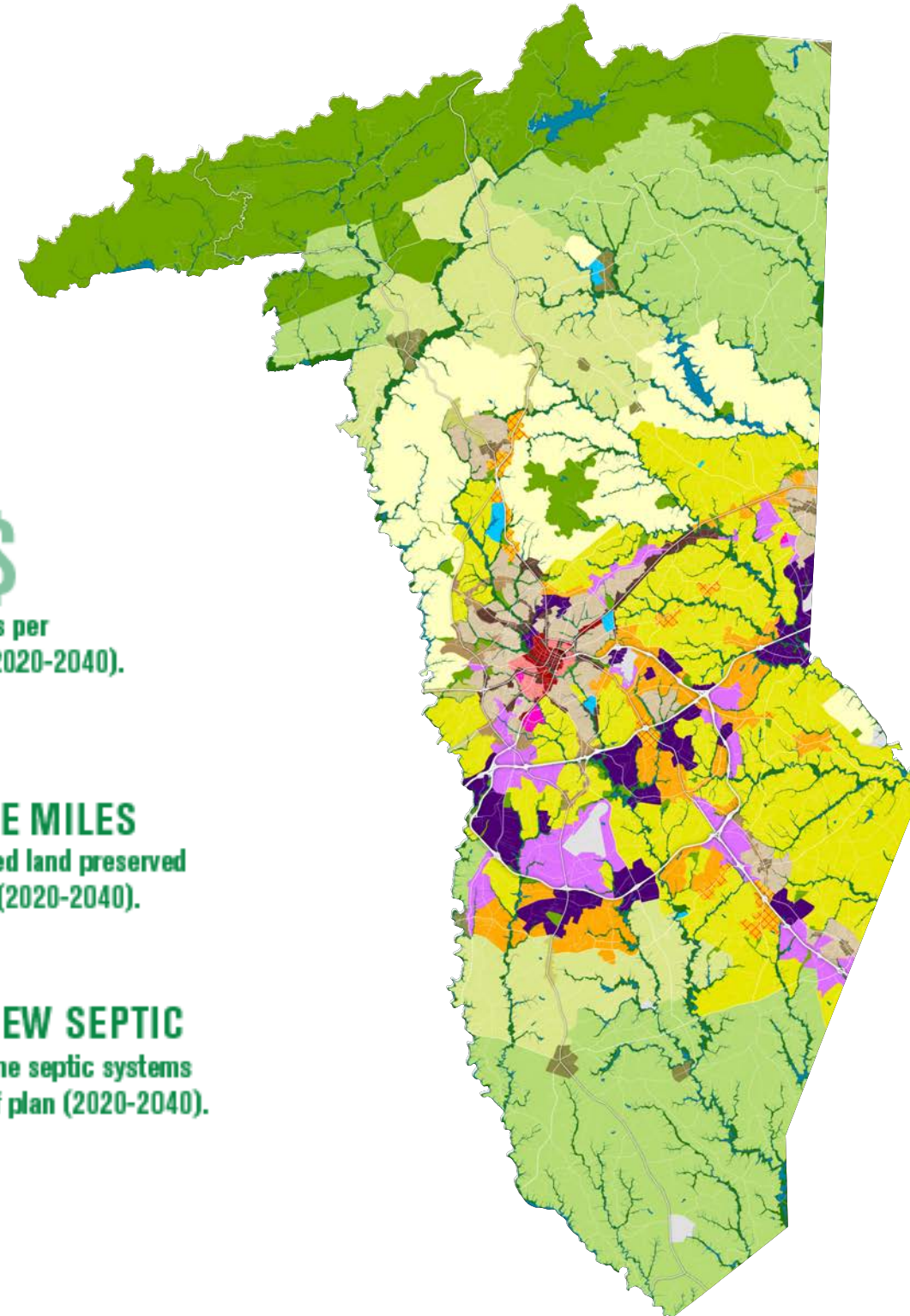
 **3.6 BILLION**  
Reduced number of VMTs (Vehicle Miles Traveled) over the lifetime of the plan (2020-2040).

 **\$3.9 BILLION \$\$\$**  
Total transportation and utility savings to Greenville County residents over the lifetime of the plan (2020-2040).

 **\$13,700 \$\$\$**  
Average transportation and utility savings per household over the lifetime of the plan (2020-2040).

 **158 SQUARE MILES**  
Rural and undeveloped land preserved over lifetime of plan (2020-2040).

 **59% LESS NEW SEPTIC**  
Up to 59% less new home septic systems installed over lifetime of plan (2020-2040).



### MAP KEY

- Protected Open Space**
  - Parks/Preserves
  - Floodplains
  - Water Bodies
- Rural**
  - Rural
  - Rural Living
  - Rural Corridor
  - Rural Village
- Suburban**
  - Suburban Edge
  - Suburban
  - Suburban Commercial Center
  - Suburban Mixed-Use
- Traditional**
  - Traditional Neighborhood
  - Transitional Corridor
  - Neighborhood Business District
  - Mixed-Use Corridor
- Urban**
  - Core Neighborhood
  - High Frequency Transit Corridor
  - Urban Mixed-Use Neighborhood
  - Urban Core
- Employment Centers**
  - University District
  - Medical District
  - Mixed Employment Center
  - Industrial
  - Airport/Utility/Other

# PLAN GREENVILLE COUNTY

## VISUALIZING CHANGE





# PLAN GREENVILLE COUNTY

## CRITICAL PLAN RECOMMENDATIONS



### Follow the Future Land Use Map

Adhere to the recommendations of the Future Land Use Map and its accompanying text to guide and accommodate growth within Greenville County. In order to protect and preserve the natural resources of the county, the scenic lands of the north and the agricultural lands of south, all while making the most efficient and cost-effective use of public infrastructure and investment, development here should be focused, and of appropriate density, per this plan.



### Work Toward a Unified Sewer System

Coordinate sewer service to more efficiently and effectively provide for community needs and guide growth per the plan. There is a direct relationship between the extension of sanitary sewer service and land development. For this reason, sanitary sewer provision must be coordinated and guided by the Future Land Use Plan – not done independently. Furthermore, the desired density and development described in this plan cannot be achieved without coordinated and strategic sanitary sewer service improvements.



### Identify and Prepare Employment Centers

Identify sites, build partnerships, enact zoning, and prepare employment centers to accommodate anticipated and desired job growth. This approach includes protecting prime sites from other types of development, such as non-mixed-use residential, or rezoning away from industrial or employment districts. Mechanisms should be put in place to coordinate land aggregation, infrastructure provision, land entitlements and permitting, and site preparation.



### Increase the Supply of Workforce Housing

The county should coordinate the development of a suite of tools to encourage the provision of adequate workforce housing, such as higher density by-right, allowing accessory dwelling units, focusing development near employment centers, and targeted and coordinated financial and regulatory incentives.



### Consider the Creation and Expansion of Traditional Neighborhood Centers

During this planning process, it became apparent that the "traditional" walkable neighborhood center is an under-represented development type within Greenville County. It is one that is both desired by members of the community and appropriate to help the county effectively and efficiently accommodate expected population growth.



### Address Needed Transportation Network Improvements

The county should take a comprehensive approach to address multiple facets, including: rationalizing road planning, ownership, and maintenance between jurisdictions; coordinating transportation improvements with new development and identified growth areas; adopting a countywide mobility (thoroughfare) plan that establishes requirements and right-of-way needs for the county road network and new development; and renewing work towards a much-needed long-term funding solution for improvements and maintenance – including an educational campaign for the community.



### Improve Interjurisdictional Coordination

Many of the comprehensive planning issues facing Greenville County are complex and will require coordination and cooperation between the county and its municipalities, special purpose districts, the school district, and other agencies and jurisdictions (including neighboring counties). Focused effort should be given to improve inter-jurisdictional coordination, cooperation, and sharing of information – particularly in terms of consistent development standards, development at city edges and transportation improvements.

# PLAN IMPLEMENTATION

## COUNCIL ACTIONS

### Greenville News

LOCAL

#### Sewer consolidation comes to Greenville. What will it mean? Supporters, critics disagree

**Kirk Brown** Greenville News  
Published 8:51 p.m. ET Dec. 15, 2020

By setting the stage for the replacement of aging pipes, a sewer-consolidation plan that the Greenville County Council approved Tuesday night will accommodate future growth and reduce the risk of a crackdown by federal environmental regulators, supporters say.

Opponents of the plan, however, see a different scenario. They warn that the plan will lead to higher rates for those who can least afford it — renters disabled and elderly homeowners. These foes also say it will strip away the authority of elected officials in six special-purpose districts.

Officials in three of those districts are waging a court battle to block the consolidation.

Greenville County's fragmented sewer-collection system has been a subject of discussion for decades, but it took only six weeks for the County Council to approve a sweeping new plan to address the issue. The final vote came during a specially called session that marked the council's last meeting of the year.

### Greenville News

LOCAL

#### Reversing course, Greenville County Council provides \$2 million to land-preservation panel

**Kirk Brown** Greenville News  
Published 5:54 a.m. ET Jul. 21, 2021 | Updated 7:55 a.m. ET Jul. 21, 2021

Facing an outcry from residents and environmental groups, Greenville County Council reversed a decision it made last month by voting unanimously Tuesday to provide \$2 million in funding during the next two years to a newly created land-preservation panel.

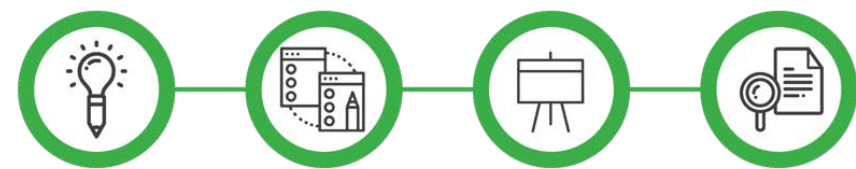
A proposal to provide money to the Greenville County Historic and Natural Resources Trust had failed on a 6-6 vote at a June 29 council meeting.

On Tuesday, the group's supporters showed up in the council chambers at County Square holding green signs that read "Fund the Trust."

Council members apparently got the message. They approved the funding with little discussion.

# PLAN IMPLEMENTATION

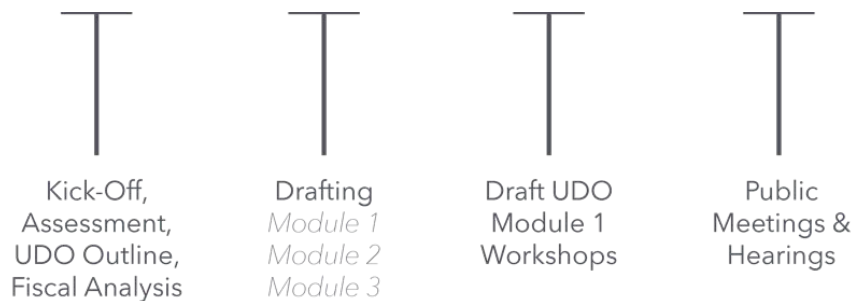
## CURRENT PROJECTS



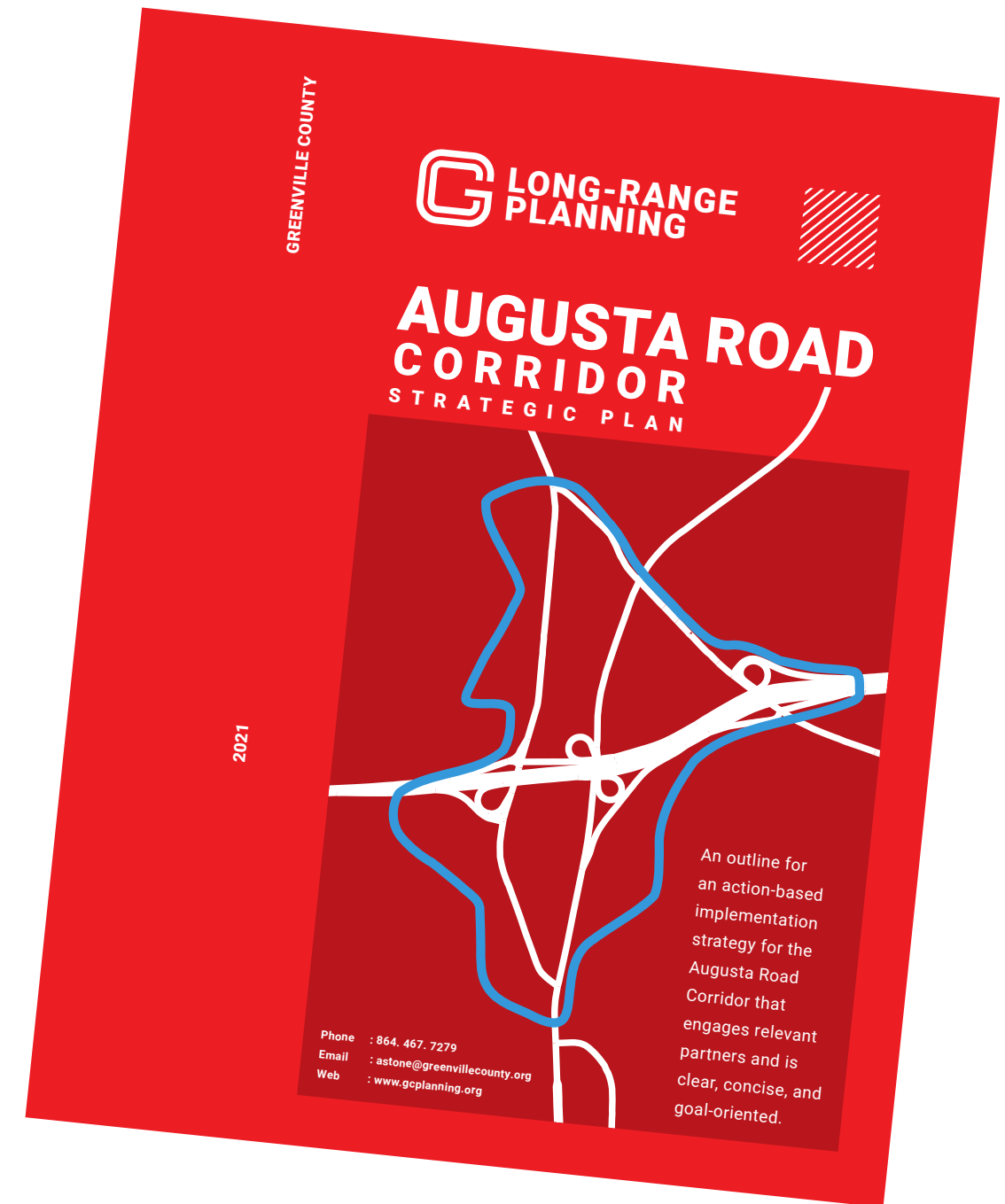
» *Module 1: Zoning*

» *Module 2:  
Development  
Standards & LDRs*

» *Module 3:  
Administration &  
Procedures*



## UNIFIED DEVELOPMENT ORDINANCE



# CONTACT INFO

TEE COKER, AICP  
PLANNING DIRECTOR  
COUNTY OF GREENVILLE  
864.467.7047  
TCOKER@GREENVILLECOUNTY.ORG