



# **THE BIG PICTURE: INTRODUCTION TO LOCAL COMMUNITY PLANNING**

**UPSTATE FOREVER CITIZENS PLANNING ACADEMY  
SEPTEMBER 21, 2022**

GREENVILLE COUNTY  
**COMMUNITY  
PLANNING &  
DEVELOPMENT**




# THIS EVENING'S AGENDA

1. PLANNING CONCEPTS
2. PLANNING IN SOUTH CAROLINA
3. LOCAL PLANNING INITIATIVES
4. DISCUSSION





# PLANNING CONCEPTS

An aerial photograph of a suburban neighborhood. The image shows several houses with grey roofs and green lawns, interspersed with trees. A paved road runs through the center of the neighborhood. The overall scene is bright and clear, suggesting a sunny day.

**“THE GOAL OF PLANNING IS TO  
MAXIMIZE THE *HEALTH, SAFETY,*  
AND *ECONOMIC WELL-BEING*  
OF ALL PEOPLE LIVING IN OUR  
COMMUNITIES.”**

**- AMERICAN PLANNING ASSOCIATION**



**“[PLANNING] INVOLVES THINKING ABOUT HOW WE CAN MOVE AROUND OUR COMMUNITY, HOW WE CAN ATTRACT AND RETAIN THRIVING BUSINESSES, WHERE WE WANT TO LIVE, AND OPPORTUNITIES FOR RECREATION. *PLANNING HELPS CREATE COMMUNITIES OF LASTING VALUE.*”**

**- AMERICAN PLANNING ASSOCIATION**

# HOW DO PLANNERS SEE THE WORLD?

“While architects often focus on a single building, a planner’s job is to work with residents and elected officials to guide the layout of an entire community or region. **Planners take a broad view and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle.** Planners then make recommendations on how the community should proceed. One of the greatest challenges for planners is to imagine what can and should happen to a community: how it should grow and change, and what it should offer residents 10, 15, or even 20 years into the future.”

- AMERICAN PLANNING ASSOCIATION

# WHAT IS ZONING?

## GENERAL PRINCIPLES: "WHAT GOES WHERE"

- Ancient roots (village districts, city walls, urban/non-urban zones) with English Common Law
- Modern incarnation dates to early 20th century
- Grounded in concept of state "police powers" (health, safety, welfare)
- Intended to bring like uses together and keep nuisance uses away (residential, commercial, service, industrial)
- Non-permitted uses may be permitted through legislative action (rezoning)
- Several models (single-use, performance, form-based)
- Can be used to promote orderly development
- Has a mixed track record (legacy of racial segregation, impacts on housing affordability, sprawl development, etc.)

# WHAT IS ZONING?

## EARLY U.S. SUPREME COURT CASES

- **Hadachek v. Sebastian (1915):**  
upheld City of Los Angeles zoning laws restricting industrial uses in residential areas
- **Buchanan v. Warley (1917):**  
struck down zoning as a tool for enforcement of racial segregation
- **Euclid v. Ambler Realty (1926):**  
upheld constitutionality of zoning ordinances as a necessary instrument of government police power







# **PLANNING IN SOUTH CAROLINA**

# PLANNING IN SOUTH CAROLINA

## LEGAL HISTORY

- Authority for local governments to undertake planning and to adopt zoning and land development regulations is **granted by the General Assembly**.
- General Assembly authorized municipal planning and zoning in 1924 and county planning in 1942.
- The **Local Government Comprehensive Planning Enabling Act of 1994** replaced previous statutes and required all local comprehensive plans, zoning and land development ordinances conform to the 1994 Act.
- The 1994 Act, with subsequent amendments, is codified at **S.C. Code Title 6, Chapter 29**.

# PLANNING IN SOUTH CAROLINA

## LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT

- Article 1: Creation of Local Planning Commission
- Article 3: The Comprehensive Planning Process
- Article 5: Zoning
- Article 7: Land Development Regulation
- Article 9: Educational Requirements for Local Government Planning or Zoning Officials or Employees
- Article 11: Vested Rights
- Article 13: Federal Defense Facilities Utilization Integrity Protection

# PLANNING IN SOUTH CAROLINA

## ARTICLE 1: CREATION OF LOCAL PLANNING COMMISSION (SC 6-29-340)

- **Purpose & Duty:** “to undertake a continuing planning program for the physical, social, and economic growth, development, and redevelopment of the area within its jurisdiction.”
- **Goals:** “plans and programs must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction.”
- **Approach:** “specific planning elements must be based upon careful and comprehensive surveys and studies of existing conditions and probable future development and include recommended means of implementation.”

# PLANNING IN SOUTH CAROLINA

## ARTICLE 1: CREATION OF LOCAL PLANNING COMMISSION (SC 6-29-340)

### **Powers**

1. Prepare and revise periodically plans and programs for the development and redevelopment of its area
2. Prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plans and programs in its area:
  - Zoning ordinance
  - Subdivision and land development regulations
  - Official maps
  - Landscaping ordinance
  - Capital improvements program
  - Policies or procedures to facilitate implementation of planning elements

# PLANNING IN SOUTH CAROLINA

## ARTICLE 3: THE COMPREHENSIVE PLANNING PROCESS

A comprehensive plan is a guiding policy document that reflects a community's vision for its future.

*The comprehensive planning process allows a community to understand existing conditions, self-evaluate needs and issues, and prioritize a clear road map for accomplishing shared goals.*

The comprehensive plan is an essential step in a continuous process that is designed to be flexible and adaptable in order to guide citizens and decision-makers on how a community should grow over time.

# PLANNING IN SOUTH CAROLINA

## ARTICLE 3: THE COMPREHENSIVE PLANNING PROCESS



# PLANNING IN SOUTH CAROLINA

## ARTICLE 5: ZONING

Zoning is the purview of the legislative body. This means a planning commission does not have authority to administer the zoning ordinance. It cannot grant variances, use variances or special exceptions to it.

### *Planning Commission Functions Related to Zoning*

- Comprehensive plan. Adopt, recommend, review and update at least the land use element of the comprehensive plan. All zoning ordinances and amendments must conform to the comprehensive plan.
- Zoning ordinance. After adopting the land use element of the comprehensive plan, prepare and recommend to the governing body a zoning ordinance text and maps. Review and make recommendations concerning amendments. Hold public hearings on amendments when authorized by the governing body.



# PLANNING IN SOUTH CAROLINA

## ARTICLE 7: LAND DEVELOPMENT REGULATIONS

Governing bodies are required to establish provisions for the submission and approval/disapproval of development plans or plats.

- Local regulations typically include responsibilities for staff and/or planning commissions, although these differ throughout jurisdictions.
- A sixty-day time limit is required for action on plans or plats.
- State law outlines provisions for appeals, site improvement bonds, transfers of title, street names, and deed requirements.



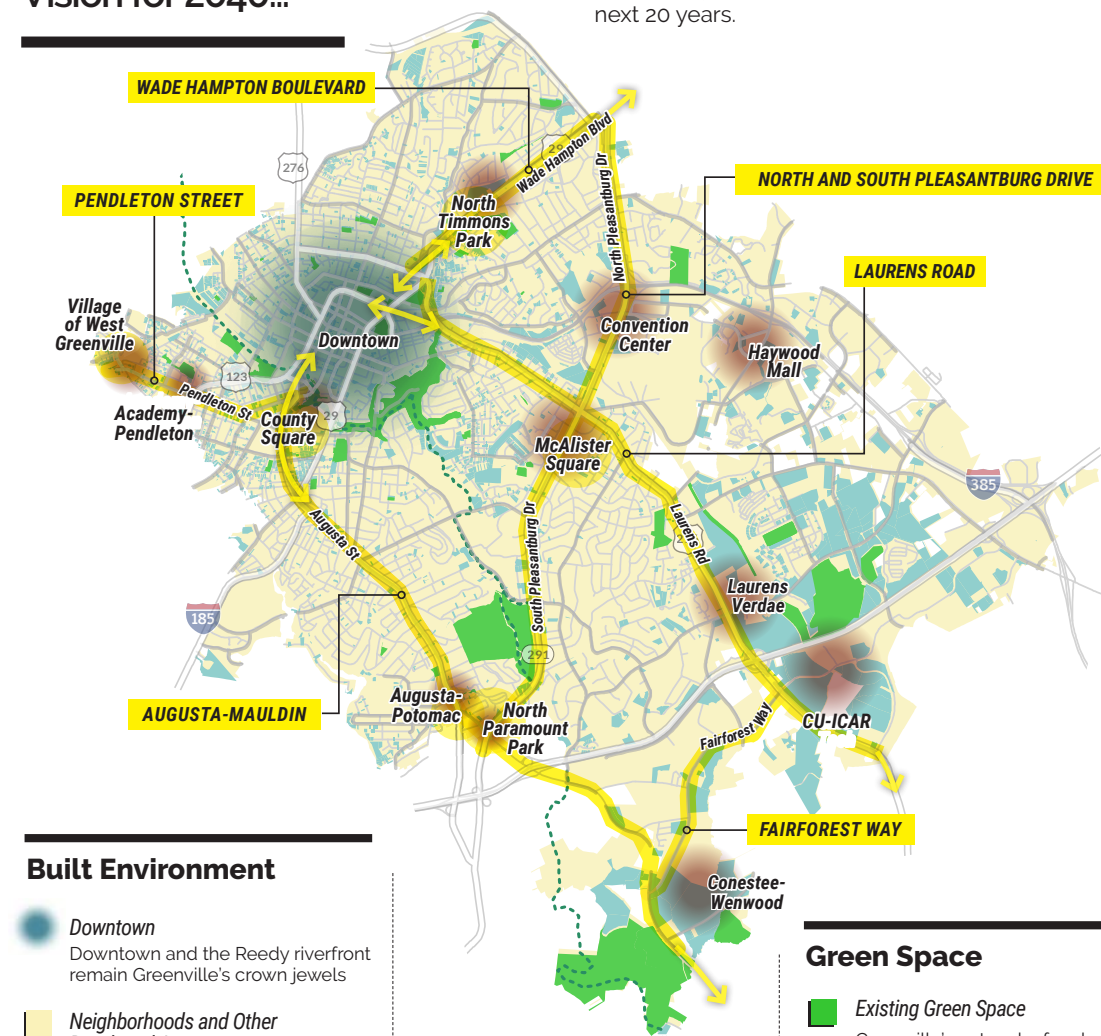
# **LOCAL PLANNING INITIATIVES**

# CITY PLANNING INITIATIVES

## CITY COMPREHENSIVE PLAN & LAND MANAGEMENT ORDINANCE

### A Comprehensive Vision for 2040...

All of Greenville has a role to play in realizing the community's goals and its overall vision for the next 20 years.



### Built Environment

- Downtown**  
Downtown and the Reedy riverfront remain Greenville's crown jewels
- Neighborhoods and Other Developed Areas**  
Existing neighborhoods are preserved and strengthened; appropriate forms of infill are allowed to help make the housing stock more diverse
- Potential Nodes**  
Growth is directed to nodes that are well-suited to become small downtowns

### Mobility

- Potential Corridors**  
Corridors that connect nodes and neighborhoods support a range of mobility options; appropriate infill occurs to replace obsolete suburban-style commercial development

### Green Space

- Existing Green Space**  
Greenville's network of parks, trails, and other green spaces is preserved and expanded
- Potential Green Space (vacant land in 2020)**  
Expansion of the network of green spaces occurs through preservation of a portion of Greenville's supply of vacant land.

Visit [GVL2040.com](http://GVL2040.com) to learn more

### GVL Development Code

MONTHLY UPDATE #11  
AUGUST 2022



Following the adoption of GVL2040, Greenville's new comprehensive plan, the City has undertaken a project to write a new development code that aligns with the plan and addresses issues related to development across the community. The new code will be written in 2022 and will shape Greenville for years to come.



Learn more  
[www.greenvillesc.gov/DevCode](http://www.greenvillesc.gov/DevCode)

### What's Happened?

#### Districts and Uses

At the August 10 Code Connection Session, City staff and the consulting team provided an overview of districts and uses that will be part of the new development code. Districts are geographical categories of regulation that set standards for lot sizes, setbacks of buildings from property lines, maximum building heights, and more. Every parcel in the city is allocated to a district today and this will continue under the new code. The allowed uses, which can be quite detailed, vary by district so that certain types of properties or businesses are allowed in some parts of the city but not in others.

#### code connection



#### Draft Character Development Plans

Drafts of the five character development plans have been completed and are being prepared for public review.

#### 5 Character Development Planning Areas



### What's Next?

#### Character Development Plans to be Presented

City staff and the consulting team will present the plans to the respective groups of area representatives in early September. The September Code Connection Session will also focus on the plans and their connection to the future draft development code.



#### THE NEW DEVELOPMENT CODE

### CODE

#### Code Connection Sessions

continue in September and October:



Wednesday, September 14 at 5 PM  
Wednesday, October 12 at 5 PM

Learn more about the development code, view video recordings of the Code Connection Sessions and subscribe for updates on the project webpage.



[www.greenvillesc.gov/devcode](http://www.greenvillesc.gov/devcode)

# COUNTY PLANNING INITIATIVES

## COUNTY AREA PLANS & COMPREHENSIVE PLAN



# COUNTY PLANNING INITIATIVES

## PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN



**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.



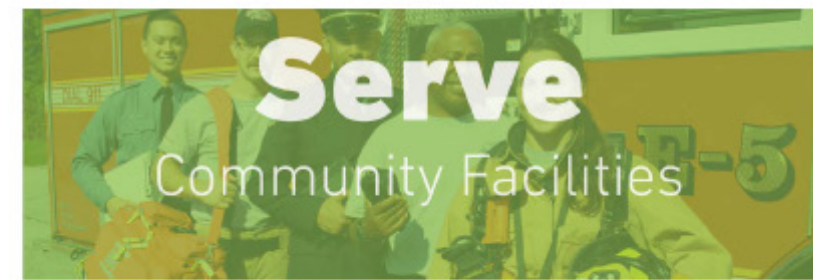
**Goal C** Protect farmland for local food production and ensure access to healthy foods for all citizens.



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



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



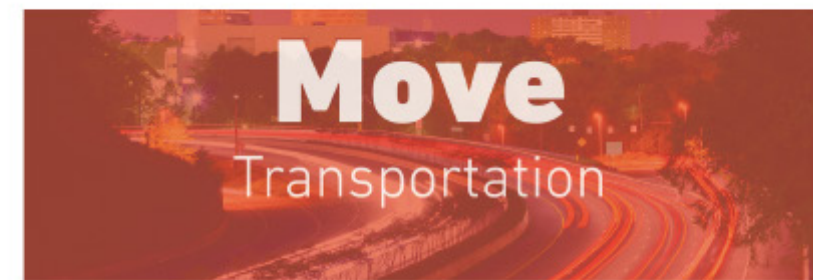
**Goal F** Provide fiscally sound infrastructure improvements that are coordinated, equitable, efficient, sustainable and that ensure capacity for expected growth.



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



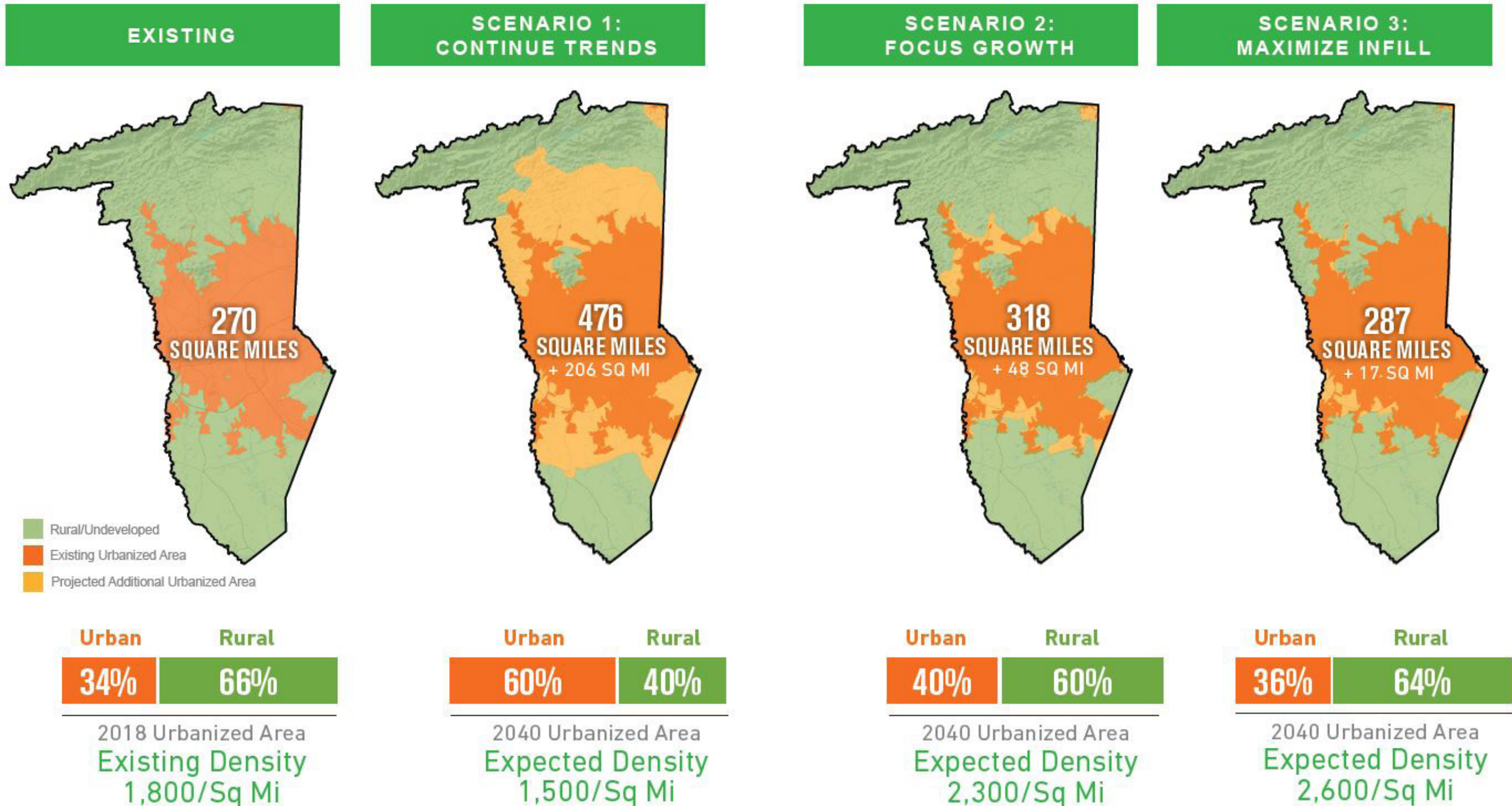
**Goal H** Develop an approach to land use that balances future growth with community priorities.



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

# COUNTY PLANNING INITIATIVES

## PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN



# COUNTY PLANNING INITIATIVES

## PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN

### SCENARIO 2 BENEFITS VS. SCENARIO 1

**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.

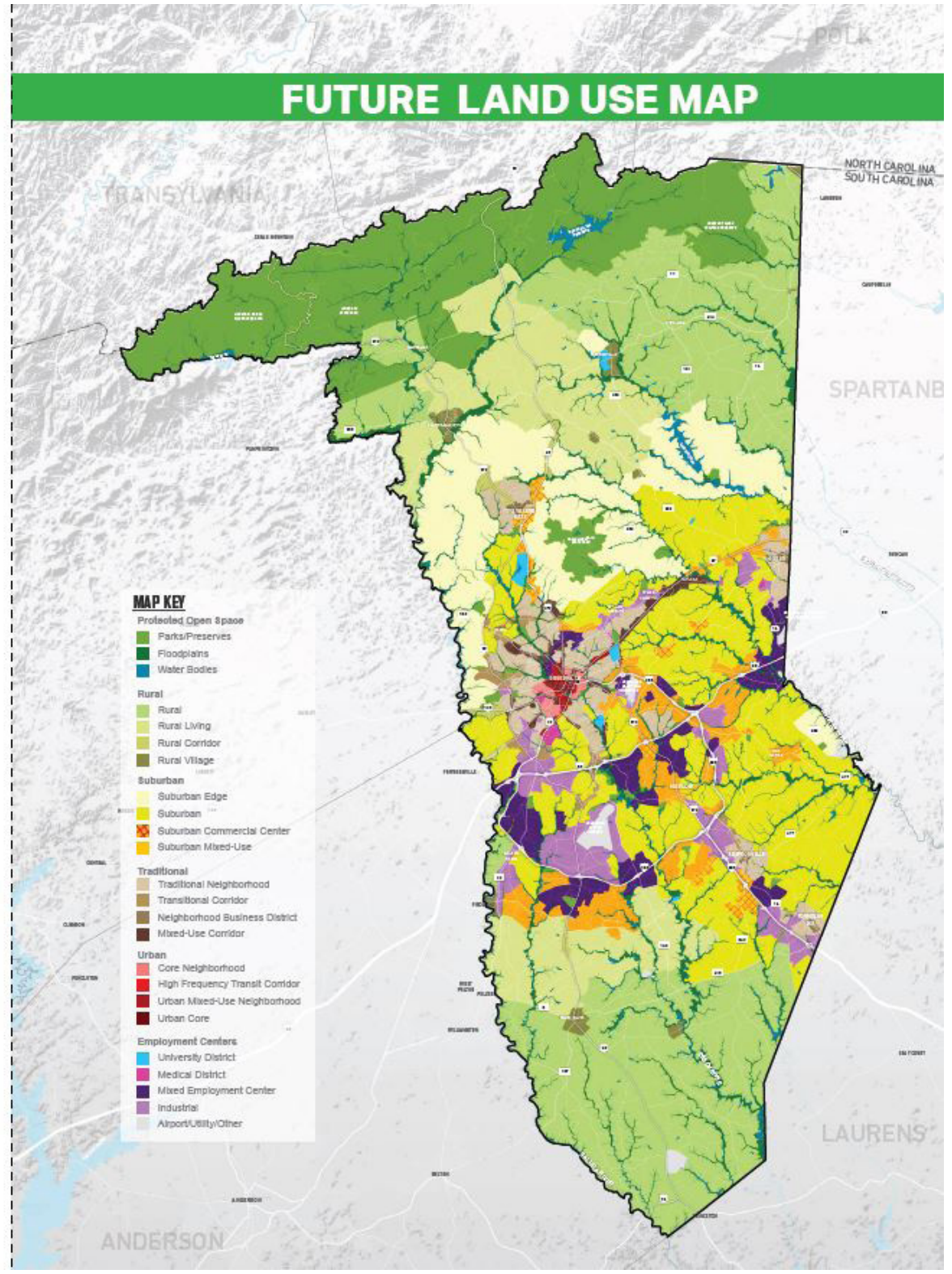
**3.6 BILLION**  
 Reduced number of VMTs (Vehicle Miles Traveled) over the lifetime of the plan (2020-2040).

**\$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).



# COUNTY PLANNING INITIATIVES

*PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN*





# COUNTY PLANNING INITIATIVES

*PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN*



# COUNTY PLANNING INITIATIVES

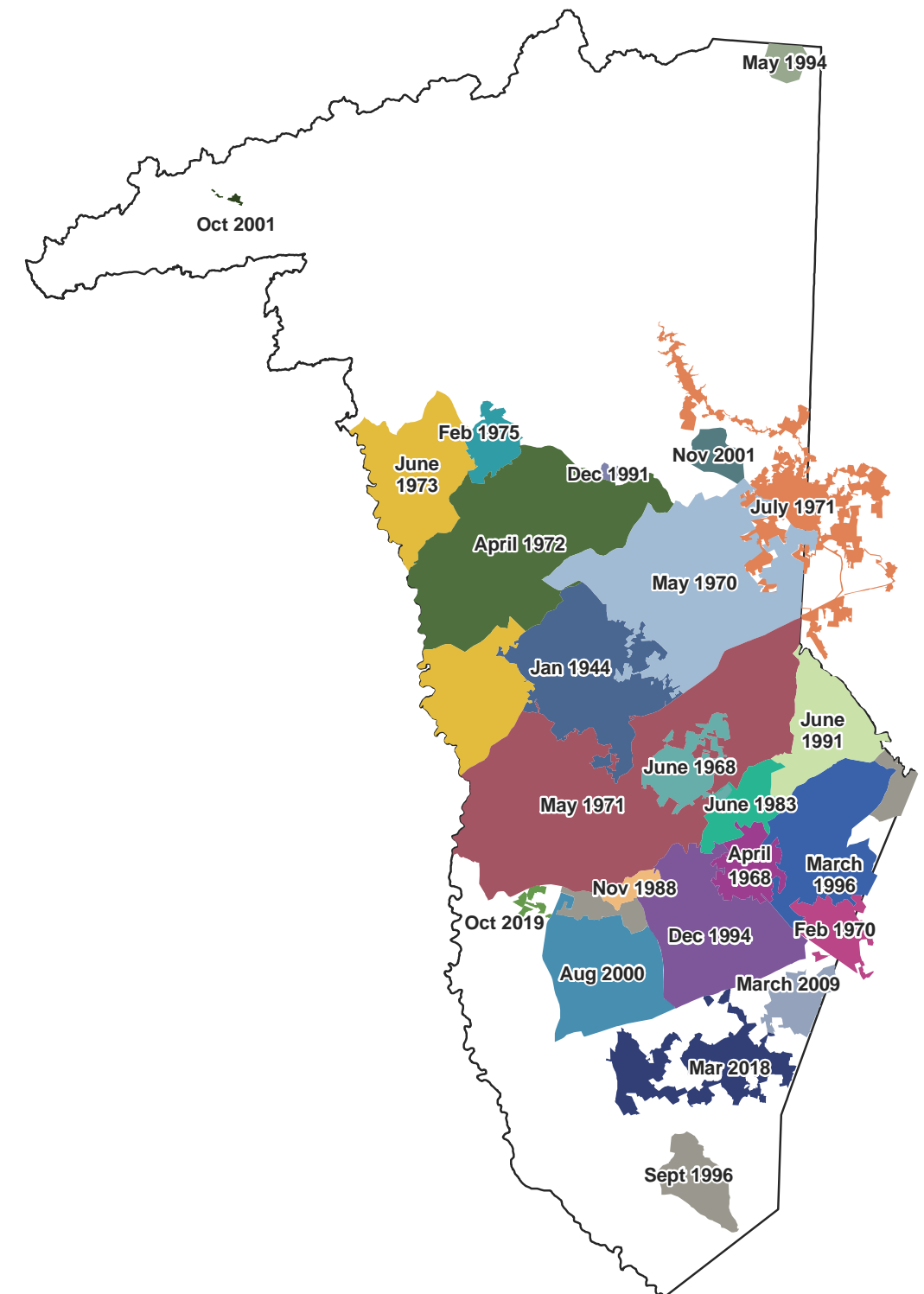
*PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN*



# COUNTY PLANNING INITIATIVES

## UNIFIED DEVELOPMENT ORDINANCE

- Provide a Comprehensive Framework for Development
- Be User-Friendly
- Make the Right Things Easy
- Be Up-to-Date
- Promote Community Cohesion
- Provide a Clear, Fluid Administrative Process
- Avoid Nonconformities
- Provide Enforcement Tools





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