



THE BIG PICTURE

Introduction to Local Community Planning

UPSTATE FOREVER CITIZEN PLANNING ACADEMY
SEPTEMBER 2023

Greenville County
Planning Division





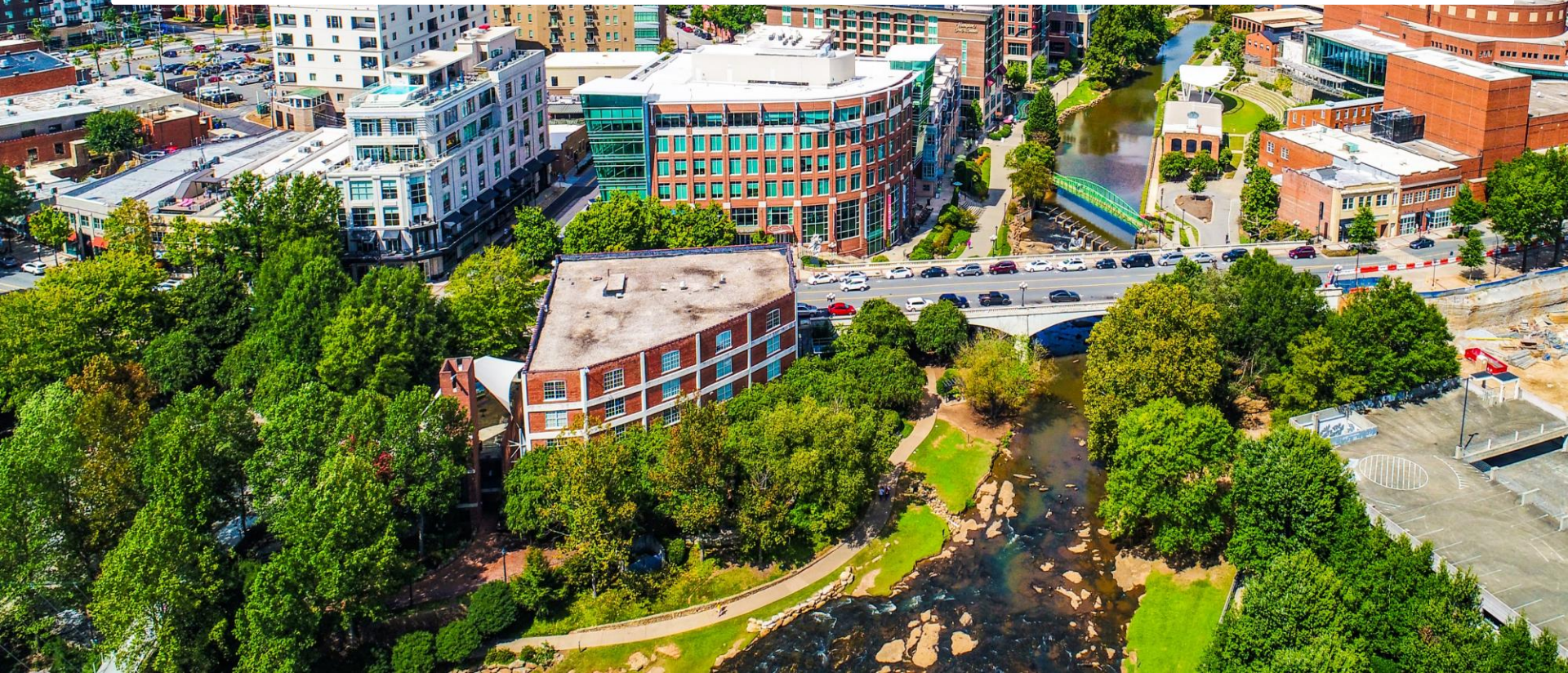
THIS EVENING'S AGENDA:

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



PLANNING CONCEPTS

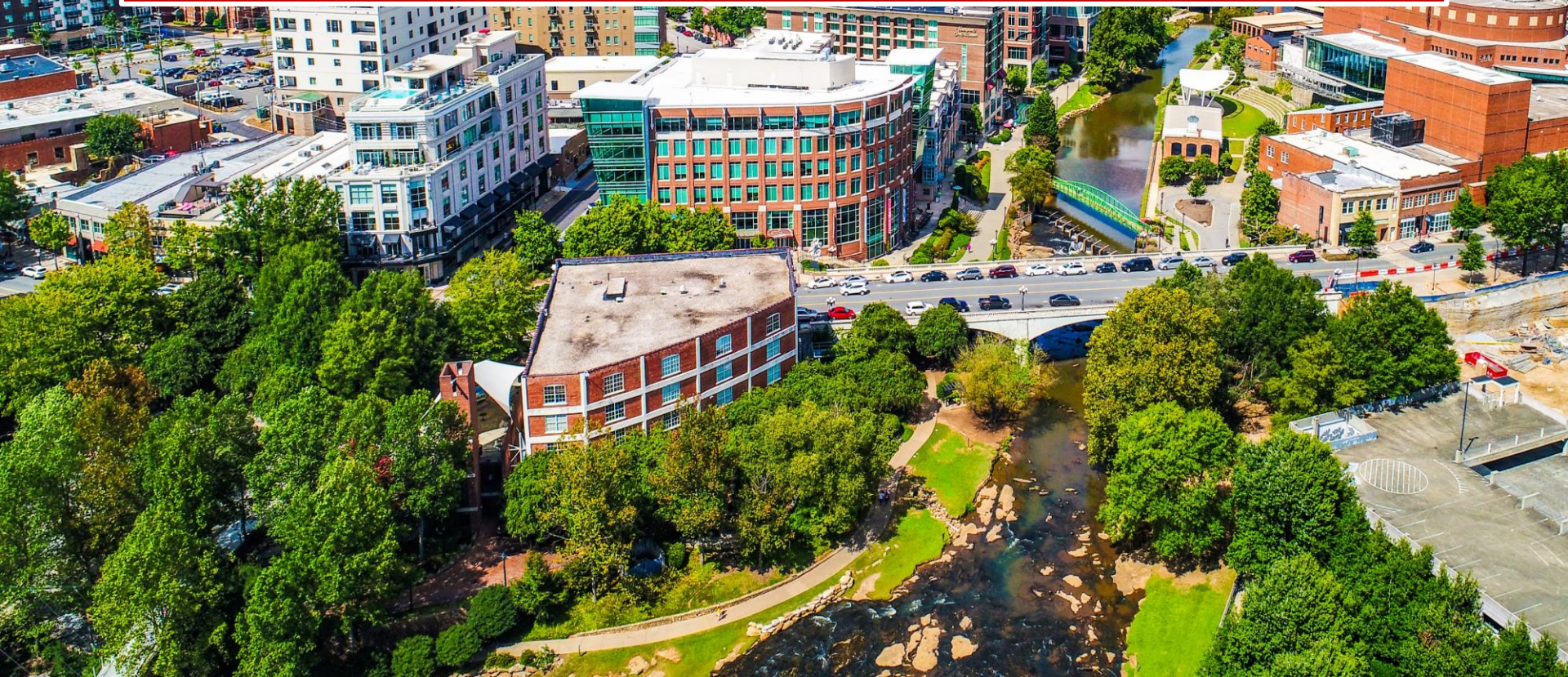
Planning is concerned with the management of urban growth and development to maximize the health, safety and economic well-being of the public.



Why Do We Need Planning?

“The need for planning comes down to two words, interconnectedness and complexity.”

-John M. Levy





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 offices 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

- American Planning Association

**POWER TO REGULATE LAND USE?
POLICE POWER**

- **Authority of governments under 10th Amendment**
- **Power to regulate local matters to protect public health, safety and general welfare.**
- **Rooted in English Common Law**



ORIGINS OF TOWN PLANNING

BEFORE THE ADOPTION OF US CONSTITUTION...



- **Preplanned community development was the norm**
- **Strong powers to control the use of land and shape the town**
- **Key features - town square and grid streets**

ORIGINS OF TOWN PLANNING

AFTER THE ADOPTION OF US CONSTITUTION...



- Cities became creatures of the state
- No clear authority to direct development on private property
- Ordinance of 1785 – Rampant land speculation
- Rise of Agrarian Ethic
- Change in consciousness favoring individualism
- Most municipal planning shifted to the hands of commercial elite - less orderly process of development



WHAT ARE ZONING & LAND DEVELOPMENT REGULATIONS?

- Response to problems from urban growth –Early 18th Century
- Intended to bring like uses together and keep nuisances away
- Several zoning models (single-use, performance, form-based)
- Set minimum infrastructure requirements for development and manage growth
- Mixed track record – racial segregation, 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 Regulations
- 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.”

PLANNING IN SOUTH CAROLINA

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

Planning Program Components

1. Planning Support System

a system of collecting, collating and analyzing spatially referenced data for advanced planning, problem solving and permitting procedures.

2. Network of Plans

Preparation and adoption of long-range plans at different scales as the Comprehensive Plan, small area plans, and development-management plans (CIP)

3. Monitoring & Evaluation

Monitoring the social, environmental, and economic outcomes caused by changes in land use.

PLANNING IN SOUTH CAROLINA

Article 1: CREATION OF LOCAL PLANNING COMMISSION (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
 - Land Development Regulations
 - Landscaping/Tree Ordinance
 - Capital Improvement Program
 - Official Map Ordinance
 - Policies and 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

- 1. Population
- 2. Economic Development
- 3. Natural Resources
- 4. Cultural Resources
- 5. Community Facilities
- 6. Housing
- 7. Land Use
- 8. Transportation
- 9. Priority Investment

- (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 coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (4) a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources. Where a separate board exists pursuant to this chapter, this element is the responsibility of the existing board;
- (5) a community facilities element which considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities;
- (6) a housing element which considers location, types, age, and condition of housing, owner and renter occupancy, and affordability of housing. This element includes an analysis to ascertain nonessential housing regulatory requirements, as defined in this chapter, that add to the cost of developing affordable housing but are not necessary to protect the public health, safety, or welfare and an analysis of market-based incentives that may be made available to encourage development of affordable housing, which incentives may include density bonuses, design flexibility, and streamlined permitting processes;
- (7) a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;
- (8) a transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development;
- (9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action.

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 variance, use variances or special exceptions to it.

Planning Commission Functions Related 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 adapting 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 60 day time limit is required for action on plans or plats.
- State law outlines provisions for appeals, site improvement bonds, transfer of title, street names and deed requirements.



LOCAL PLANNING INITIATIVES

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.

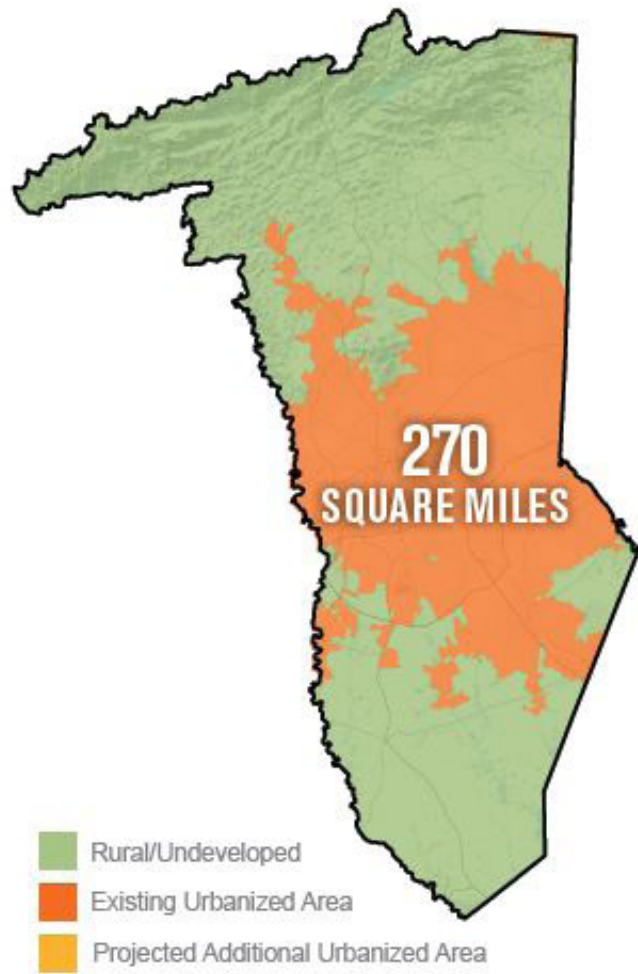


Goal I Coordinate with land use plans and develop a transportation system that provides mobility options, a high level of service, and improved safety.

COUNTY PLANNING INITIATIVES

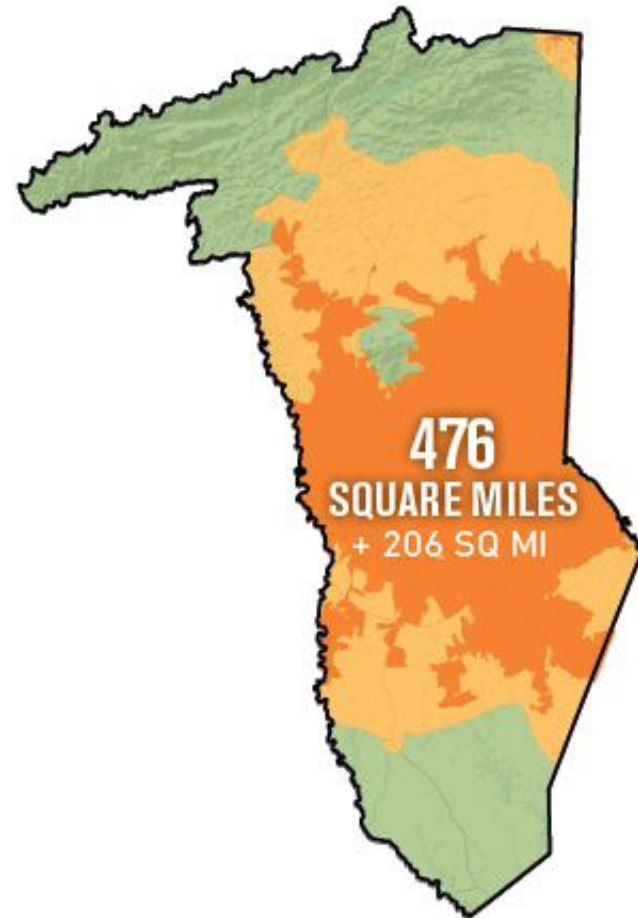
PLAN GREENVILLE COUNTY COMPREHENSIVE PLAN

EXISTING



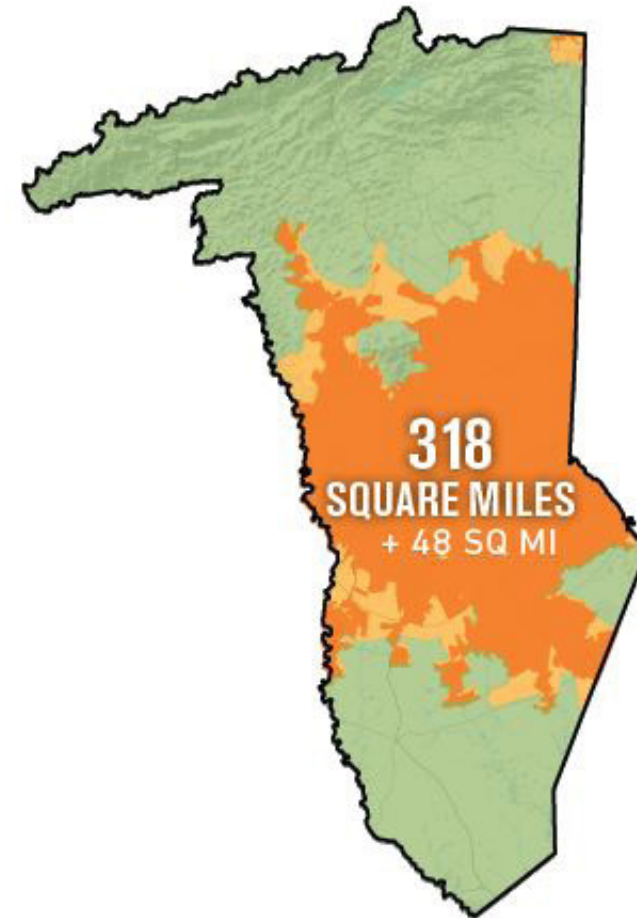
2018 Urbanized Area
Existing Density
1,800/Sq Mi

**SCENARIO 1:
CONTINUE TRENDS**



2040 Urbanized Area
Expected Density
1,500/Sq Mi

**SCENARIO 2:
FOCUS GROWTH**



2040 Urbanized Area
Expected Density
2,300/Sq Mi

**SCENARIO 3:
MAXIMIZE INFILL**




2040 Urbanized Area
Expected Density
2,600/Sq Mi

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.

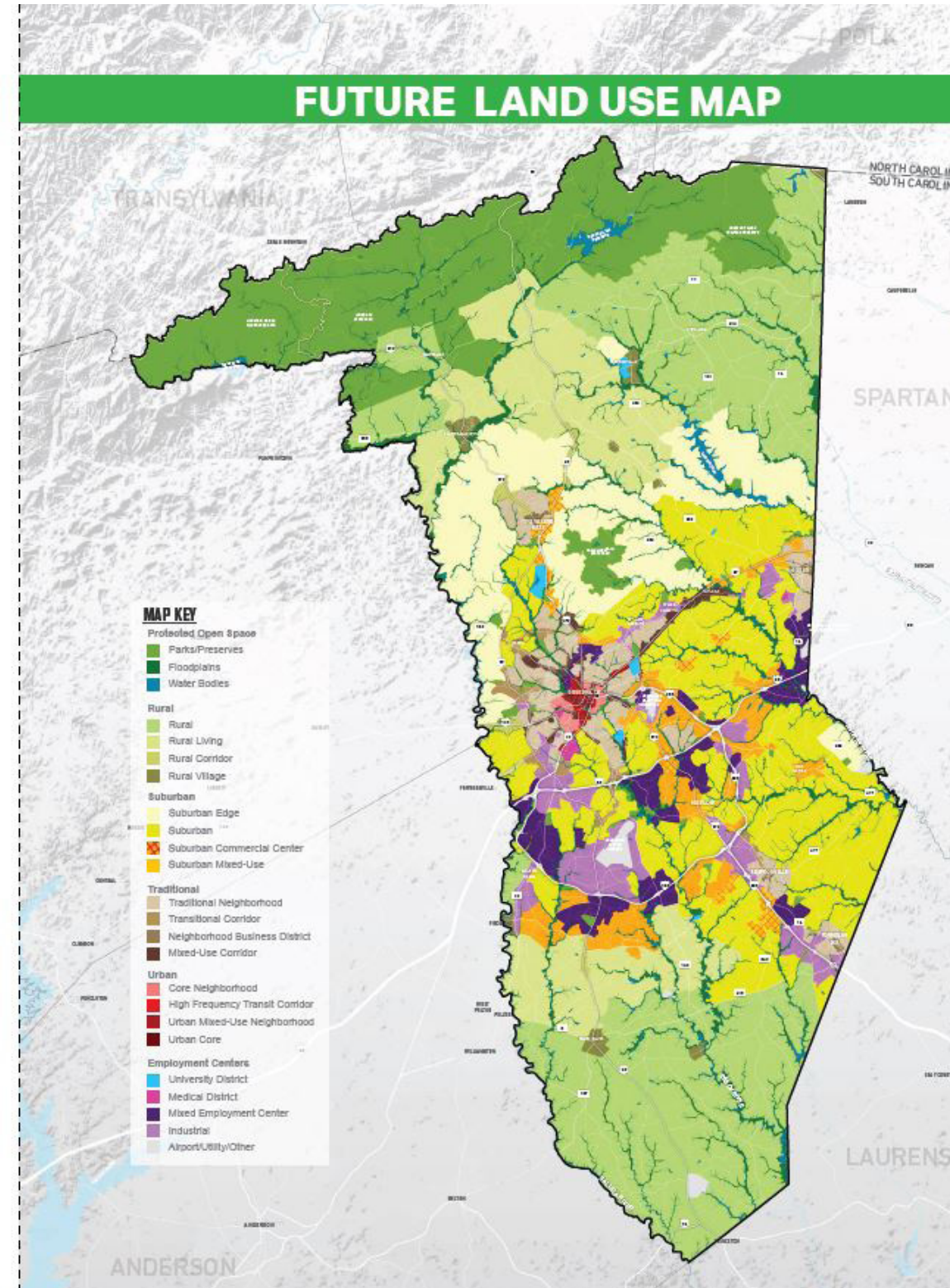
 **3.6 BILLION**
Reduced number of VMTs (Vehicle Miles Traveled) over the lifetime of the plan (2020-2040).

 **\$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).

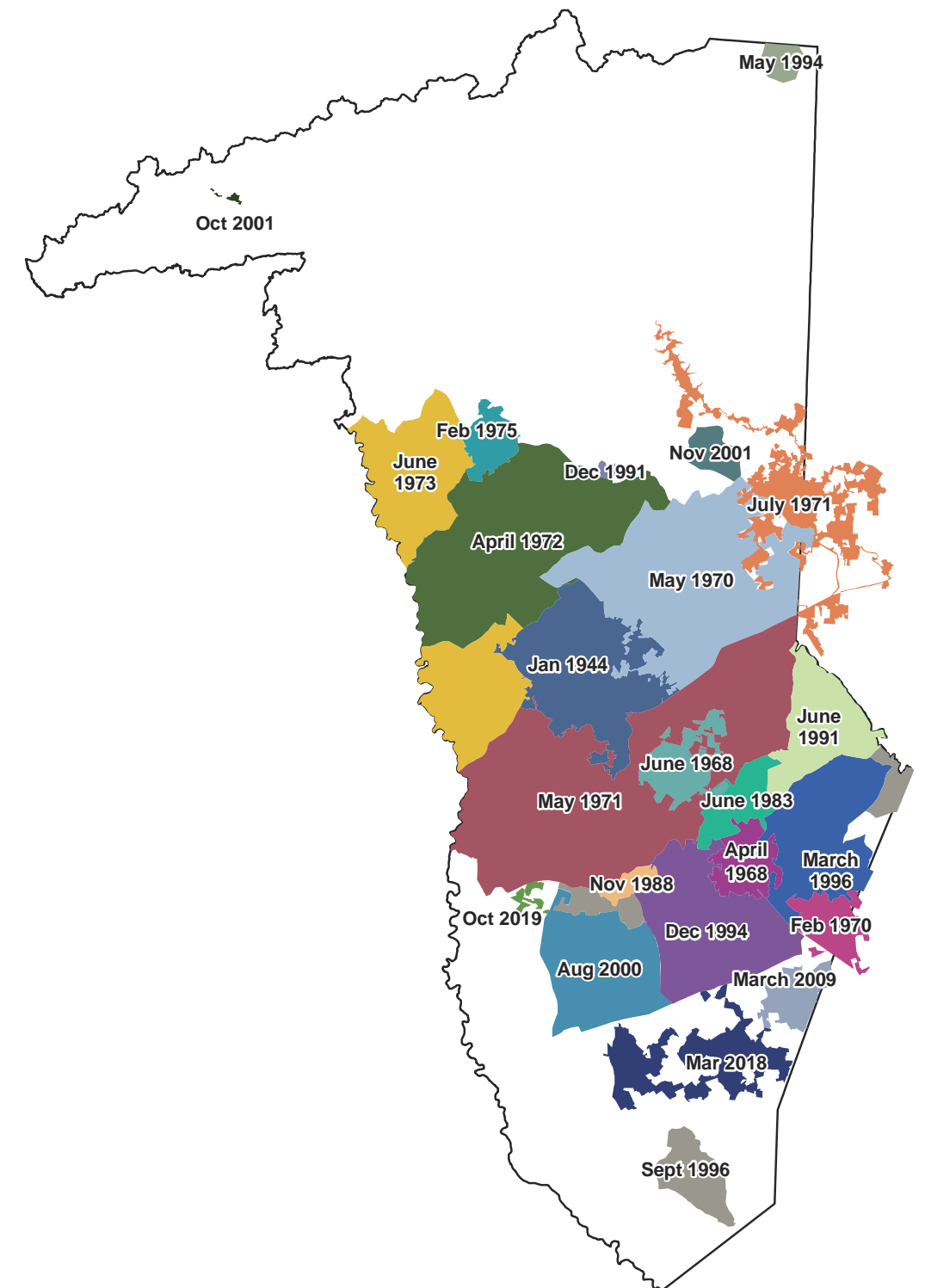
 **59% LESS NEW SEPTIC**
Up to 59% less new home septic systems installed over lifetime of plan (2020-2040).



COUNTY PLANNING INITIATIVES

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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