

MKSK

THE BIG PICTURE: *INTRODUCTION TO LOCAL COMMUNITY PLANNING*

UPSTATE FOREVER CITIZENS PLANNING ACADEMY

MARCH 2020

TODAY'S AGENDA

- I. BACKGROUND
- II. INTRODUCTION TO PLANNING
- III. COMMUNITY PLANNING IN SOUTH CAROLINA
- IV. LOCAL PLANNING INITIATIVES
- V. DISCUSSION

BACKGROUND

TEE COKER, AICP

HOME: GREENVILLE, SC

EXPERIENCE: 10 YEARS | 20 STATES

100+ COMMUNITIES

INTRODUCTION TO PLANNING

“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*



“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

COMMUNITY PLANNING IN SOUTH CAROLINA

Community 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.
- 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.

Source: 2018 Comprehensive Planning Guide for Local Governments. Municipal Association of South Carolina, 2018.

SC Local Government Comprehensive Planning Enabling Act of 1994

Title 6, Chapter 29 of South Carolina Code of Laws

- 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

Source: 2018 Comprehensive Planning Guide for Local Governments. Municipal Association of South Carolina, 2018.

SC Local Government Comprehensive Planning Enabling Act of 1994

Local Planning Commission Types

- **Municipal Planning Commission:** 5 to 12 members; authority limited to incorporated areas
- **County Planning Commission:** 5 to 12 members; authority limited to unincorporated areas
- **Joint Municipal-County Planning Commission:** 5 to 12 members for two political subdivisions (members no greater than 4x number of jurisdictions for three or more political subdivisions); authority limited to participating incorporated areas and unincorporated county; all councils must adopt ordinance
- **Municipal Planning Commission with Extraterritorial Jurisdiction:** 5 to 12 members; authority includes area outside the corporate limits of a municipality in areas adjacent to the municipality; both councils must adopt ordinance to define area, any limitations of authority, and representation
- **County Planning Commission Designated as Municipal Commission**
- **Planning Commission Serving Multiple Municipalities**
- **Consolidated Political Subdivision Planning Commission**

Source: 2018 Comprehensive Planning Guide for Local Governments. Municipal Association of South Carolina, 2018.

SC Local Government Comprehensive Planning Enabling Act of 1994

Local Planning Commission Activities

- 1. Comprehensive plan.** Prepare and periodically revise plans and programs for development and redevelopment of its area.
- 2. Implementation.** Prepare and recommend measures for implementing the plan by the appropriate governing bodies, including the following measures.
 - a. **Zoning ordinances**, including zoning district maps and necessary revisions.
 - b. **Regulations for the subdivision or development of land.** The planning commission is responsible for overseeing the administration of land development regulations adopted by the local governing body.
 - c. An **official map** and appropriate revisions showing the exact location of existing or proposed public streets, highways, utility rights of way and public building sites, with regulations and procedures for administering the official map ordinance.
 - d. A **landscaping ordinance** providing required planting, tree preservation and other aesthetic considerations.
 - e. A **capital improvements program** listing projects required to implement adopted plans. The planning commission must submit an annual list of priority projects to the appropriate governmental bodies for consideration when they prepare annual capital budgets.
 - f. **Policies and procedures to implement adopted comprehensive plan elements.** These policies and procedures could cover such things as expanding corporate limits, extending public water and sewer systems, dedicating streets and drainage easements, and offering economic development incentive packages.

Source: 2018 Comprehensive Planning Guide for Local Governments. Municipal Association of South Carolina, 2018.

What is a comprehensive plan?

A comprehensive plan is a guiding policy document that reflects a community's future vision. The comprehensive planning process allows a community to understand existing conditions, self-evaluate needs and issues, and prioritize a clear roadmap for accomplishing shared goals. The comprehensive plan is an essential step in a continuous process that is designed to be flexible and adaptable. In this way, a comprehensive plan provides guidance for citizens and decision-makers on how a community should change over time.

SC Local Government Comprehensive Planning Enabling Act of 1994

Article 3: The Comprehensive Planning Process

“The planning commission must establish and maintain a planning process that will result in the systematic preparation and continual evaluation and updating of the elements of the comprehensive plan. S.C. Code § 6-29-510(A). Surveys and studies on which the planning elements are based must consider potential conflicts with other jurisdictions and the effect of any regional plans or issues. S.C. Code § 6-29-510(B).”

The planning process for each comprehensive plan element must include but is not limited to the following items:

***Inventory
of Existing
Conditions***

***Statement of
Needs & Goals***

***Implementation
Strategies w/
Time Frames***

Source: *2018 Comprehensive Planning Guide for Local Governments*. Municipal Association of South Carolina, 2018.

SC Local Government Comprehensive Planning Enabling Act of 1994

Article 3: The Comprehensive Planning Process



SC Local Government Comprehensive Planning Enabling Act of 1994

Article 5: Zoning

Planning commission ***does not*** have authority to administer the zoning ordinance. It cannot grant variances, use variances or special exceptions. A planning commission ***may not*** grant “special uses,” “conditional uses” or “uses upon review.”

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.

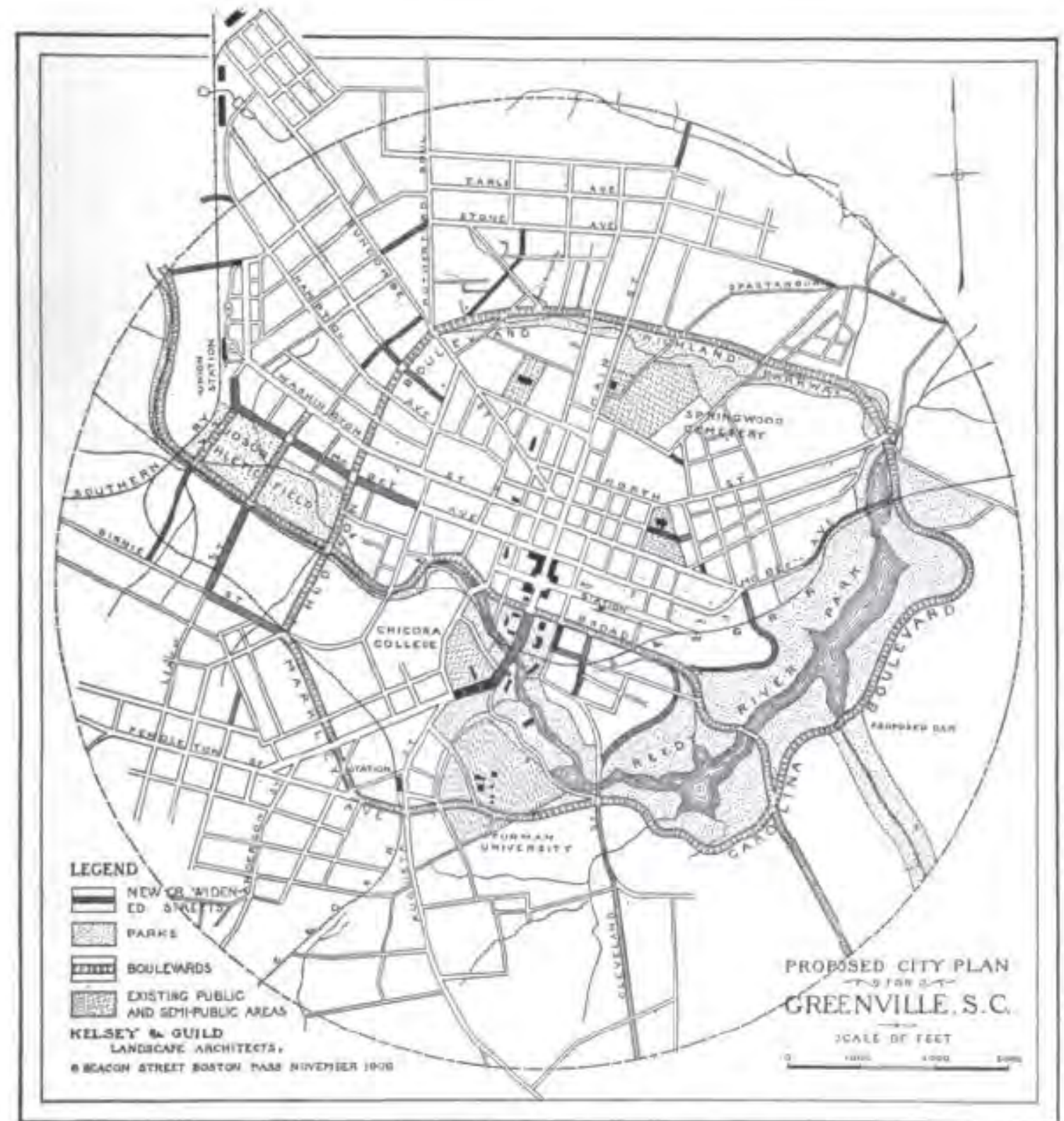
Source: 2018 Comprehensive Planning Guide for Local Governments. Municipal Association of South Carolina, 2018.

LOCAL PLANNING HISTORY

Local Planning Efforts

City of Greenville Plans

- Beautifying and Improving Greenville, South Carolina (1907)
- Downtown Greenville Master Plan (1968)
- Cleveland Park Master Plan (1989)
- Downtown Greenville Strategic Plan (1989)
- Downtown Greenville Strategic Plan Update (1997)
- West End Master Plan (2005)
- Downtown Greenville Master Plan (2008)
- Plan-It Greenville Comprehensive Plan (2009)
- Greenville West Side Comprehensive Plan (2014)
- Reedy River Redevelopment Area / Unity Park (2017)
- Downtown Greenville Master Plan (2019)
- Cleveland Park Master Plan (2019)
- Neighborhood Plans (13 Neighborhoods)

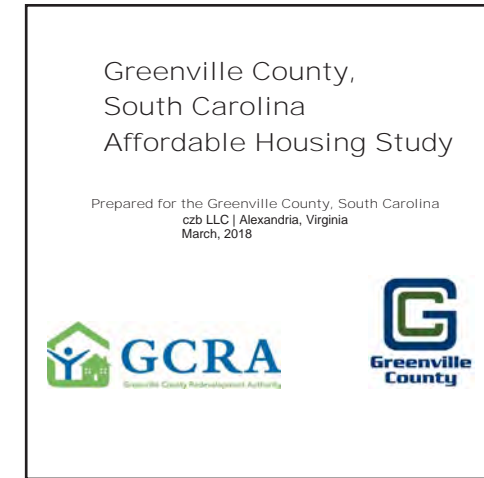
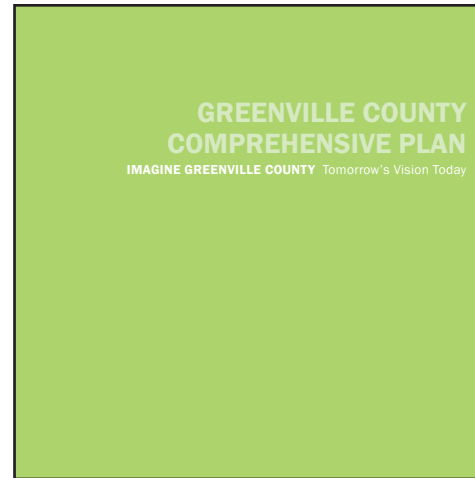


City Plan of Greenville, South Carolina, Showing Proposed Improvements

Local Planning Efforts

Greenville County & Regional Plans

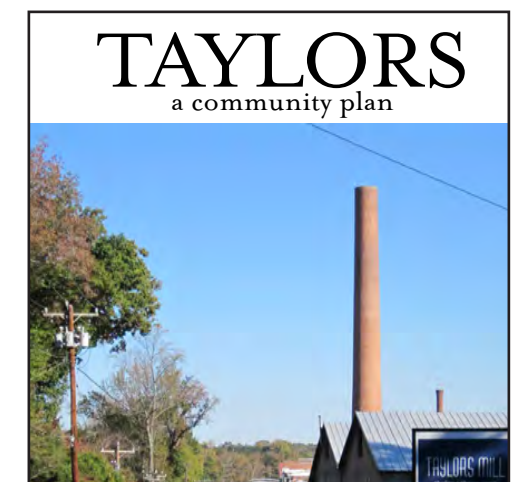
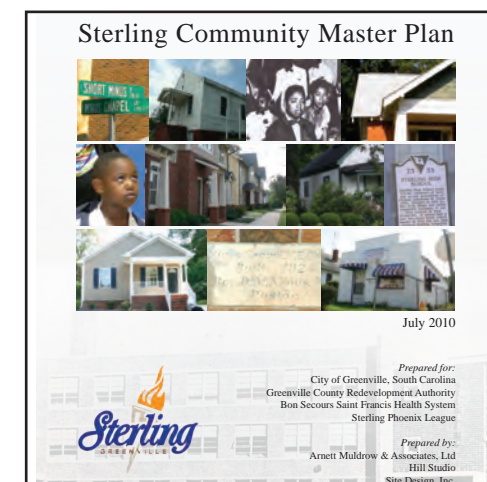
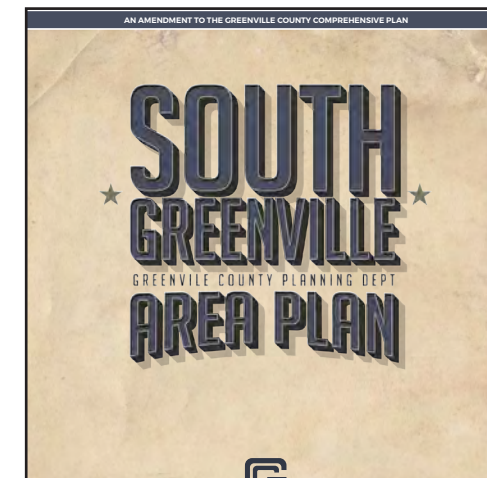
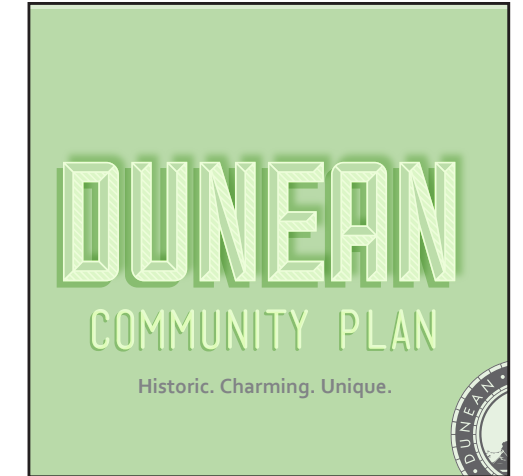
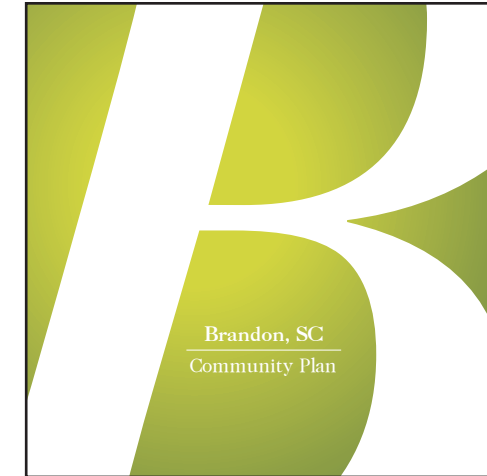
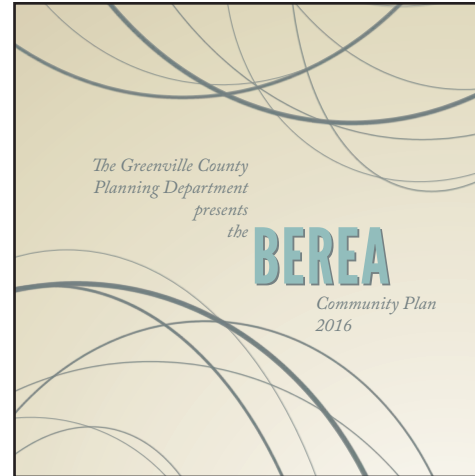
- Imagine Greenville County (2009)
- Upstate Roundtable, ReWa Sewer Service Plan (2009)
- Greenville County Comprehensive Plan 5-Year Review (2014)
- Horizon 2040 Long-Range Transportation Plan (2017)
- Shaping Our Future Growth Alternatives Analysis, Upstate South Carolina (2017)
- Greenville County Housing Study (2018)
- Greenlink 2020-2024 Transit Development Plan (2018)
- Fountain Inn Master Plan (2018)
- Travelers Rest Master Plan (2018)
- Upstate Roundtable, ReWa Sewer Service Plan Update (2019)



Local Planning Efforts

Unincorporated Community & Area Plans

- Berea Community Plan
- Conestee Community Plan
- Dunean Community Plan
- Judson Community Plan
- New Washington Heights Community Plan
- Brandon Community Plan
- Taylors Community Plan
- Sterling Community Master Plan
- South Greenville Area Plan
- Dublin Road Area Plan
- Scuffletown Area Plan & Review
- Cherrydale Area Plan
- Pelham Road Area Plan
- East Woodruff Road Area Plan



Local Planning Efforts

Plan Greenville County (2020)



- Redevelop surface parking with higher use
- Consolidate parking into shared use parking structures
- Provide high frequency transit
- Create community gathering space
- Density housing options
- Multimodal options
- Redevelop obsolete retail spaces

Conceptual Vision

Local Planning Efforts

Plan Greenville County (2020)



- Limit curb cuts by consolidating driveways
- Provide secondary circulation with drive roads at rear of properties fronting the main roadway
- Create cross-access to adjacent development
- Improve aesthetics with streetscape improvements
- Provide transit options
- Incorporate bike infrastructure into road and right-of-way design

Conceptual Vision

Local Planning Efforts

Plan Greenville County (2020)



- Access to regional trail system
- Infill housing
- Redevelopment
- Reuse of existing buildings
- Interconnected streets
- Streetscape improvements

Conceptual Vision

Local Planning Efforts

Plan Greenville County (2020)



- Walkable center
- Mix of uses
- Employment opportunities
- Community greenspace/gathering space
- Non-motorized options/bike trails
- Maintain rural aesthetics and character

Conceptual Vision

Local Planning Efforts

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Conceptual Vision

Local Planning Efforts



DISCUSSION

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