



**City of Greenville
GVL2040 Comprehensive Plan
Planning Commission and City Council Joint Workshop
4:00 PM December 15, 2020
Virtual Webex Meeting**

Minutes by Peyton Voirin

COUNCIL MEMBERS PRESENT: Dorothy Dowe, Kenneth Gibson, Russell Stall, Will Brasington, John DeWorken

COUNCIL MEMBERS ABSENT: Mayor Knox White, Lillian Brock-Flemming

COMMISSIONERS PRESENT: Shontavia Johnson, Meg Terry, Diane Eldridge, Mike Martinez, Jeff Randolph, Trey Gardner

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STAFF MEMBERS IN ATTENDANCE: Courtney Powell, Matt Lonnerstater, Kris Kurjiaka, Kevin Howard, Jonathan Graham, Edward Kinney, Harold Evangelista, Ross Zelenske, Austin Rutherford, Mike Pitts, Dwyane Cooper, Shannon Lavrin, Michael Frixen, Barry Nocks

CONSULTANTS PRESENT: Charles Buki (czb), Matt Ingalls (IPD), Peter Lombardi (czb), and Thomas Eddington (czb)

PUBLIC IN ATTENDANCE: Lori Sondov, PC Test 2, Camilla Pitman, Matt Elfrid, Allen Temple, Bill Holt, Call in User 2, Call in User 3, Eddy Paoletta, Geoffrey Habron, Jill Horne, John Warner, Karine Debaty, Katy Smith, Laura Godfrey, Leslie Flethcher, Matt Cotner, Mike Murphy, Sam Davis, Sherry Barrett, Susan McLarty, Taylor Phillips, Vitac Captioner, Weston Dripps, Zachary

CALL TO ORDER: Meeting was called to order at 4:00pm.

AGENDA & MINUTES

1. Project Overview

- Consultant Charles Buki introduced fellow consultants Matt Ingalls, Peter Lombardi, and Thomas Eddington.
- Peter Lombardi began presentation of an overview of GVL 2040 comprehensive plan.
 - He explained what a comprehensive plan is, that it has to be updated roughly every 10 years, and that it is not a law, but rather a guideline for land management regulations and various public policy decisions.
 - Lombardi explained the public involvement factor and elaborated on the planning process, including guiding values and principles and emphasis on growth.
 - Lombardi explained the driving goals for the plan
 - Open space
 - Affordable housing
 - Transportation and mobility
 - Lombardi elaborated on the nodes and corridor system.
- Courtney Powell described the 'Roadmap to Adoption' including upcoming schedule.

2. Discussion

- Councilmember John DeWorken emphasized the importance of the goals stated, but expressed disappointment with insufficient inclusion of economic development within the plan.
 - Planning & Development Services Director Jay Graham appreciated the input and provided an update that an economic development spread is to be added to the plan and that it should continue to be critically considered going forward.
 - Barry Nocks added that the comprehensive plan is a vision, and it creates a land use plan in order to physically create the vision. He further explained that this is a critical first step, and the next step of the process is action plans, such as an economic development strategic plan.
- Councilmember Will Brasington explained that he interpreted the presentation as having economic development be the foundation of the plan that fuels the desired goals. He suggested clarified language to solidify the role of economic development in the plan.
- Councilmember Dowe explained that while the document is a guiding outline, it is extremely important to express the importance of economic development.
- Councilmember Dowe brings up a few examples in the plan where the language could be improved to clarify expectation for future funding.
- Councilmember Stall surmised that a comprehensive plan is a land use plan on how the city is planning to grow and use the land. Economic development, in this case, is a tool used to accomplish a goal.
- Barry Nocks reiterated that a comprehensive plan is about physical growth and what the city will look like.
- Councilmember Ken Gibson urged the importance of having diversity and inclusivity included in the economic development section and the overall comprehensive plan.
 - Planning & Development Services Director Jay Graham referenced page 23 of the plan which states that the implementation process should reference the principles in the comprehensive plan. This clause should allow for diversity and inclusivity to be a guiding factor.
- Commissioner Eldridge reiterated the concept of the plan being a guiding principle that cannot dive too deep into any one category.
- Councilmember Stall inquires about the relationship of the plan with the County's plan.
 - Planning & Development Services Director Jay provided a comparison overview of complementary items and coordination with the County.
- Councilmember Stall suggested adding climate change and carbon-free efforts to the plan.
- Councilmember Will Brasington inquired about the attainability of the open space goal.
- Councilmember Dowe inquires about redundancy between and consistency with the tree canopy ordinance and the green space goal in the comprehensive plan.
- Councilmember Dowe inquired about the history behind the suggested node at Academy and Pendleton.
- Councilmember Gibson urged that there should be a specific commitment in the document to address inclusivity.
 - Consultant Charles Buki explained that the comprehensive plan is not binding by law, and thus, suggested a consistency policy be passed upon adoption. Additionally, the first 6-9 months be focused on committing to the plan's goals.
- Councilmember Dowe inquired about reversal of gentrification.

3. Adjournment

- Meeting was adjourned at 5:34 pm.