



PUBLIC HEARING
City of Greenville, South Carolina

To: Honorable Mayor and Members of City Council
From: John F. McDonough, City Manager

Agenda Item No.

9a

NATURE OF ITEM: Abandonment Annexation/Zoning Street Closure Text Amendment Other

PUBLIC HEARING DATE: January 25, 2021

PURPOSE OF HEARING:

Z-1-2021 Public Hearing regarding the adoption of the GVL2040 City Comprehensive Plan

REQUESTOR/APPLICANT:

City of Greenville

SUMMARY BACKGROUND:

A comprehensive plan is required by South Carolina law of any municipality with zoning and development regulations and provides the basis for regulating development by describing the vision and goals that future regulations will help to achieve. A municipality is required to update the municipality's comprehensive plan every 10-years.

The city of Greenville's last comprehensive plan was adopted in 2009 and known as Plan-it Greenville. The City solicited a Request for Proposal (RFP) in the beginning of 2019 to select a consultant team to lead the City's comprehensive plan update process. The selected team includes czb, LLC and Ingalls Planning & Design.

During a six-phase process over 18-months, the City and consultant team (czb, LLC and Ingalls Planning & Design), in conjunction with a 41-member Steering Committee and community at-large, has developed an updated City's Comprehensive Plan, known as GVL2040, to shape Greenville's growth and evolution over the next two decades. The plan provides a city-wide vision, priorities, and planning framework centered around key elements, as outlined in the document.

This public hearing is for the application by City of Greenville for the adoption of the GVL2040 City of Greenville Comprehensive Plan and associated consistency policy. The public hearing is being conducted in compliance with Section 6-29-530 of the South Carolina Code of Laws.

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Jonathan B. Graham

219319F5AC3C445...

City Attorney

DocuSigned by:

Michael Pitts

5E0F2A267E2D413...

DocuSigned by:

Zoning Administrator

City Manager

John F. McDonough

FDC2AC15040F440...

PLANNING RESOLUTION NO. 2021-01

A R E S O L U T I O N

TO RECOMMEND APPROVAL TO CITY COUNCIL OF “GVL2040”, THE COMPREHENSIVE PLAN AND RECOGNIZE IT AS ADOPTION OF THE CURRENT COMPREHENSIVE PLAN (Z-1-2021)

WHEREAS, the city of Greenville developed an open process to update the City’s Comprehensive Plan commencing in 2019; and

WHEREAS, the City of Greenville contracted with czb, LLC, in April 2019, to provide planning services leadership, and to work with City, regional inter-agency working groups, and stakeholders to develop, and then to prepare a proposed long-range comprehensive plan for the City of Greenville, required by state law, in a comprehensive plan known as “GVL2040” (the “Plan”); and

WHEREAS, 41 individuals were selected to provide a representative cross-section of the Greenville community from 226 applicants to form the committee that guided the development of the Plan known as the Steering Committee; and

WHEREAS, the Steering Committee participated in 20 committee meetings throughout the process to provide input and guidance on the development of the Plan; and

WHEREAS, approximately 255 people participated in four public open house events to provide input and guidance on the development of the Plan; and

WHEREAS, approximately 6,606 people participated in surveys to provide input and guidance on the development of the Plan; and

WHEREAS, Planning Commission participated in eight public workshops to discuss and provide input and guidance on the development of the Plan; and

WHEREAS, City Council participated in four public work sessions to discuss and provide input and guidance on the development of the Plan; and

WHEREAS, the Plan consists of two parts and four chapters; and

WHEREAS, the ‘How We Will Make Decisions’ chapter is defined by the Greenville Community’s identified core values and planning principles; and

WHEREAS, the ‘What We Know’ chapter is identified through the analysis of critical trends and conditions; and

WHEREAS, the ‘Our Priorities and the Outcomes We Seek’ chapter is defined by the Greenville Community’s identified issues that matter most and what progress will look like in the coming years; and

WHEREAS, the ‘Our Path Forward’ chapter is identified by a strategic framework for

implementation and continuous Plan refinement; and

WHEREAS, the statutory elements and Future Land Use Map are further detailed and illustrated within the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Plan, as prepared by City of Greenville citizens, staff members and consultant team, is recommended for adoption to City Council, in compliance with the South Carolina Planning Enabling Act requirements. The City Manager, in cooperation with City Council and stakeholders in the community, shall use the Plan as a guide to achieve the community vision and goals outlined therein. The endorsement of this Resolution is in principle and does not preclude variations or exceptions.

RESOLVED THIS 12 DAY OF JANUARY, 2021.

DocuSigned by:

David Keller

PLANNING COMMISSION CHAIR

Attest:

DocuSigned by:

Jonathan B. Graham

PLANNING AND DEVELOPMENT SERVICES DIRECTOR