



## REQUEST FOR COUNCIL ACTION City of Greenville, South Carolina

Agenda Item No.

14b

**TO:** Honorable Mayor and Members of City Council  
**FROM:** John F. McDonough, City Manager

Ordinance/First Reading
  Ordinance/Second & Final Reading
  Resolution/First & Final Reading
  Information Only

**AGENDA DATE REQUESTED:** February 22, 2021

**ORDINANCE/RESOLUTION CAPTION:**

AN ORDINANCE TO ADOPT THE GVL2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 6-29-530 OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE ENABLING ACT OF 1994 (Z-1-2021)

**SUMMARY BACKGROUND:**

This Ordinance adopts the GVL2040 City of Greenville Comprehensive Plan. The city of Greenville and its consultant team czb, LLC and Ingalls Planning & Design in conjunction with the Steering Committee and the community at-large, has developed this update to the City's Comprehensive Plan 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. These documents can be accessed online at [www.GVL2040.com](http://www.GVL2040.com).

The City Planning Commission, pursuant to public notice, held a public hearing on January 12, 2021, to consider the proposed comprehensive plan. The application was recommended for adoption by a vote of 7-0.

Planning Staff Recommendation: Recommend Adoption to City Council

Planning Commission Recommendation: Recommend Adoption to City Council

**IMPACT IF DENIED:**

The City will not have an updated comprehensive plan within 10 years as required by S.C. Code Section 6-29-530.

**FINANCIAL IMPACT:**

None

**REQUIRED SIGNATURES**

**Department Director** *Jonathan B. Graham*  
DocuSigned by: 219319F5AC3C445...

**OMB Director** \_\_\_\_\_

**City Attorney** *Michael Pitts*  
DocuSigned by: 5E0F2A267E2D413...

**City Manager** *John McDonough*  
DocuSigned by: FDC2AC15040F440...

AN ORDINANCE

TO ADOPT THE GVL2040 COMPREHENSIVE PLAN IN ACCORDANCE WITH SECTION 6-29-530 OF THE SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE ENABLING ACT OF 1994 (Z-1-2021)

WHEREAS, Section 6-29-510(E) of the South Carolina Code of Laws requires the City to update its comprehensive plan every ten (10) years: and

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

WHEREAS, the City 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 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, forty-one (41) individuals were selected to provide a representative cross-section of the Greenville community from two hundred and twenty-six (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 twenty (20) committee meetings throughout the process to provide input and guidance on the development of the Plan; and

WHEREAS, approximately two hundred fifty-five (255) people participated in four (4) public open house events to provide input and guidance on the development of the Plan; and

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

WHEREAS, Planning Commission participated in eight (8) public workshops to discuss and provide input and guidance on the development of the Plan; and

WHEREAS, City Council participated in four (4) public work sessions to discuss and provide input and guidance on the development of the Plan; and

WHEREAS, the Plan consists of two (2) parts and four (4) 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; and

WHEREAS, pursuant to Sections 6-29-520 and 6-29-530 of the Enabling Act of 1994, the City of Greenville Planning Commission by way of Planning Resolution No. 2021-1, a copy of which is attached hereto and incorporated herein by reference as Exhibit A, has recommended that the Comprehensive Plan, GVL2040, be adopted by City Council; and

WHEREAS, a public hearing on the Plan was held on January 25, 2021, in accordance with Section 6-29-530 of the South Carolina Code of Laws; and

WHEREAS, the terms of the Plan are hereby incorporated by reference and are available for viewing in the Office of the City Clerk and on the City’s website at [www.greenvillesc.gov](http://www.greenvillesc.gov);

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, the Plan, as prepared by City of Greenville citizens, staff members, and consultant team, is adopted in its entirety under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 and in accordance with Section 6-29-530 of the South Carolina Code of Laws. 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.

DONE, RATIFIED AND PASSED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

REVIEWED:

\_\_\_\_\_  
CITY MANAGER

EXHIBIT A

PLANNING RESOLUTION NO. 2021-01

A RESOLUTION

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

PLANNING RESOLUTION NO. 2021-01  
Page 2

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