

What is the comprehensive plan?

The comprehensive plan is a tangible representation of what the Greenville community wants to be in the future.

What is the purpose of a comprehensive plan?

- Influence zoning changes
- Impact decisions on infrastructure improvements and future growth
- Guide decisions on annexations
- Effect choices on major public investments

Comprehensive plans...

- Are required by state law
- Are used along with the zoning ordinance to implement plan guidelines and recommendations
- Should take into account regional growth concerns
- Give citizens and decision makers context to make informed decisions

How are comprehensive plans different from other types of plans?

Master Plans/ Strategic Plans

- Smaller scale
- Focus on specific areas

Examples:

2004 Nicholstown Master Plan, 2011 Stone Avenue Master Plan, 2018 Wade Hampton Blvd Strategic Plan

Transportation Plans

- Focus on transportation corridors and routes

Examples:

2007 Trails and Greenways Master Plan, 2011 Bicycle Master Plan

Zoning Ordinances

- How a plan is implemented
- More specific, daily application

Example:

Land Management Ordinance of City of Greenville Municipal Code

Nine elements that go into a comprehensive plan:

Population

Households, education, income, race, sex and age

Economic Development

Labor force, where people live and work, employment and economic base analysis

Land Use

Existing and future land uses

Natural Resources

Plant and animal habitat, parks and recreation, scenic views and sites, wetlands, flood areas, air quality and watersheds

Cultural Resources

Historic buildings and structures, unique commercial and residential areas and educational, religious or entertainment areas

Community Facilities

Water, sewer, fire, emergency services, government and educational facilities and libraries

Housing

Type, location, age, condition, owner/renter occupancy, affordability and projection of needs

Transportation

Major road improvements, new road construction, pedestrian and bicycle projects, and public transportation

Priority Investment

Federal, state and local funds for projects over the next 10 years as well as recommended plans for Capital Improvements projects