



Comprehensive Plan Update

Greenville County, VA



Project Purpose

What is a Comprehensive Plan?

- A community-guided vision for the physical development of a locality
- A showcase of a locality's assets and areas for improvement
- A practical roadmap to achieve identified goals
- Legally required by Virginia State Code §15.2-2223



Purpose of Comprehensive Plan

Zoning Ordinance

- Regulates
 - Use of Land & Structures
 - Size, Height, Area, Location
- Ensures
 - Light & Air
 - Conveniences & Safety
- Facilitates
 - Public Services & Amenities
- Protects From
 - Destruction & Obstruction
 - Encroachment & Congestion
 - Dangers & Adverse Impacts

Comprehensive Plan

- **Policy Document**
- Sets **Vision & Goals**
- Guides Regulation

Subdivision Ordinance

- Regulates
 - Land Division – Number & Size
 - Development Standards
- Ensures
 - Development Completion
- Provides Standards for
 - Adequate Streets & ROWs
 - Utilities, Services, Drainage
- Protects From
 - Unsound Investment

Who's Involved





What's involved?

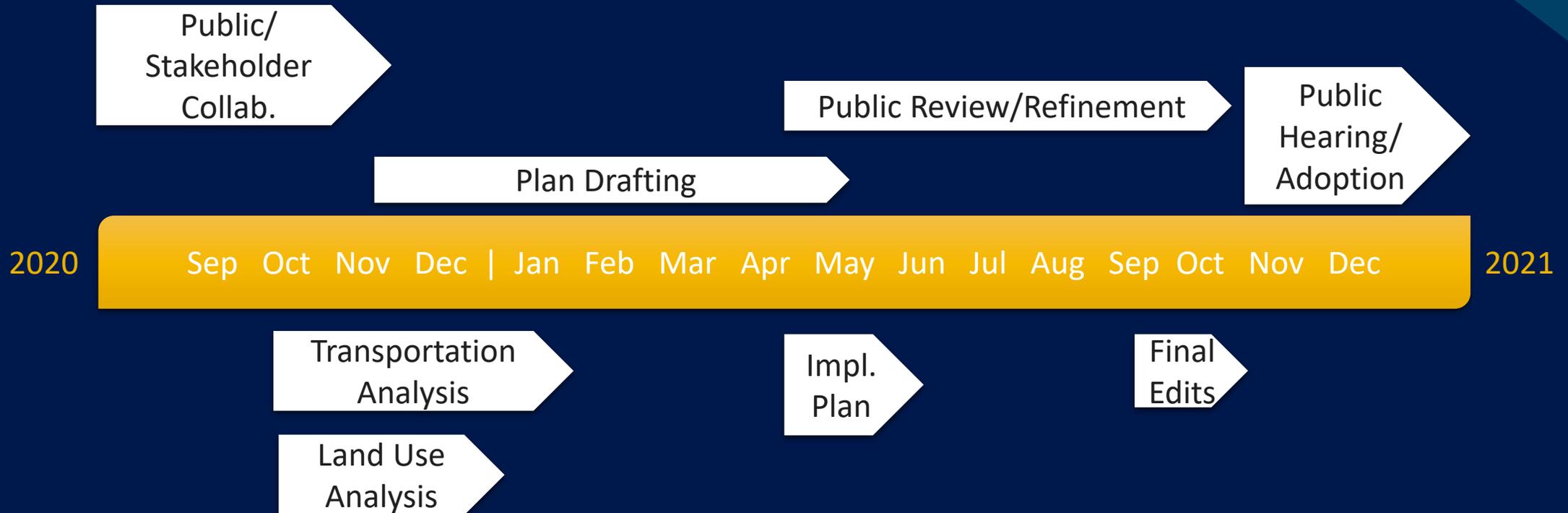
1. Existing Conditions
2. Vision > Goals > Objectives
3. Future Land Use Map
4. Implementation Strategies

Project Scope

What is the process of making a Comprehensive Plan?



Project Timeline



Community Engagement Approach



Stakeholder Meetings



Workshop 1



Online Survey



Workshop 2



Open House



Project Deliverables

What does the plan typically include?

Plan Elements



Land Use



Transportation



Natural Resources



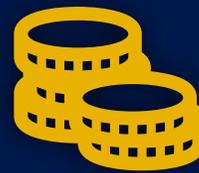
Demographics



Housing



Culture & History



Economy



Public Facilities

Project Deliverables

What does the plan include?

Existing Conditions

Vision > Goals > Objectives

Future Land Use Map

Implementation Strategies



Staff + Board + Public

Engagement + Input = Success



Workshop 1



Stakeholder Meetings



Online Survey



Workshop 2



Open House



Completed Diagnostic

Review of Current Plan

Virginia State Code:

Title 15.2, Chapter 22, Article 3

- Broadband Considerations
- Implementation Strategies / Chart
- Additional Transportation Requirements
- Update Mapping and Socioeconomics

Greensville County, Virginia
Comprehensive Plan Diagnostic Matrix



VA Code Section 15.2-	Intent	Status	Comp. Plan Reference	Analysis / Recommendation
2223	Comp. Plan scope, purpose, adoption	Best Practice	Page 5	The purpose section of the comprehensive plan describes the reason, purpose, and overall goal of the plan. This section will be updated and expanded to reflect the purpose of the Comprehensive Plan and describe the public involvement and adoption process.
	Existing Conditions	Mandatory	Various	Each chapter currently describes basic conditions within the county including infrastructure and government. This information should be expanded and updated as needed.
	Future trends of locality	Mandatory	Pages 9-12	Future population trends are projected locally. Most other trends are discussed relative to larger national trends. These will be updated with current data, as appropriate.
	Future requirements of territory	Mandatory	Designated on inserted maps – no page numbers.	Urban Services Areas are designated on the Future Land Use maps as well as rural development areas and a new local enterprise zone area, but there is very little discussion. Future growth should be reevaluated and addressed with greater detail, as appropriate, based on public engagement, available data, and analysis.
	Future facilities development	Best Practice	Page 19 Page 30	Current facilities are discussed in the plan. Future development plans are discussed for higher education and recreational facilities. Future facility plans should be determined from public engagement and staff guidance and included in the plan.
	Affordable housing - area designation, implementation measures for construction, maintenance and rehab. Current and future considerations	Mandatory	Page 30-32 Page 35 Page 37	General residential areas are outlined in the future land use map; there are no new areas designated for manufactured housing or multi-family residential, but rather plans to continue working with housing assistance programs and upgrade substandard housing. The plan identifies population groups for which housing should be "addressed" as low-moderate income and elderly (pg 31) and discusses a successful residential rehabilitation project and some standards for incorporating manufactured housing into

Page | 3

What has changed?

Since the last Comprehensive Plan

New Development?

Were Goals & Objectives Met?

Did Policy Guide Development?

Need New Strategies?

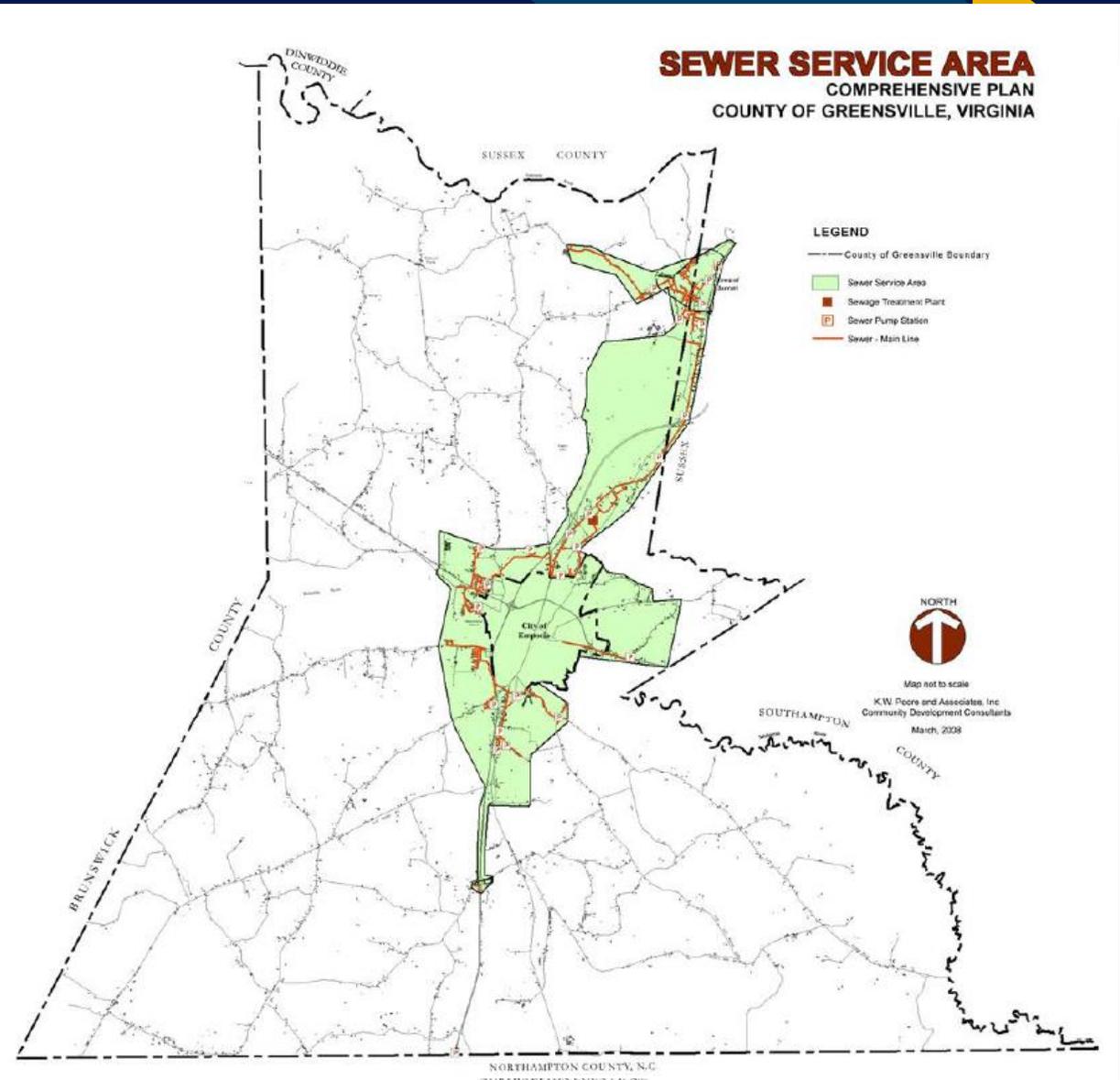
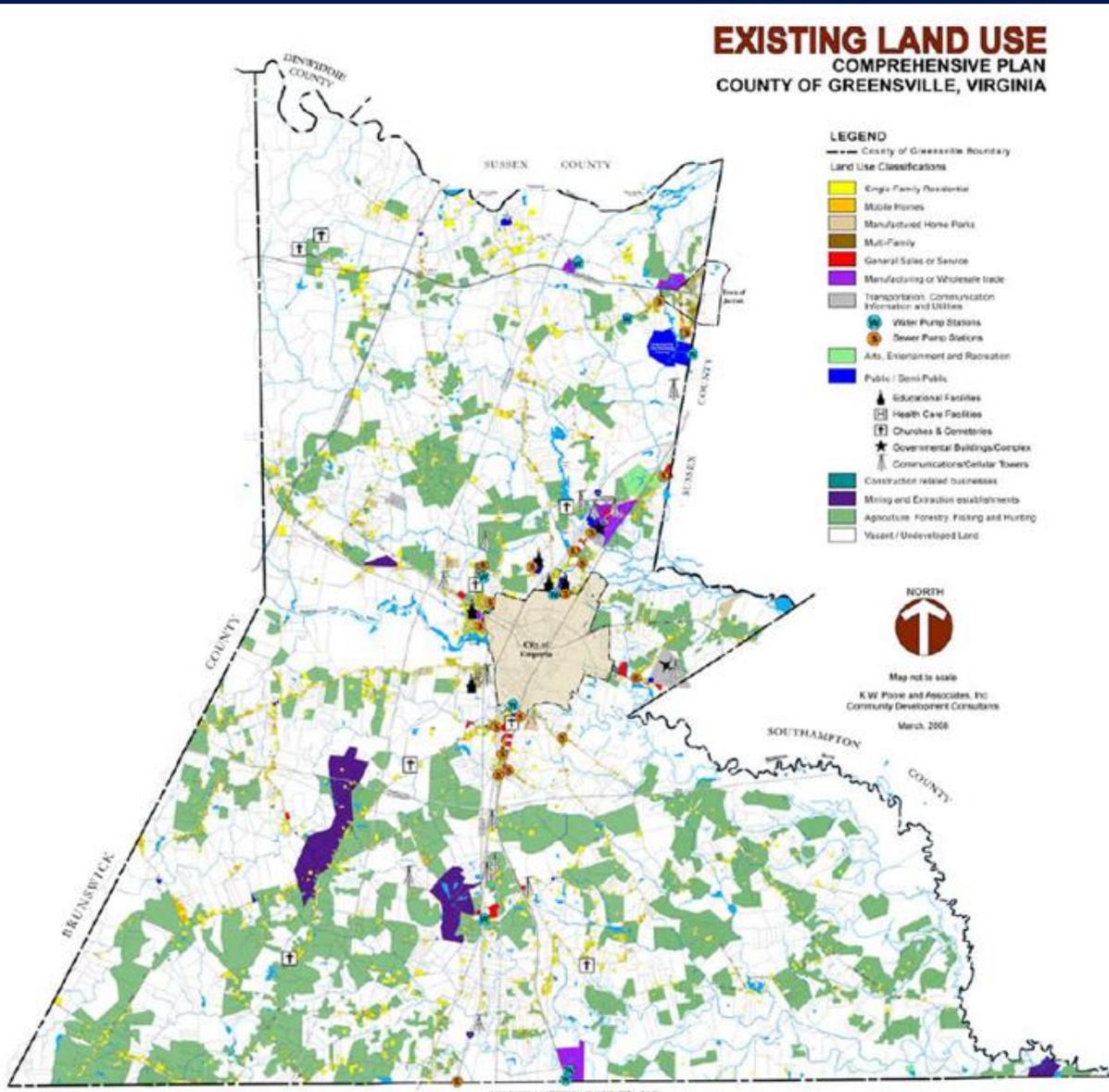


General Goals

Are they being met?

- Provide adequate governmental services, including public utilities, to meet the needs of Greenville's citizens.
- Coordinate development with the provision for public utilities and services.
- Preserve the rural character of the county by directing and controlling growth in designated areas.
- Coordinate land use planning with adjoining localities.

Adequate Services + Rural Preservation?



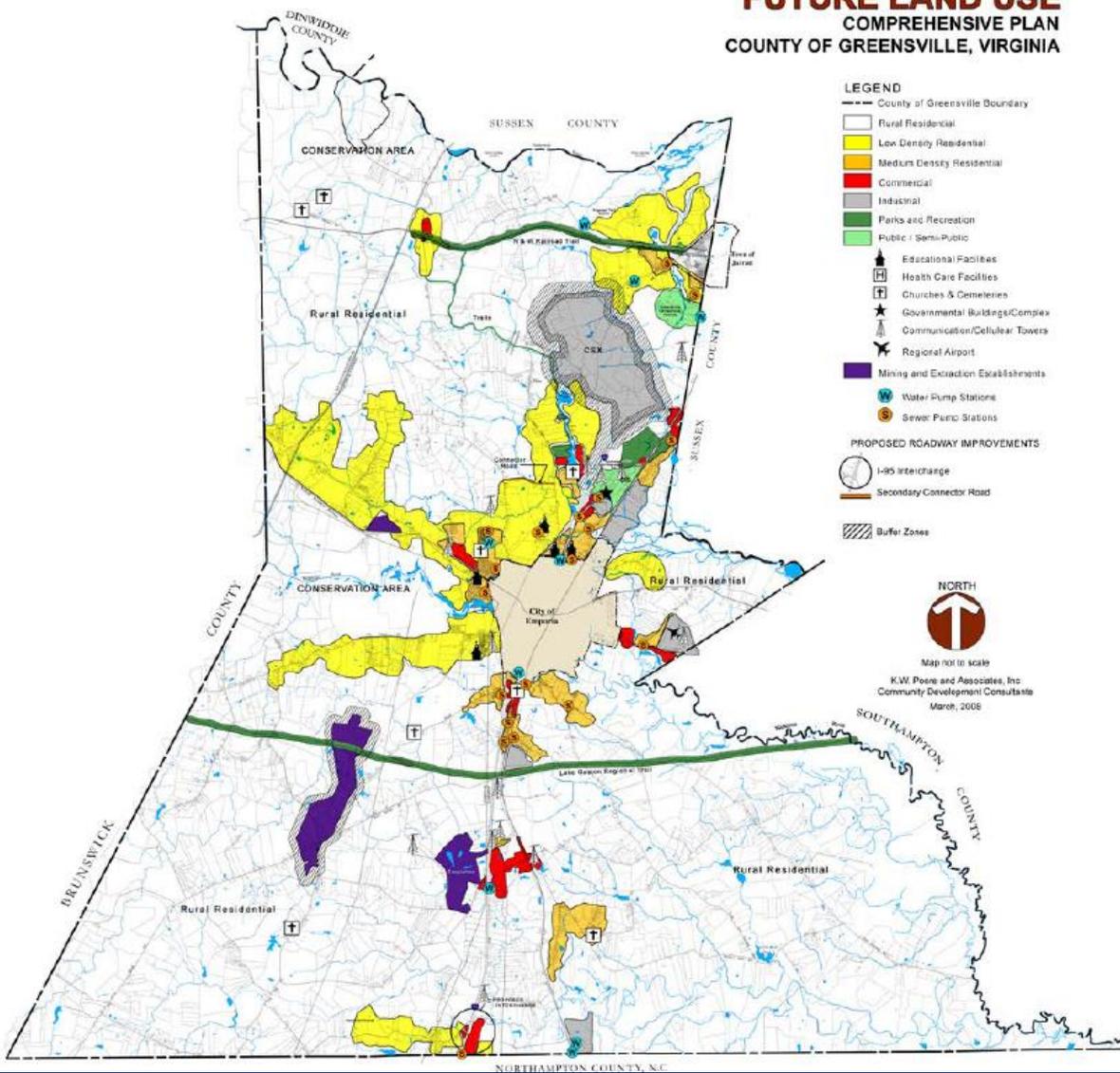
Existing Land Use Goals

Are they being met?

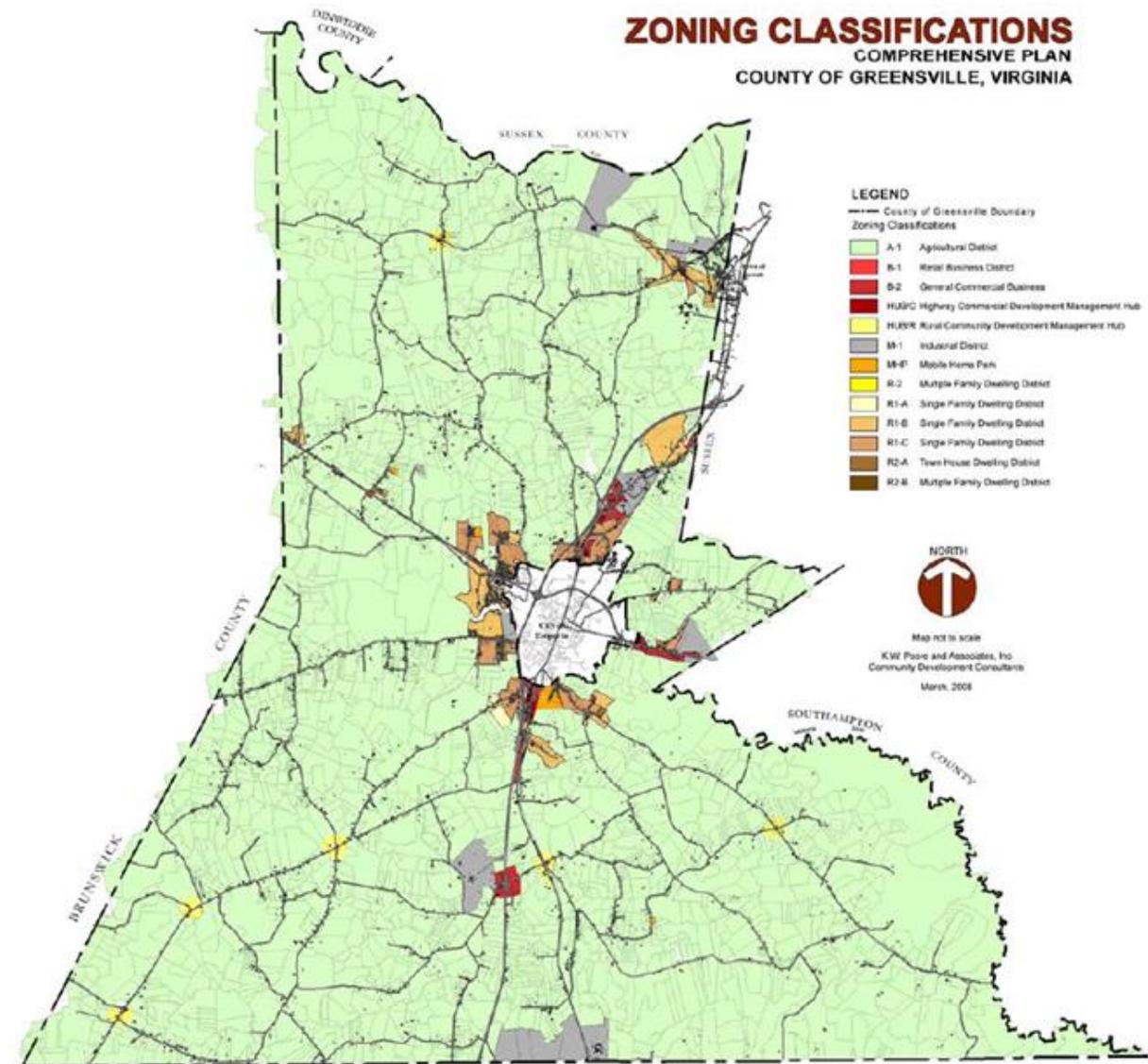
- Encourage new development that compliments surrounding uses.
- Concentrate development in appropriate locations by encouraging more efficient site design and incorporating proper buffers between differing uses.

Are Land Use Tools Directing Growth?

FUTURE LAND USE COMPREHENSIVE PLAN COUNTY OF GREENSVILLE, VIRGINIA



ZONING CLASSIFICATIONS COMPREHENSIVE PLAN COUNTY OF GREENSVILLE, VIRGINIA



Board and Commission Perspective



Next Steps

- Review & Diagnostic
- Kick-Off Meeting
- Public Input Workshop #1
- Stakeholder Interviews
- Community Survey
- Public Input Workshop #2
- Draft Plan
- Public Open House
- Final Revisions
- Public Hearings & Adoption



**Planning Commission &
Board of Supervisors
Joint Work Sessions**



Thank You.



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