

# APPENDICES

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



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<i>Digital version available online at <a href="http://www.imaginegreenville.com">www.imaginegreenville.com</a></i>	

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appendix **A**  
**DATA BY ELEMENT**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



## POPULATION ELEMENT

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Demographic Estimates

	Estimate	Margin of Error	Percent	Margin of Error
<b>SEX AND AGE</b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
Male	214,515	+/-719	0.49	+/-0.2
Female	223,604	+/-719	0.51	+/-0.2
Under 5 years	31,656	+/-134	0.072	+/-0.1
5 to 9 years	29,695	+/-2,291	6.80%	+/-0.5
10 to 14 years	28,332	+/-2,189	6.50%	+/-0.5
15 to 19 years	29,145	+/-954	6.70%	+/-0.2
20 to 24 years	27,964	+/-621	6.40%	+/-0.1
25 to 34 years	57,063	+/-453	13.00%	+/-0.1
35 to 44 years	63,294	+/-1,221	14.40%	+/-0.3
45 to 54 years	64,823	+/-1,159	14.80%	+/-0.3
55 to 59 years	28,450	+/-1,823	6.50%	+/-0.4
60 to 64 years	24,040	+/-1,933	5.50%	+/-0.4
65 to 74 years	29,416	+/-521	6.70%	+/-0.1
75 to 84 years	17,174	+/-927	3.90%	+/-0.2
85 years and over	7,067	+/-992	1.60%	+/-0.2
Median age (years)	36.9	+/-0.3	(X)	(X)
18 years and over	330,985	*****	75.50%	*****
21 years and over	313,975	+/-1,226	71.70%	+/-0.3
62 years and over	67,853	+/-1,498	15.50%	+/-0.3
65 years and over	53,657	+/-614	12.20%	+/-0.1
<b>18 years and over</b>	<b>330,985</b>	<b>*****</b>	<b>330,985</b>	<b>(X)</b>
Male	159,955	+/-544	48.30%	+/-0.2
Female	171,030	+/-544	51.70%	+/-0.2
<b>65 years and over</b>	<b>53,657</b>	<b>+/-614</b>	<b>53,657</b>	<b>(X)</b>
Male	22,129	+/-342	41.20%	+/-0.6
Female	31,528	+/-568	58.80%	+/-0.6

	Estimate	Margin of Error	Percent	Margin of Error
<b>RACE</b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
One race	430,763	+/-1,754	98.30%	+/-0.4
Two or more races	7,356	+/-1,754	1.70%	+/-0.4
White	336,471	+/-2,793	76.80%	+/-0.6
Black or African American	78,610	+/-1,310	17.90%	+/-0.3
American Indian and Alaska Native	433	+/-297	0.10%	+/-0.1
Cherokee tribal grouping	N	N	N	N
Chippewa tribal grouping	N	N	N	N
Navajo tribal grouping	N	N	N	N
Sioux tribal grouping	N	N	N	N
Asian	8,068	+/-871	1.80%	+/-0.2
Asian Indian	2,207	+/-1,125	0.50%	+/-0.3
Chinese	939	+/-829	0.20%	+/-0.2
Filipino	372	+/-321	0.10%	+/-0.1
Japanese	664	+/-889	0.20%	+/-0.2
Korean	695	+/-529	0.20%	+/-0.1
Vietnamese	1,401	+/-981	0.30%	+/-0.2
Other Asian	1,790	+/-1,062	0.40%	+/-0.2
Native Hawaiian and Other Pacific Islander	348	+/-445	0.10%	+/-0.1
Native Hawaiian	N	N	N	N
Guamanian or Chamorro	N	N	N	N
Samoan	N	N	N	N
Other Pacific Islander	N	N	N	N
Some other race	6,833	+/-2,812	1.60%	+/-0.6
Two or more races	7,356	+/-1,754	1.70%	+/-0.4
White and Black or African American	2,786	+/-1,242	0.60%	+/-0.3
White and American Indian and Alaska Native	1,864	+/-239	0.40%	+/-0.1
White and Asian	1,694	+/-866	0.40%	+/-0.2
Black or African American and American Indian and Alaska Native	65	+/-109	0.00%	+/-0.1

	Estimate	Margin of Error	Percent	Margin of Error
<b><i>Race alone or in combination with one or more other races</i></b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
White	343,762	+/-3,266	78.50%	+/-0.7
Black or African American	81,516	+/-556	18.60%	+/-0.1
American Indian and Alaska Native	2,362	+/-230	0.50%	+/-0.1
Asian	9,762	+/-98	2.20%	+/-0.1
Native Hawaiian and Other Pacific Islander	N	N	N	N
Some other race	7,780	+/-2,751	1.80%	+/-0.6
<b>HISPANIC OR LATINO AND RACE</b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
Hispanic or Latino (of any race)	31,684	*****	7.20%	*****
Mexican	18,590	+/-2,554	4.20%	+/-0.6
Puerto Rican	736	+/-618	0.20%	+/-0.1
Cuban	1,330	+/-1,275	0.30%	+/-0.3
Other Hispanic or Latino	11,028	+/-2,554	2.50%	+/-0.6
Not Hispanic or Latino	406,435	*****	92.80%	*****
White alone	312,867	+/-287	71.40%	+/-0.1
Black or African American alone	78,366	+/-1,358	17.90%	+/-0.3
American Indian and Alaska Native alone	312	+/-239	0.10%	+/-0.1
Asian alone	8,011	+/-866	1.80%	+/-0.2
Native Hawaiian and Other Pacific Islander alone	348	+/-445	0.10%	+/-0.1
Some other race alone	67	+/-114	0.00%	+/-0.1
Two or more races	6,464	+/-1,603	1.50%	+/-0.4
Two races including Some other race	0	+/-287	0.00%	+/-0.1
Two races excluding Some other race, and Three or more races	6,464	+/-1,603	1.50%	+/-0.4
<i>Source: U.S. Census Bureau, 2008 American Community Survey</i>				

## Selected Social Characteristics

	Estimate	Margin of Error	Percent	Margin of Error
<b>HOUSEHOLDS BY TYPE</b>				
<b>Total households</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Family households (families)	109,806	+/-3,495	64.60%	+/-1.7
With own children under 18 years	50,531	+/-2,690	29.70%	+/-1.4
Married-couple family	83,865	+/-3,622	49.30%	+/-1.9
With own children under 18 years	35,762	+/-2,426	21.00%	+/-1.3
Male householder, no wife present, family	6,870	+/-1,500	4.00%	+/-0.9
With own children under 18 years	3,065	+/-957	1.80%	+/-0.6
Female householder, no husband present, family	19,071	+/-2,050	11.20%	+/-1.2
With own children under 18 years	11,704	+/-1,638	6.90%	+/-1.0
Nonfamily households	60,253	+/-3,266	35.40%	+/-1.7
Householder living alone	53,004	+/-3,052	31.20%	+/-1.7
65 years and over	14,294	+/-1,843	8.40%	+/-1.1
Households with one or more people under 18 years	55,418	+/-2,816	32.60%	+/-1.5
Households with one or more people 65 years and over	36,176	+/-2,034	21.30%	+/-1.1
Average household size	2.49	+/-0.04	(X)	(X)
Average family size	3.15	+/-0.08	(X)	(X)
<b>RELATIONSHIP</b>				
<b>Population in households</b>	<b>423,638</b>	<b>+/-4,256</b>	<b>423,638</b>	<b>(X)</b>
Householder	170,059	+/-3,224	40.10%	+/-0.7
Spouse	83,580	+/-3,706	19.70%	+/-0.8
Child	128,264	+/-4,141	30.30%	+/-1.0
Other relatives	24,203	+/-4,284	5.70%	+/-1.0
Nonrelatives	17,532	+/-3,209	4.10%	+/-0.7
Unmarried partner	6,148	+/-1,249	1.50%	+/-0.3

	Estimate	Margin of Error	Percent	Margin of Error
<b>MARITAL STATUS</b>				
<b>Males 15 years and over</b>	<b>168,813</b>	<b>+/-632</b>	<b>168,813</b>	<b>(X)</b>
Never married	51,887	+/-3,414	0.307	+/-2.0
Now married, except separated	91,759	+/-3,912	0.544	+/-2.3
Separated	4,214	+/-1,202	0.025	+/-0.7
Widowed	3,684	+/-946	0.022	+/-0.6
Divorced	17,269	+/-2,170	10.20%	+/-1.3
<b>Females 15 years and over</b>				
<b>Females 15 years and over</b>	<b>179,623</b>	<b>+/-721</b>	<b>179,623</b>	<b>(X)</b>
Never married	48,785	+/-2,938	27.20%	+/-1.6
Now married, except separated	86,083	+/-3,999	47.90%	+/-2.3
Separated	7,036	+/-1,321	3.90%	+/-0.7
Widowed	18,170	+/-1,516	10.10%	+/-0.8
Divorced	19,549	+/-2,265	10.90%	+/-1.3
<b>FERTILITY</b>				
<b>Number of women 15 to 50 years old who had a birth in the past 12 months</b>	<b>6,773</b>	<b>+/-1,318</b>	<b>6,773</b>	<b>(X)</b>
Unmarried women (widowed, divorced, and never married)	2,016	+/-769	29.80%	+/-10.0
Per 1,000 unmarried women	38	+/-15	(X)	(X)
Per 1,000 women 15 to 50 years old	63	+/-12	(X)	(X)
Per 1,000 women 15 to 19 years old	17	+/-15	(X)	(X)
Per 1,000 women 20 to 34 years old	123	+/-27	(X)	(X)
Per 1,000 women 35 to 50 years old	26	+/-13	(X)	(X)
<b>GRANDPARENTS</b>				
<b>Number of grandparents living with own grandchildren under 18 years</b>	<b>7,735</b>	<b>+/-1,502</b>	<b>7,735</b>	<b>(X)</b>
Responsible for grandchildren	3,588	+/-1,240	46.40%	+/-11.4

	Estimate	Margin of Error	Percent	Margin of Error
<b>Years responsible for grandchildren</b>				
Less than 1 year	776	+/-504	10.00%	+/-5.8
1 or 2 years	536	+/-404	6.90%	+/-5.0
3 or 4 years	549	+/-584	7.10%	+/-7.3
5 or more years	1,727	+/-725	22.30%	+/-8.1
<b>Number of grandparents responsible for own grandchildren under 18 years</b>				
	<b>3588</b>	<b>+/-1,240</b>	<b>3588</b>	<b>(X)</b>
Who are female	2,049	+/-707	57.10%	+/-15.2
Who are married	2,056	+/-928	57.30%	+/-19.2
<b>SCHOOL ENROLLMENT</b>				
<b>Population 3 years and over enrolled in school</b>				
	<b>107,832</b>	<b>+/-3,553</b>	<b>107,832</b>	<b>(X)</b>
Nursery school, preschool	7,074	+/-1,299	6.60%	+/-1.1
Kindergarten	5,120	+/-1,012	4.70%	+/-0.9
Elementary school (grades 1-8)	47,391	+/-1,707	43.90%	+/-2.2
High school (grades 9-12)	22,570	+/-1,674	20.90%	+/-1.6
College or graduate school	25,677	+/-3,045	23.80%	+/-2.2
<b>EDUCATIONAL ATTAINMENT</b>				
<b>Population 25 years and over</b>				
	<b>291,327</b>	<b>+/-535</b>	<b>291,327</b>	<b>(X)</b>
Less than 9th grade	18,914	+/-2,629	6.50%	+/-0.9
9th to 12th grade, no diploma	30,832	+/-3,452	10.60%	+/-1.2
High school graduate (includes equivalency)	77,392	+/-4,600	26.60%	+/-1.6
Some college, no degree	53,409	+/-3,666	18.30%	+/-1.3
Associate's degree	22,923	+/-2,643	7.90%	+/-0.9
Bachelor's degree	58,732	+/-3,657	20.20%	+/-1.2
Graduate or professional degree	29,125	+/-2,754	10.00%	+/-0.9
Percent high school graduate or higher	82.90%	+/-1.4	(X)	(X)
Percent bachelor's degree or higher	30.20%	+/-1.5	(X)	(X)

	Estimate	Margin of Error	Percent	Margin of Error
<b>VETERAN STATUS</b>				
<b>Civilian population 18 years and over</b>	<b>330,514</b>	<b>+/-455</b>	<b>330,514</b>	<b>(X)</b>
Civilian veterans	34,767	+/-2,646	10.50%	+/-0.8
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>				
<b>Total Civilian Noninstitutionalized Population</b>	<b>432,201</b>	<b>+/-3,098</b>	<b>432,201</b>	<b>(X)</b>
With a disability	51,886	+/-4,436	12.00%	+/-1.0
<b>Under 18 years</b>	<b>107,134</b>	<b>+/-3</b>	<b>107,134</b>	<b>(X)</b>
With a disability	4,049	+/-1,252	3.80%	+/-1.2
<b>18 to 64 years</b>	<b>274,774</b>	<b>+/-1,454</b>	<b>274,774</b>	<b>(X)</b>
With a disability	28,877	+/-3,332	10.50%	+/-1.2
<b>65 years and over</b>	<b>50,293</b>	<b>+/-2,506</b>	<b>50,293</b>	<b>(X)</b>
With a disability	18,960	+/-1,876	37.70%	+/-3.1
<b>RESIDENCE 1 YEAR AGO</b>				
<b>Population 1 year and over</b>	<b>430,752</b>	<b>+/-1,392</b>	<b>430,752</b>	<b>(X)</b>
Same house	350,725	+/-7,226	81.40%	+/-1.6
Different house in the U.S.	76,834	+/-6,628	17.80%	+/-1.5
Same county	51,462	+/-5,708	11.90%	+/-1.3
Different county	25,372	+/-4,204	5.90%	+/-1.0
Same state	12,049	+/-2,919	2.80%	+/-0.7
Different state	13,323	+/-2,661	3.10%	+/-0.6
Abroad	3,193	+/-1,735	0.70%	+/-0.4
<b>PLACE OF BIRTH</b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
Native	403,178	+/-2,850	92.00%	+/-0.7
Born in United States	398,710	+/-3,013	91.00%	+/-0.7
State of residence	240,535	+/-6,634	54.90%	+/-1.5
Different state	158,175	+/-6,633	36.10%	+/-1.5
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	4,468	+/-1,255	1.00%	+/-0.3
Foreign born	34,941	+/-2,850	8.00%	+/-0.7

	Estimate	Margin of Error	Percent	Margin of Error
<b>U.S. CITIZENSHIP STATUS</b>				
Foreign-born population	34,941	+/-2,850	34,941	(X)
Naturalized U.S. citizen	10,429	+/-1,761	29.80%	+/-4.7
Not a U.S. citizen	24,512	+/-2,746	70.20%	+/-4.7
<b>YEAR OF ENTRY</b>				
Population born outside the United States	39,409	+/-3,013	39,409	(X)
Native	4,468	+/-1,255	4,468	(X)
Entered 2000 or later	1,178	+/-777	26.40%	+/-13.7
Entered before 2000	3,290	+/-940	73.60%	+/-13.7
Foreign born	34,941	+/-2,850	34,941	(X)
Entered 2000 or later	15,144	+/-2,620	43.30%	+/-6.1
Entered before 2000	19,797	+/-2,453	56.70%	+/-6.1
<b>WORLD REGION OF BIRTH OF FOREIGN BORN</b>				
Foreign-born population, excluding population born at sea	N	N	N	(X)
Europe	N	N	N	N
Asia	N	N	N	N
Africa	N	N	N	N
Oceania	N	N	N	N
Latin America	N	N	N	N
Northern America	N	N	N	N
<b>LANGUAGE SPOKEN AT HOME</b>				
Population 5 years and over	406,463	+/-134	406,463	(X)
English only	361,229	+/-3,821	88.90%	+/-0.9
Language other than English	45,234	+/-3,827	11.10%	+/-0.9
Speak English less than "very well"	24,518	+/-2,255	6.00%	+/-0.6
Spanish	30,423	+/-2,266	7.50%	+/-0.6
Speak English less than "very well"	19,730	+/-1,733	4.90%	+/-0.4
Other Indo-European languages	7,439	+/-2,152	1.80%	+/-0.5

	Estimate	Margin of Error	Percent	Margin of Error
Speak English less than "very well"	1,520	+/-892	0.40%	+/-0.2
Asian and Pacific Islander languages	5,234	+/-1,426	1.30%	+/-0.4
Speak English less than "very well"	2,330	+/-863	0.60%	+/-0.2
Other languages	2,138	+/-1,478	0.50%	+/-0.4
Speak English less than "very well"	938	+/-764	0.20%	+/-0.2
<b>ANCESTRY</b>				
<b>Total population</b>	<b>438,119</b>	<b>*****</b>	<b>438,119</b>	<b>(X)</b>
American	63,314	+/-6,348	14.50%	+/-1.4
Arab	1,877	+/-1,854	0.40%	+/-0.4
Czech	646	+/-349	0.10%	+/-0.1
Danish	147	+/-175	0.00%	+/-0.1
Dutch	4,408	+/-1,390	1.00%	+/-0.3
English	45,149	+/-4,302	10.30%	+/-1.0
French (except Basque)	10,251	+/-1,785	2.30%	+/-0.4
French Canadian	1,602	+/-617	0.40%	+/-0.1
German	48,554	+/-3,593	11.10%	+/-0.8
Greek	2,094	+/-882	0.50%	+/-0.2
Hungarian	1,293	+/-920	0.30%	+/-0.2
Irish	39,745	+/-3,969	9.10%	+/-0.9
Italian	12,942	+/-2,164	3.00%	+/-0.5
Lithuanian	449	+/-300	0.10%	+/-0.1
Norwegian	1,702	+/-885	0.40%	+/-0.2
Polish	6,758	+/-1,735	1.50%	+/-0.4
Portuguese	887	+/-627	0.20%	+/-0.1
Russian	877	+/-408	0.20%	+/-0.1
Scotch-Irish	12,840	+/-1,936	2.90%	+/-0.4
Scottish	11,024	+/-1,769	2.50%	+/-0.4
Slovak	715	+/-477	0.20%	+/-0.1
Subsaharan African	3,255	+/-1,784	0.70%	+/-0.4
Swedish	2,964	+/-1,015	0.70%	+/-0.2
Swiss	580	+/-324	0.10%	+/-0.1
Ukrainian	169	+/-167	0.00%	+/-0.1
Welsh	3,905	+/-1,270	0.90%	+/-0.3
West Indian (excluding Hispanic origin groups)	2,013	+/-1,472	0.50%	+/-0.3

Source: U.S. Census Bureau, 2008 American Community Survey

# A

## ECONOMIC ELEMENT

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

Unemployment Rate					
	2004	2005	2006	2007	2008
Greenville County	5.9%	5.5%	5.3%	4.6%	5.6%
South Carolina	6.80%	6.7%	6.3%	5.6%	6.9%
United States	5.5%	5.1%	4.6%	4.6%	5.0%

Source: U.S. Bureau of Labor Statistics

Median Household Income		
	2008	Percent of National
Greenville County	\$47,848	92%
South Carolina	\$44,625	86%
United States	\$52,029	100%

Source: U.S. Census Bureau, 2008 American Community Survey

Cost of Living Index, 2008-2009							
	Composite	Grocery	Housing	Utilities	Transportation	Health Care	Misc. Goods and Services
Greenville	90.9	99.8	73.7	92.3	96.6	101.1	99.2
Anderson	91.4	100.3	79.2	99.5	92	97.4	95.3
Atlanta	95.2	100.3	88.9	81.6	101.2	101.6	100.2
Charleston	97.4	104.9	90.2	93.2	96.6	103.9	101.6
Charlotte	93.2	99.8	79.8	93	97	106.7	99.6
Columbia	95.6	103.1	78.6	100.4	100.2	107.8	103.2
Los Angeles	144.7	109.7	240.7	86.9	113.6	108.9	105.8
New York	219.8	143.4	408.1	164.4	122.3	131.4	142.9

Sources: Greenville Area Development Corporation, ACCRA Cost of Living Index. Index and average prices are based on data gathered between Second Quarter 2008 and Second Quarter 2009. For more information on

## Per Capita Income

	2008	Percent of National
Greenville County	\$26,353	96%
South Carolina	\$23,701	86%
United States	\$27,589	100%

Source: U.S. Census Bureau, 2008 American Community Survey

## Percentage of Families and People Below Poverty Line

	Greenville County	South Carolina	United States
All families	10.60%	11.6%	9.7%
Married couple families	4.90%	4.6%	4.6%
Families with female householder, no husband present	33.90%	33.7%	28.0%
All People	14.10%	15.7%	13.2%
Under 18 years	19.50%	21.7%	18.2%
65 years and over	10.60%	12.1%	9.9%

Source: U.S. Census Bureau, 2008 American Community Survey

## Population to Labor Force Growth, 2000-2008

	2000	2008	% Change
Population	379,616	438,119	15.41%
Labor Force	197,900	224,459	13.42%

U.S. Census Bureau, 2008 American Community Survey

## Jobs to Housing

	Housing Units	Total Employed	Ratio
Greenville County	190,027	224,459	1.18 jobs to 1 house
Anderson County	71,728	82,492	1.15 jobs to 1 house
Laurens County	31,434	29,330	.93 jobs to 1 house
Pickens County	51,480	53,579	1.04 jobs to 1 house
Spartanburg County	122,170	125,331	1.03 jobs to 1 house

U.S. Census Bureau, 2008 American Survey

## Employment by Industry, Workers 16 Years and Over

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	278	0.13%
Construction	16,608	7.94%
Manufacturing	39,399	18.83%
Wholesale trade	5,862	2.80%
Retail trade	25,892	12.38%
Transportation and warehousing, and utilities	7,886	3.77%
Information	5,926	2.83%
Finance and insurance, and real estate and rental and leasing	12,799	6.12%
Professional, scientific, and management, and administrative and waste management services	18,895	9.03%
Educational services, and health care and social assistance	39,411	18.84%
Arts, entertainment, and recreation, and accommodation, and food services	19,869	9.50%
Other services, except public administration	11,201	5.35%
Public administration	5,195	2.48%
Total	209,221	100.00%

Source: U.S. Census Bureau, 2008 American Community Survey

## Selected Economic Characteristics

	Estimate	Margin of Error	Percent	Margin of Error
<b>EMPLOYMENT STATUS</b>				
<b>Population 16 years and over</b>	<b>343,165</b>	<b>+/-1,100</b>	<b>343,165</b>	<b>(X)</b>
In labor force	224,459	+/-4,292	65.40%	+/-1.3
Civilian labor force	223,988	+/-4,328	65.30%	+/-1.3
Employed	209,221	+/-5,097	61.00%	+/-1.5
Unemployed	14,767	+/-2,514	4.30%	+/-0.7
Armed Forces	471	+/-455	0.10%	+/-0.1
Not in labor force	118,706	+/-4,485	34.60%	+/-1.3
<b>Civilian labor force</b>	<b>223,988</b>	<b>+/-4,328</b>	<b>223,988</b>	<b>(X)</b>
Percent Unemployed	6.60%	+/-1.1	(X)	(X)
<b>Females 16 years and over</b>	<b>176,882</b>	<b>+/-886</b>	<b>176,882</b>	<b>(X)</b>
In labor force	102,248	+/-3,050	57.80%	+/-1.7
Civilian labor force	102,186	+/-3,059	57.80%	+/-1.7
Employed	94,607	+/-3,513	53.50%	+/-2.0
<b>Own children under 6 years</b>	<b>36,230</b>	<b>+/-1,491</b>	<b>36,230</b>	<b>(X)</b>
All parents in family in labor force	23,071	+/-2,116	63.70%	+/-5.5
<b>Own children 6 to 17 years</b>	<b>66,904</b>	<b>+/-1,489</b>	<b>66,904</b>	<b>(X)</b>
All parents in family in labor force	47,173	+/-2,902	70.50%	+/-3.9
<b>COMMUTING TO WORK</b>				
<b>Workers 16 years and over</b>	<b>205,876</b>	<b>+/-5,087</b>	<b>205,876</b>	<b>(X)</b>
Car, truck, or van – drove alone	170,126	+/-5,546	82.60%	+/-1.5
Car, truck, or van – carpooled	19,750	+/-2,438	9.60%	+/-1.2
Public transportation (excluding taxicab)	1,119	+/-520	0.50%	+/-0.3
Walked	4,754	+/-1,404	2.30%	+/-0.7
Other means	3,428	+/-1,098	1.70%	+/-0.5
Worked at home	6,699	+/-1,149	3.30%	+/-0.6
Mean travel time to work (minutes)	21.6	+/-0.8	(X)	(X)

	Estimate	Margin of Error	Percent	Margin of Error
<b>OCCUPATION</b>				
<b>Civilian employed population 16 years and over</b>	<b>209,221</b>	<b>+/-5,097</b>	<b>209,221</b>	<b>(X)</b>
Management, professional, and related occupations	72,222	+/-3,767	34.50%	+/-1.6
Service occupations	32,703	+/-3,074	15.60%	+/-1.4
Sales and office occupations	54,919	+/-3,606	26.20%	+/-1.5
Farming, fishing, and forestry occupations	0	+/-287	0.00%	+/-0.1
Construction, extraction, maintenance and repair occupations	17,237	+/-1,912	8.20%	+/-0.9
Production, transportation, and material moving occupations	32,140	+/-2,525	15.40%	+/-1.1
<b>INDUSTRY</b>				
<b>Civilian employed population 16 years and over</b>	<b>209,221</b>	<b>+/-5,097</b>	<b>209,221</b>	<b>(X)</b>
Agriculture, forestry, fishing and hunting, and mining	278	+/-247	0.10%	+/-0.1
Construction	16,608	+/-2,350	7.90%	+/-1.1
Manufacturing	39,399	+/-3,028	18.80%	+/-1.5
Wholesale trade	5,862	+/-1,054	2.80%	+/-0.5
Retail trade	25,892	+/-2,546	12.40%	+/-1.2
Transportation and warehousing, and utilities	7,886	+/-1,272	3.80%	+/-0.6
Information	5,926	+/-1,219	2.80%	+/-0.6
Finance and insurance, and real estate and rental and leasing	12,799	+/-1,727	6.10%	+/-0.8
Professional, scientific, and management, and administrative and waste management services	18,895	+/-2,312	9.00%	+/-1.1
Educational services, and health care and social assistance	39,411	+/-3,361	18.80%	+/-1.5
Arts, entertainment, and recreation, and accommodation, and food services	19,869	+/-2,945	9.50%	+/-1.3
Other services, except public administration	11,201	+/-1,551	5.40%	+/-0.8
Public administration	5,195	+/-1,605	2.50%	+/-0.8

	Estimate	Margin of Error	Percent	Margin of Error
<b>CLASS OF WORKER</b>				
<b>Civilian employed population 16 years and over</b>	<b>209,221</b>	<b>+/-5,097</b>	<b>209,221</b>	<b>(X)</b>
Private wage and salary workers	178,778	+/-5,532	85.40%	+/-1.6
Government workers	18,495	+/-2,612	8.80%	+/-1.2
Self-employed workers in own not incorporated business	11,744	+/-2,056	5.60%	+/-1.0
Unpaid family workers	204	+/-194	0.10%	+/-0.1
<b>INCOME AND BENEFITS (IN 2008 INFLATION-ADJUSTED DOLLARS)</b>				
<b>Total households</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Less than \$10,000	12,199	+/-1,867	7.20%	+/-1.1
\$10,000 to \$14,999	11,732	+/-1,902	6.90%	+/-1.1
\$15,000 to \$24,999	22,899	+/-2,830	13.50%	+/-1.6
\$25,000 to \$34,999	18,537	+/-2,233	10.90%	+/-1.3
\$35,000 to \$49,999	22,811	+/-2,291	13.40%	+/-1.3
\$50,000 to \$74,999	29,933	+/-2,493	17.60%	+/-1.4
\$75,000 to \$99,999	20,785	+/-2,004	12.20%	+/-1.2
\$100,000 to \$149,999	19,188	+/-1,918	11.30%	+/-1.1
\$150,000 to \$199,999	6,055	+/-954	3.60%	+/-0.6
\$200,000 or more	5,920	+/-937	3.50%	+/-0.5
Median household income (dollars)	47,848	+/-2,096	(X)	(X)
Mean household income (dollars)	65,484	+/-2,196	(X)	(X)
With earnings	135,890	+/-3,624	79.90%	+/-1.4
Mean earnings (dollars)	66,887	+/-2,545	(X)	(X)
With Social Security	45,554	+/-2,578	26.80%	+/-1.4
Mean Social Security income (dollars)	15,187	+/-561	(X)	(X)
With retirement income	26,600	+/-2,134	15.60%	+/-1.2
Mean retirement income (dollars)	17,867	+/-1,524	(X)	(X)
With Supplemental Security Income	5,848	+/-1,099	3.40%	+/-0.6
Mean Supplemental Security Income (dollars)	6,978	+/-1,066	(X)	(X)
With cash public assistance income	4,212	+/-1,210	2.50%	+/-0.7

	Estimate	Margin of Error	Percent	Margin of Error
Mean cash public assistance income (dollars)	4,432	+/-1,222	(X)	(X)
With Food Stamp benefits in the past 12 months	13,828	+/-2,053	8.10%	+/-1.2
<b>Families</b>	<b>109,806</b>	<b>+/-3,495</b>	<b>109,806</b>	<b>(X)</b>
Less than \$10,000	5,077	+/-1,313	4.60%	+/-1.2
\$10,000 to \$14,999	4,412	+/-1,071	4.00%	+/-1.0
\$15,000 to \$24,999	10,701	+/-1,848	9.70%	+/-1.6
\$25,000 to \$34,999	10,216	+/-1,498	9.30%	+/-1.3
\$35,000 to \$49,999	14,110	+/-1,674	12.80%	+/-1.5
\$50,000 to \$74,999	20,962	+/-1,942	19.10%	+/-1.7
\$75,000 to \$99,999	17,027	+/-1,824	15.50%	+/-1.5
\$100,000 to \$149,999	16,527	+/-1,788	15.10%	+/-1.7
\$150,000 to \$199,999	5,373	+/-965	4.90%	+/-0.9
\$200,000 or more	5,401	+/-869	4.90%	+/-0.8
Median family income (dollars)	62,076	+/-2,670	(X)	(X)
Mean family income (dollars)	78,719	+/-3,273	(X)	(X)
Per capita income (dollars)	26,353	+/-930	(X)	(X)
<b>Nonfamily households</b>	<b>60,253</b>	<b>+/-3,266</b>	<b>60,253</b>	<b>(X)</b>
Median nonfamily income (dollars)	28,086	+/-1,975	(X)	(X)
Mean nonfamily income (dollars)	40,285	+/-3,118	(X)	(X)
Median earnings for workers (dollars)	27,710	+/-1,158	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	47,442	+/-2,030	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	32,088	+/-1,404	(X)	(X)

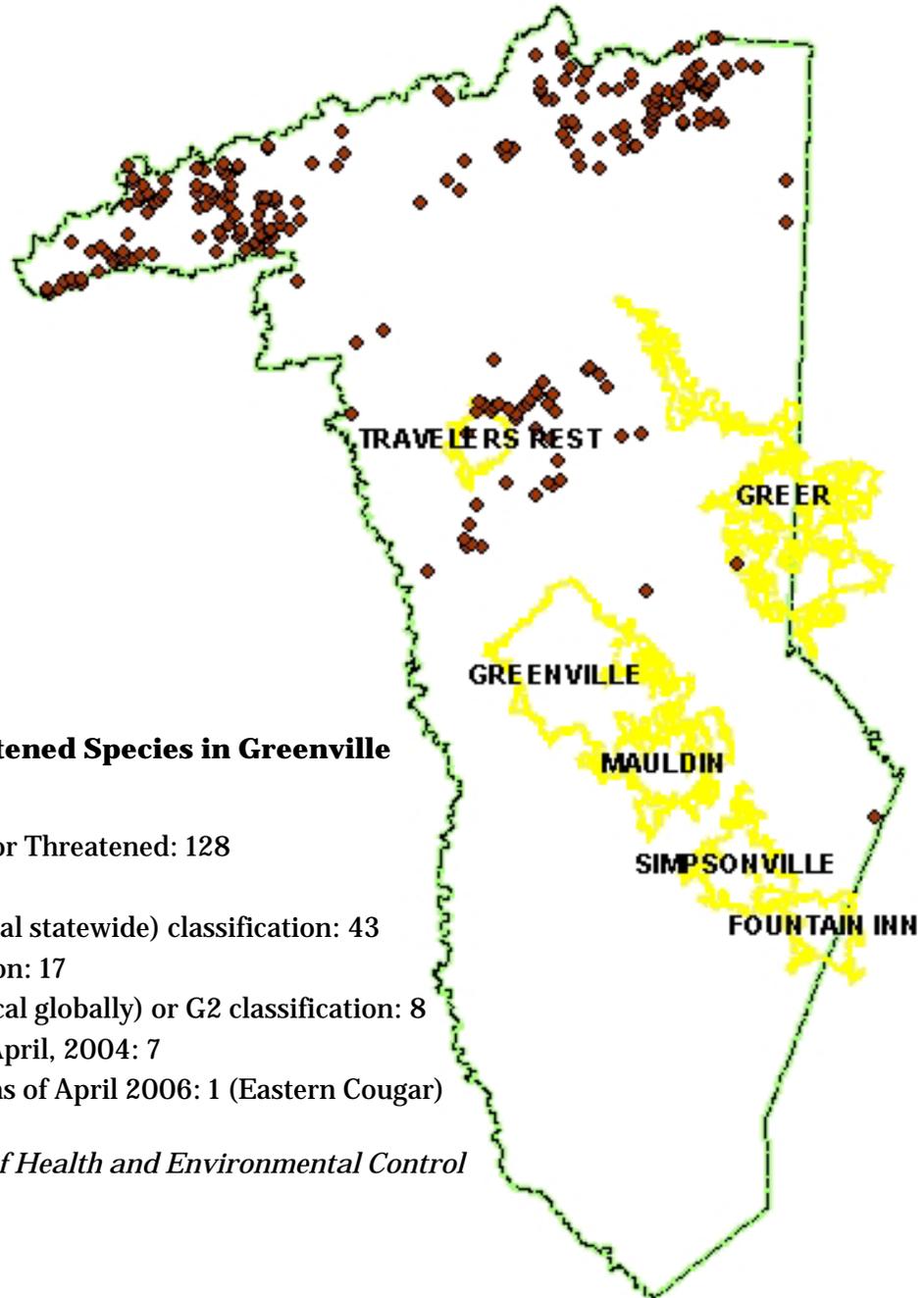
	Estimate	Margin of Error	Percent	Margin of Error
<b>PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL</b>				
All families	10.60%	+/-1.5	(X)	(X)
With related children under 18 years	15.20%	+/-2.6	(X)	(X)
With related children under 5 years only	15.60%	+/-6.2	(X)	(X)
Married couple families	4.90%	+/-1.2	(X)	(X)
With related children under 18 years	6.10%	+/-2.1	(X)	(X)
With related children under 5 years only	9.80%	+/-5.5	(X)	(X)
Families with female householder, no husband present	33.90%	+/-6.6	(X)	(X)
With related children under 18 years	38.00%	+/-8.2	(X)	(X)
With related children under 5 years only	33.70%	+/-18.4	(X)	(X)
All people	14.10%	+/-1.5	(X)	(X)
Under 18 years	19.50%	+/-3.1	(X)	(X)
Related children under 18 years	19.10%	+/-3.1	(X)	(X)
Related children under 5 years	24.70%	+/-5.4	(X)	(X)
Related children 5 to 17 years	16.80%	+/-3.4	(X)	(X)
18 years and over	12.40%	+/-1.4	(X)	(X)
18 to 64 years	12.70%	+/-1.5	(X)	(X)
65 years and over	10.60%	+/-2.5	(X)	(X)
People in families	12.00%	+/-1.7	(X)	(X)
Unrelated individuals 15 years and over	23.30%	+/-2.9	(X)	(X)

Source: U.S. Census Bureau, 2008 American Community Survey

# A

## NATURAL RESOURCES ELEMENT

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today



### Endangered and Threatened Species in Greenville County

Total Species Endangered or Threatened: 128

Habitat Locations: 397

Species with S1 (most critical statewide) classification: 43

Species with S2 classification: 17

Species with G1 (most critical globally) or G2 classification: 8

Species added to list as of April, 2004: 7

Species removed from list as of April 2006: 1 (Eastern Cougar)

*Source: S.C. Department of Health and Environmental Control*

## Protected Open Space in Greenville County

Type	Acres	Percent of Total Protected Open Space	Percent of Total Land in Greenville County
<b>Public Lands</b>			
State Parks & Heritage Preserves	34,730.39	46.64%	6.83%
County Parks	1,499.95	2.01%	0.29%
City Parks	770.00	1.03%	0.15%
<b>Public / Private Lands</b>			
Conservation Easements	6,681.32	8.97%	1.31%
Watershed Lands	25,922.36	34.81%	5.10%
Camps and Preserves	4,108.81	5.52%	0.81%
<b>Private Lands</b>			
Clustered Subdivision Open Space	754.00	1.01%	0.15%
<b>Total</b>	<b>74,466.83</b>	<b>100.00%</b>	<b>14.65%</b>

Source: Greenville County Planning Department

## City and County Park Acreage in Greenville County

	Population	Park Acreage	Park Acreage per 1,000 Persons
Fountain Inn	7,760	49	6.3
Greenville	59,988	355	5.9
Greenville County Recreation District	313,222	1,500	4.8
Greer	24,557	140	5.7
Mauldin	21,784	75	3.5
Simpsonville	17,144	152	8.9
Travelers Rest	4,523	17	3.8
<b>County Total</b>	<b>438,119</b>	<b>2,270</b>	<b>5.2</b>

Note: Since the municipal boundaries of Fountain Inn and Greer overlap into adjacent counties, only those parks located in Greenville County were used in the county total calculation.

Sources: Greenville County Rec. Dist.; Cities of Fountain Inn, Greenville, Greer, Mauldin, Simpsonville and Travelers Rest

# A

## COMMUNITY FACILITIES ELEMENT

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IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Water and Sewer

#### Sewer System

##### Wastewater Treatment

Today, Americans use **100 gallons of water a day per person on average**. In many cases this stresses on our sources of drinking water, which becomes more apparent during times of drought. There are two main entities that provide wastewater treatment in Greenville County: Renewable Water Resources (ReWa) and the Greer Commission of Public Works.

##### Renewable Water Resources (ReWa)

ReWa provides collection and treatment of wastewater to 5 counties—Greenville, Laurens, Anderson, Spartanburg and Pickens—covering three river basins—Enoree, Saluda and Reedy. It owns and operates 10 treatment plants and 63 pump stations.

- Founded in 1925
- Service area: 296 square miles
- 300 miles of trunk lines
- 400,000 customers

##### Greer Commission of Public Works

Treatment Plant: Maple Creek Treatment Plant

- Capacity: 4.5 Million Gallons Per Day (MGD)
- Average Daily Use: 2 MGD

*Note: Facility originally built in 1950. Upgrades to facility in 1997 and 2000.*

##### Other information:

- 7,650 customers
- 5 above ground storage tanks
- Over 70 miles of collector mains and outfall lines
- Service Area: 135 square miles

### Metro Sewer Sub-District

The Metropolitan Sewer Sub-District (MSSD) is a special purpose district created in 1968 to operate and maintain sanitary sewer collection facilities within the unincorporated areas of Greenville County. Today, the MSSD service area spans 161 square miles, serving over 45,000 taxpayers with 567 miles of collector sewer lines. This vast collection system transports wastewater from area homes and businesses to Renewable Water Resources' trunk lines and ultimately on to one of 15 major wastewater treatment plants.

Over the last ten years, the MSSD has added 160 miles of new lines to its collection system adding an average of 16 miles per year. Since these new lines are privately funded and constructed during the development of new subdivisions, this is a good indicator of the amount and rate of residential growth occurring in the MSSD service area. One of the highest rates of growth occurred between 2006 and 2007 when 24 miles of new sewer line was added to the collection system.

ReWa Wastewater Treatment Plants in Greenville County						
Plant Name	Current Design Capacity (MGD)	Current Average Flow (MGD)	Future Design Capacity (MGD)	Year Available	Net Capacity	
Durbin Creek	3.3	1.5	5.2	2009	8,869.37	
Georges Creek	3.0	1.2	3.0	-	4,314.83	
Gilder Creek	8.0	3.9	12.0	2009	19,416.73	
Grove Creek	2.0	1.1	-	2011	(2,636.84)	
Lower Reedy	11.5	5.4	11.5	-	14,622.48	
Marietta	0.672	0.26	0.672	-	987.62	
Mauldin Road	29.0	17.0	29.0	-	28,765.53	
Pelham	15.0	5.8	22.5	2008	40,032.03	
Piedmont	1.2	0.166	-	2011	(397.92)	
Taylor's	7.5	3.5	-	2008	(8,342.00)	
Piedmont Regional	-	-	4.0	2011	9,588.51	
<b>Total</b>	<b>81.172</b>	<b>39.81</b>	<b>87.872</b>		<b>115,220.32</b>	

MGD - Millions of gallons per day

Source: Greenville County Planning Department

### Waste Water Collection System

The operation and maintenance of the sewer collection system is handled by various sewer sub-districts throughout the county. These sub-districts are either a municipal government entity or special purpose districts created to provide sewer collection facilities in a specified area of the County. There are 12 sewer sub-districts within Greenville County and their approximate size can be found in the following table.

Sewer Sub-Districts in Greenville County	
Special Purpose Districts	Size (sq. miles)
Berea Public Service District	15
Gantt Fire Sewer & Police District	15
Metropolitan Sewer Sub-District	161
Parker Sewer & Fire Sub-District	23
Piedmont Public Service District	2
Slater/Marietta District Water Fire & Sewer District	49
Taylor's Sewer & Fire District	16
Wade Hampton Fire & Sewer District	6
Municipalities	
City of Greenville	28
Greer Commission of Public Works	13
City of Mauldin	10
City of Simpsonville	8
City of Travelers Rest	4
City of Fountain Inn	5

## Water Providers

### The Greenville Water System (founded 1918)

Water Sources: South Saluda and North Saluda Watersheds

Total combined watershed size: 26,000 acres

Reservoirs: Table Rock Reservoir (1931) & North Saluda Reservoir (1961)

#### Quick Facts:

- Largest water provider in the County
- Service area covers 80% of the County
- Maintains and operates 2,700 miles of water line
- Adding an average of 100 miles of new line per year over the last 5 years
- Added approximately 700 miles of new line in the last 10 years
- 2008 average daily flow rate of 60 MGD
- Current capacity 135 MGD
- Build out capacity is 225 MGD
- 170,000 metered customers
- 13 wholesale customers

#### Recent Capital Improvements

- 2000 — The state-of-the-art Dissolved Air Flotation (DAF) Treatment plant in Travelers Rest began operation, filtering water almost 10 times clearer than standards require
- 2003 — Expanded the Witty Atkins Treatment Plant to a capacity of 60 MGD

### Greer Commission of Public Works (CPW) (founded in 1928)

Water Source: Lake Cunningham (1957), Lake Robinson (1984)

- Current capacity – 24 MGD
- 5 above ground storage tanks
- 12,500 customers
- Current capacity 1.5 MGD
- Goal of increasing daily water storage capacity to 3 MGD by the year 2010

### **Blue Ridge Rural Water Company (founded 1971)**

Blue Ridge Rural Water Company (BRRWC) is a member-owned, not for profit water system that operates four separate water systems: Blue Ridge Water, Cliffs at Glassy, Cliffs Valley North, and a bottled water system.

- Service area - 145 square miles
- 10,500 customers
- 500 square miles of pipeline
- growth rate per year is 4.5 percent
- current capacity 1.5 MGD
- goal of increasing daily water storage capacity to 3 MGD by the year 2010

### **Current Issues**

#### **Infiltration and Inflow**

During wet weather infiltration and inflow of rainwater into the system creates flows exceeding the design capacity of the collection and treatment facilities. This is the biggest single issue with regard to the capacity of the system and the quality of wastewater treatment.

## Solid Waste

Highest County-Wide Recycling Rates		
	Recycling Rate (%)	State Rank
Pickens County	33.80%	1st
Lexington County	33.70%	2nd
Cherokee County	33.30%	3rd
Greenville County	25.50%	15th

Source: South Carolina Solid Waste Management Annual Report, 2008

Waste Disposal and Recycling						
	Recycling Rate (%)	Recycled (p/p/d)	Disposed (p/p/d)	Generation (p/p/d)	Recycled (tons)	Disposed (tons)
Greenville County	25.5%	2	5.9	7.9	156,751	458,987
South Carolina	24%	1.3	4.2	5.5	1,084,926	3,155,304

Source: South Carolina Solid Waste Management Annual Report, 2008

Waste Disposal and Recycling - 2007 vs. 2008						
	Recycling Rate (%)	Recycled (p/p/d)	Disposed (p/p/d)	Generation (p/p/d)	Recycled (tons)	Disposed (tons)
Greenville County 2007	25.5%	2.2	6.3	8.4	164,182	478,617
Greenville County 2008	25.5%	2	5.9	7.9	156,751	458,987
Percent Change	0.0%	-9.1%	-6.3%	-6.0%	-4.5%	-4.1%

Source: South Carolina Solid Waste Management Annual Report, 2008

## Law Enforcement

### Greenville County Law Enforcement Officers (Breakdown by City/County)

**City of Fountain Inn**

Population: 7,760

Sworn officers: 22

Sworn officers per 1,000 residents: 2.84

**City of Simpsonville**

Population: 17,144

Sworn officers: 39

Sworn officers per 1,000 residents: 2.27

**City of Greenville**

Population: 59,988

Sworn officers: 179

Sworn officers per 1,000 residents: 2.98

**City Travelers Rest**

Population: 4,523

Sworn officers: 15

Sworn officers per 1,000 residents: 3.32

**City of Greer**

Population: 24,557

Sworn officers: 56

Sworn officers per 1,000 residents: 2.28

**Greenville County (Unincorporated)**

Population: 313,222

Sworn officers: 409

Sworn officers per 1,000 residents: 1.31

**City of Mauldin**

Population: 21,784

Sworn officers: 40

Sworn officers per 1,000 residents: 1.84

**Greenville County and Municipalities**

Population: 438,119

Sworn officers: 760

Sworn officers per 1,000 residents: 1.73

**National Average:** 2.5 per 1,000 for populations of 250,000+

Sources: U.S. Census Bureau 2008 Population Estimates, County and Municipal Law Enforcement Agencies, 2003 Bureau of Justice Statistics Local Police Departments Report

## Education

Institutions of Higher Education in Greenville County			
Name of School	Type of School	Location	Founded
Bob Jones University	4-year, private	Greenville	1927
ECPI College of Technology	2-year, private	Greenville	2000
Furman University	4-year, private	Greenville	1826
Greenville Presbyterian Theological Seminary	Seminary	Taylors	1987
Greenville Technical College	2-year, public	Multiple	1962
ITT Technical Institute	Specialized	Greenville	
Limestone College (satellite)	Evening, private	Greenville	1845
North Greenville University	4-year, private	Tigerville	1892
Strayer University	4-year, private	Greenville	2004
University Center of Greenville			
Clemson, Furman, Lander, MUSC, USC, South Carolina State, USC Upstate	4-year, private & public	Greenville	1987
University of South Carolina Upstate (satellite)	2-year, public	Greenville	1967
Webster University	Private, graduate	Greenville	1993

Source: Greenville County Planning Department

Average Age of Greenville County School Facilities (Years)					
2003	2004	2005	2006	2007	2008
16	17	16	12	9	8

Source: The State of South Carolina School Report Cards

Average Attendance Rate								
	2001	2002	2003	2004	2005	2006	2007	2008
Greenville	96.0%	96.0%	96.0%	96.0%	95.8%	96.0%	96.0%	96.2%
South Carolina	98.2%	97.5%	97.8%	97.8%	95.9%	96.1%	96.0%	95.9%
U.S.	82.3%	83.1%	83.8%	84.7%	85.5%	n/a	n/a	n/a

Source: The State of South Carolina School Report Cards, SC Statistical Abstract

Expenditures Per Student								
	2001	2002	2003	2004	2005	2006	2007	2008
Greenville	\$5,698	\$6,263	\$6,362	\$6,516	\$6,498	\$6,896	\$7,163	\$7,621
South Carolina	\$6,990	\$7,272	\$7,439	\$8,706	n/a	n/a	n/a	\$7,540
U.S.	\$8,018	\$8,258	\$8,488	\$8,591	\$8,661	n/a	n/a	n/a

Source: The State of South Carolina School Report Cards, SC Statistical Abstract, 2008 Statistical Abstract

Average SAT Scores								
	2001	2002	2003	2004	2005	2006	2007	2008
Greenville County	1,000	1,004	1,011	1,005	1,015	1,003	1,013	1,479
South Carolina	974	981	989	986	993	986	984	1,461
U.S.	1,020	1,020	1,026	1,026	1,028	1,021	1,017	1,511

Source: The State of South Carolina School Report Cards, The College Board, SC Department of Education

Dropout Rates								
	2001	2002	2003	2004	2005	2006	2007	2008
Greenville County	2.3%	2.2%	n/a	2.5%	2.6%	4.7%	4.1%	3.8%
South Carolina	3.3%	3.3%	3.2%	3.4%	n/a	n/a	n/a	n/a
U.S.	5.0%	3.6%	3.9%	4.1%	3.9%	n/a	n/a	n/a

Source: The State of South Carolina School Report Cards, SC Statistical Abstract, 2008 Statistical Abstract

Graduation Rate							
	2003	2004	2005	2006	2007	2008	
Greenville County	83.7%	77.5%	79.3%	74.2%	69.6%	73.3%	
South Carolina	n/a	n/a	77.1%	73.9%	70.9%	n/a	
U.S.	n/a	n/a	n/a	n/a	75.0%	n/a	

Source: The State of South Carolina School Report Cards

State Rating for Greenville County School District 2001-2008								
	2001	2002	2003	2004	2005	2006	2007	2008
Absolute	Good	Good	Good	Good	Good	Average	Average	Average
Improvement	Average	Below Avg.	Average	Below Avg.	Average	Unsat.	Average	CDI

Source: The State of South Carolina School Report Cards

## HOUSING ELEMENT

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

Value of Owner-Occupied Housing Units				
Value	2008		2000	
	Number	Percent	Number	Percent
Below \$100,000	31,728	27.43%	36,125	42.88%
\$100,000 - \$199,999	45,955	39.73%	35,453	42.08%
\$200,000 - \$299,999	20,578	17.79%	8,061	9.57%
\$300,000 - \$499,999	11,629	10.05%	3,519	4.18%
\$500,000 - \$999,999	4,492	3.88%	935	1.11%
\$1,000,000 or more	1,292	1.12%	158	0.19%
Total owner occupied units	115,674	100.00%	84,251	100.00%

Source: U.S. Census Bureau 2000 Census, 2008 American Community Survey

Housing Occupancy				
	2008		2000	
	Number	Percent	Number	Percent
Total housing units	190,027	100.00%	162,803	100.00%
Occupied housing units	170,059	89.50%	149,556	91.86%
Vacant housing units	19,968	10.50%	13,247	8.14%
Homeowner vacancy rate	(X)	2.10%	(X)	2.30%
Rental vacancy rate	(X)	8.70%	(X)	10.10%

Source: U.S. Census Bureau, 2008 American Community Survey

Percentage of Homes Foreclosed: June 2004 - June 2009						
	June 2004	June 2005	June 2006	June 2007	June 2008	June 2009
Greenville County	0.04%	0.06%	0.06%	0.01%	0.09%	0.04%
South Carolina	0.02%	0.03%	0.03%	0.02%	0.05%	0.03%
United States	0.02%	0.02%	0.02%	0.04%	0.08%	0.09%

Source: Zillow.com

## Selected Housing Characteristics

	Estimate	Margin of Error	Percent	Margin of Error
<b>HOUSING OCCUPANCY</b>				
<b>Total housing units</b>	<b>190,027</b>	<b>+/-1,701</b>	<b>190,027</b>	<b>(X)</b>
Occupied housing units	170,059	+/-3,224	1	+/-1.5
Vacant housing units	19,968	+/-2,828	0	+/-1.5
Homeowner vacancy rate	(X)	(X)	2.10%	+/-0.9
Rental vacancy rate	(X)	(X)	8.70%	+/-2.7
<b>UNITS IN STRUCTURE</b>				
<b>Total housing units</b>	<b>190,027</b>	<b>+/-1,701</b>	<b>190,027</b>	<b>(X)</b>
1-unit, detached	128,512	+/-3,536	67.60%	+/-1.8
1-unit, attached	5,271	+/-1,086	2.80%	+/-0.6
2 units	3,996	+/-1,179	2.10%	+/-0.6
3 or 4 units	5,801	+/-1,319	3.10%	+/-0.7
5 to 9 units	9,785	+/-1,768	5.10%	+/-0.9
10 to 19 units	10,285	+/-1,950	5.40%	+/-1.0
20 or more units	8,656	+/-1,642	4.60%	+/-0.9
Mobile home	17,721	+/-2,335	9.30%	+/-1.2
Boat, RV, van, etc.	0	+/-287	0.00%	+/-0.1
<b>YEAR STRUCTURE BUILT</b>				
<b>Total housing units</b>	<b>190,027</b>	<b>+/-1,701</b>	<b>190,027</b>	<b>(X)</b>
Built 2005 or later	11,350	+/-1,626	6.00%	+/-0.9
Built 2000 to 2004	21,164	+/-2,250	11.10%	+/-1.2
Built 1990 to 1999	36,615	+/-3,234	19.30%	+/-1.7
Built 1980 to 1989	28,329	+/-2,373	14.90%	+/-1.3
Built 1970 to 1979	33,052	+/-2,627	17.40%	+/-1.4
Built 1960 to 1969	20,962	+/-1,983	11.00%	+/-1.0
Built 1950 to 1959	20,209	+/-1,724	10.60%	+/-0.9
Built 1940 to 1949	9,211	+/-1,287	4.80%	+/-0.7
Built 1939 or earlier	9,135	+/-1,369	4.80%	+/-0.7
<b>ROOMS</b>				
<b>Total housing units</b>	<b>190,027</b>	<b>+/-1,701</b>	<b>190,027</b>	<b>(X)</b>
1 room	9,470	+/-2,234	5.00%	+/-1.2
2 rooms	1,946	+/-779	1.00%	+/-0.4
3 rooms	10,948	+/-1,902	5.80%	+/-1.0
4 rooms	29,894	+/-3,005	15.70%	+/-1.6

	Estimate	Margin of Error	Percent	Margin of Error
5 rooms	38,332	+/-3,074	20.20%	+/-1.6
6 rooms	36,095	+/-2,717	19.00%	+/-1.4
7 rooms	23,924	+/-2,624	12.60%	+/-1.4
8 rooms	16,484	+/-1,818	8.70%	+/-0.9
9 rooms or more	22,934	+/-1,809	12.10%	+/-0.9
Median rooms	5.6	+/-0.1	(X)	(X)
<b>BEDROOMS</b>				
<b>Total housing units</b>	<b>190,027</b>	<b>+/-1,701</b>	<b>190,027</b>	<b>(X)</b>
No bedroom	9,573	+/-2,261	5.00%	+/-1.2
1 bedroom	13,904	+/-2,163	7.30%	+/-1.1
2 bedrooms	48,027	+/-3,006	25.30%	+/-1.6
3 bedrooms	84,179	+/-3,444	44.30%	+/-1.8
4 bedrooms	29,361	+/-1,855	15.50%	+/-1.0
5 or more bedrooms	4,983	+/-955	2.60%	+/-0.5
<b>HOUSING TENURE</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Owner-occupied	115,674	+/-3,798	68.00%	+/-1.8
Renter-occupied	54,385	+/-3,146	32.00%	+/-1.8
Average household size of owner-occupied unit	2.6	+/-0.05	(X)	(X)
Average household size of renter-occupied unit	2.27	+/-0.09	(X)	(X)
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Moved in 2005 or later	71,846	+/-3,782	42.20%	+/-1.9
Moved in 2000 to 2004	37,663	+/-2,514	22.10%	+/-1.4
Moved in 1990 to 1999	28,502	+/-2,185	16.80%	+/-1.3
Moved in 1980 to 1989	12,270	+/-1,676	7.20%	+/-1.0
Moved in 1970 to 1979	10,546	+/-1,516	6.20%	+/-0.9
Moved in 1969 or earlier	9,232	+/-1,443	5.40%	+/-0.8
<b>VEHICLES AVAILABLE</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
No vehicles available	10,025	+/-1,309	5.90%	+/-0.8
1 vehicle available	59,027	+/-3,092	34.70%	+/-1.7

	Estimate	Margin of Error	Percent	Margin of Error
2 vehicles available	68,393	+/-3,295	40.20%	+/-1.7
3 or more vehicles available	32,614	+/-2,374	19.20%	+/-1.4
<b>HOUSE HEATING FUEL</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Utility gas	70,346	+/-2,933	41.40%	+/-1.6
Bottled, tank, or LP gas	6,370	+/-1,235	3.70%	+/-0.7
Electricity	84,819	+/-3,388	49.90%	+/-1.7
Fuel oil, kerosene, etc.	6,109	+/-1,403	3.60%	+/-0.8
Coal or coke	0	+/-287	0.00%	+/-0.1
Wood	1,722	+/-670	1.00%	+/-0.4
Solar energy	43	+/-71	0.00%	+/-0.1
Other fuel	86	+/-145	0.10%	+/-0.1
No fuel used	564	+/-313	0.30%	+/-0.2
<b>SELECTED CHARACTERISTICS</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
Lacking complete plumbing facilities	60	+/-99	0.00%	+/-0.1
Lacking complete kitchen facilities	704	+/-499	0.40%	+/-0.3
No telephone service available	5,989	+/-1,615	3.50%	+/-0.9
<b>OCCUPANTS PER ROOM</b>				
<b>Occupied housing units</b>	<b>170,059</b>	<b>+/-3,224</b>	<b>170,059</b>	<b>(X)</b>
1.00 or less	167,147	+/-3,323	98.30%	+/-0.6
1.01 to 1.50	1,705	+/-654	1.00%	+/-0.4
1.51 or more	1,207	+/-761	0.70%	+/-0.4
<b>VALUE</b>				
<b>Owner-occupied units</b>	<b>115,674</b>	<b>+/-3,798</b>	<b>115,674</b>	<b>(X)</b>
Less than \$50,000	10,566	+/-1,729	9.10%	+/-1.4
\$50,000 to \$99,999	21,162	+/-1,663	18.30%	+/-1.4
\$100,000 to \$149,999	25,857	+/-2,006	22.40%	+/-1.7
\$150,000 to \$199,999	20,098	+/-2,030	17.40%	+/-1.6
\$200,000 to \$299,999	20,578	+/-1,876	17.80%	+/-1.5
\$300,000 to \$499,999	11,629	+/-1,489	10.10%	+/-1.2
\$500,000 to \$999,999	4,492	+/-863	3.90%	+/-0.8
\$1,000,000 or more	1,292	+/-468	1.10%	+/-0.4
Median (dollars)	150,500	+/-4,413	(X)	(X)

	Estimate	Margin of Error	Percent	Margin of Error
<b>MORTGAGE STATUS</b>				
<b>Owner-occupied units</b>	<b>115,674</b>	<b>+/-3,798</b>	<b>115,674</b>	<b>(X)</b>
Housing units with a mortgage	79,529	+/-3,343	68.80%	+/-2.2
Housing units without a mortgage	36,145	+/-2,969	31.20%	+/-2.2
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>				
<b>Housing units with a mortgage</b>	<b>79,529</b>	<b>+/-3,343</b>	<b>79,529</b>	<b>(X)</b>
Less than \$300	266	+/-195	0.30%	+/-0.2
\$300 to \$499	2,628	+/-859	3.30%	+/-1.0
\$500 to \$699	6,532	+/-1,205	8.20%	+/-1.5
\$700 to \$999	16,963	+/-1,815	21.30%	+/-2.1
\$1,000 to \$1,499	27,722	+/-2,360	34.90%	+/-2.8
\$1,500 to \$1,999	13,723	+/-1,752	17.30%	+/-2.1
\$2,000 or more	11,695	+/-1,430	14.70%	+/-1.6
Median (dollars)	1,204	+/-25	(X)	(X)
<b>Housing units without a mortgage</b>	<b>36,145</b>	<b>+/-2,969</b>	<b>36,145</b>	<b>(X)</b>
Less than \$100	255	+/-190	0.70%	+/-0.5
\$100 to \$199	6,977	+/-1,314	19.30%	+/-2.9
\$200 to \$299	11,259	+/-1,361	31.10%	+/-3.2
\$300 to \$399	8,512	+/-1,366	23.50%	+/-3.2
\$400 or more	9,142	+/-1,283	25.30%	+/-3.1
Median (dollars)	296	+/-10	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>				
<b>Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>79,241</b>	<b>+/-3,346</b>	<b>79,241</b>	<b>(X)</b>
Less than 20.0 percent	36,837	+/-2,943	46.50%	+/-3.0
20.0 to 24.9 percent	11,940	+/-1,435	15.10%	+/-1.7
25.0 to 29.9 percent	9,231	+/-1,465	11.60%	+/-1.8
30.0 to 34.9 percent	5,282	+/-1,278	6.70%	+/-1.6
35.0 percent or more	15,951	+/-1,786	20.10%	+/-2.2
Not computed	288	+/-191	(X)	(X)

	Estimate	Margin of Error	Percent	Margin of Error
<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>35,854</b>	<b>+/-2,969</b>	<b>35,854</b>	<b>(X)</b>
Less than 10.0 percent	18,896	+/-1,984	52.70%	+/-3.6
10.0 to 14.9 percent	6,258	+/-1,184	17.50%	+/-3.1
15.0 to 19.9 percent	4,266	+/-932	11.90%	+/-2.0
20.0 to 24.9 percent	2,360	+/-699	6.60%	+/-2.0
25.0 to 29.9 percent	1,209	+/-431	3.40%	+/-1.1
30.0 to 34.9 percent	942	+/-452	2.60%	+/-1.2
35.0 percent or more	1,923	+/-691	5.40%	+/-1.9
Not computed	291	+/-235	(X)	(X)
<b>GROSS RENT</b>				
<b>Occupied units paying rent</b>	<b>50,281</b>	<b>+/-2,970</b>	<b>50,281</b>	<b>(X)</b>
Less than \$200	2,019	+/-814	4.00%	+/-1.6
\$200 to \$299	2,091	+/-996	4.20%	+/-1.9
\$300 to \$499	6,766	+/-1,435	13.50%	+/-2.8
\$500 to \$749	23,587	+/-2,525	46.90%	+/-4.3
\$750 to \$999	11,555	+/-1,788	23.00%	+/-3.2
\$1,000 to \$1,499	3,524	+/-1,006	7.00%	+/-2.0
\$1,500 or more	739	+/-510	1.50%	+/-1.0
Median (dollars)	646	+/-23	(X)	(X)
No rent paid	4,104	+/-1,055	(X)	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>				
<b>Occupied units paying rent (excluding units where GRAPI cannot be computed)</b>	<b>48,797</b>	<b>+/-2,870</b>	<b>48,797</b>	<b>(X)</b>
Less than 15.0 percent	8,484	+/-1,490	17.40%	+/-2.7
15.0 to 19.9 percent	7,356	+/-1,242	15.10%	+/-2.3
20.0 to 24.9 percent	5,209	+/-1,327	10.70%	+/-2.6
25.0 to 29.9 percent	5,702	+/-1,407	11.70%	+/-2.8
30.0 to 34.9 percent	3,751	+/-1,119	7.70%	+/-2.3
35.0 percent or more	18,295	+/-1,819	37.50%	+/-3.6
Not computed	5,588	+/-1,298	(X)	(X)

Source: U.S. Census Bureau, 2008 American Community Survey

# A

## TRANSPORTATION ELEMENT

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Per Capita Vehicle Miles Traveled (VMT) and Congestion Minutes

Year	Population	VMT	Per Capita VMT	Congestion Delay	Per Capita Congestion
2000	379,616	10,995,445	28.96	1,526,448	4.02
2005	396,399	12,063,573	30.43	1,714,735	4.33
2012	451,398	14,076,115	31.18	2,701,371	5.98

Sources: U.S. Census Bureau, Greenville Pickens Area Transportation Study

### 2000 to 2020 VMT and Congestion Change

	Vehicle Miles Traveled	Congestion (min)
2000	10,995,445	1,526,448
2020	16,364,490	4,432,422
Total Increase	33%	66%
Annual Increase	1.65%	3.30%

Source: Greenville Pickens Area Transportation Study

### 2000 to 2005 Household, Vehicle Miles Traveled (VMT), and Congestion Growth

2000 Households	2005 Households	Percent Change
149,556	158,307	5.53%
2000 VMT	2005 VMT	Percent Change
10,995,445	12,063,573	8.85%
2000 Congestion	2005 Congestion	Percent Change
1,526,448	1,714,735	11.0%

Sources: U.S. Census Bureau, Greenville Pickens Area Transportation Study

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appendix **B**

**LAND USE EXERCISES AND  
FUTURE LAND USE  
COMPONENT CLASSES**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



### Summary of the Urban Land Institute's Upstate Reality Check

April 8, 2009 marked a historic event in the ten-county Upstate region when public officials, business stakeholders, and social leaders throughout the area gathered together to create a unified vision for growth and development. Hosted by the Urban Land Institute (ULI), the event was one of several that have occurred through the nation using the Reality Check visioning process. This process allows participants to use Lego® blocks as units of growth (i.e. houses and jobs) and place those blocks on a map of the region to designate the places they feel such growth should occur—while also determining where such growth should not occur. Participants also dictated future infrastructure by using different colors and lengths of yarn to symbolize the miles of roads, bus lines, high speed rail, and/or bicycle lanes needed to connect current and future growth.

Many decisions are involved in these basic actions, not only where to place the growth but also how much and what kind and why. To guide these decisions in a consistent manner, the participants first created then used a set of growth principles. Examples of these principles are listed below:

- Improve regional transportation
- Leverage existing infrastructure and promote regional linkages
- Increase education opportunities and job creation
- Ensure diversity of choices for housing and jobs
- Promote infill and mixed-use
- Protect community character
- Reinvest in city and town centers
- Preserve natural assets
- Promote sustainability and quality of life

These principles were the final combinations of the many provided by the more than 400 participants. In other words, of the myriad concepts each group created, those listed above represent the overall spirit or purpose of their combined ideas.

While the first half of the event focused on the actual Reality Check game (placing new units of growth on a map), the second half focused on these principles and other inputs. Specifically, each group produced not only the aforementioned principles for growth but also the barriers to achieving their vision and the solutions for bypassing those barriers. These barriers and solutions are listed on the following page.

#### **Barriers to Achieving the Group's Vision**

- Lack of regional leadership
- Lack of effective regional collaboration
- Lack of political will
- Lack of funding for infrastructure

- Lack of balance between jobs and housing
- Community resistance to compact development
- Lack of transportation choices
- Resistance to planning
- Lack of education and a qualified workforce

### **Solutions for Bypassing the Listed Barriers**

- Regional coordination and collaboration
- Greater leadership capacity
- Visioning, planning, and ordinances for implementation
- A plan for the strategic, economic development of the workforce
- Coordinated educational initiatives
- Effective funding mechanisms

Once these inputs were collected from the groups, they were displayed to the overall audience for prioritization. While the list of principles, barriers, and solutions were valid and important, it was also quite lengthy. Some items were more important, or more pressing, than others. To identify those, the participants conducted an interactive poll and, using majority vote, selected the following as the most important items for action.

### **Principles for Developing the Group’s Vision of Future Development Highest Priority**

- Increase education opportunities and job creation
- Improve regional transportation
- Reinvest in city and town centers

### **Barriers to Achieving the Group’s Vision Highest Priority**

- Lack of effective regional collaboration
- Lack of funding for infrastructure
- Lack of education and a qualified workforce

### **Solutions for Bypassing the Listed Barriers Highest Priority**

- Regional coordination and collaboration
- Visioning, planning, and ordinances for implementation
- Effective funding mechanisms

Again, these represent the priorities of the group, based on the ideas and observations they provided in the original lists. Thus, these results effectively showcase the general mindset of the four hundred-plus major representatives in Upstate South Carolina with regard to future growth. As important as this information is, however, it doesn’t illuminate the actual visions created through the Reality Check exercise (i.e. what Lego® blocks were placed where). And while we are unable to illustrate those actual visions, another portion of the prioritization segment was to list the basic patterns from each different vision and have the audience select

the most-appropriate. The basic patterns, loosely described, are listed below:

- Dispersed
- Corridor
- Compact
- Rural Village

Of these basic patterns, the “Compact” pattern was selected as most-appropriate. This compact can be described as high-density development occurring near the existing urban core with very limited new development occurring in undeveloped areas. Other results from the selection process included the pattern and financial impact of future infrastructure. This infrastructure (again, represented by different colors and lengths of yarn) showed costs ranging from millions to *hundreds* of millions and it is important to note that the issue of cost was never a particular influence amongst the groups. Most of the maps featured high-speed rail connections along the Interstate 85 corridor between Spartanburg, Greenville, and Clemson. Most maps also featured bicycle lanes in known residential areas and within preserved open space (e.g. the Mountain Bridge Wilderness Area). Finally, most maps had a relatively small share of money given to road expansions, showing an overall tendency to expand other modes of transportation first and foremost.

This concludes the general summary of the Upstate Reality Check event. However, there is another finding to report: in November 2008, the Greenville County held an event very similar to Reality Check. Titled “One County, One Future,” the event used the same basic exercise to create a vision of future development—but only for Greenville County, not for the entire Upstate. This event was followed by a second meeting titled “Moving Forward.” Between the two, visions for development were created, principles and concepts were identified and prioritized, and results were reported. Between these results and those of the Reality Check event, some interesting parallels can be drawn.

For example, the most important principle for development from the County’s event was “To use infill development to preserve open space.” This correlates with the third-most important principle from ULI Reality Check: “Reinvest in city and town centers.”

Another example is from the basic patterns of growth. In the ULI Reality Check event, participants selected “Compact” as the pattern they deemed most-appropriate. In the Moving Forward event, participants also chose a compact pattern when the majority selected a Map B, which was high-density and very little sprawl.

Other comparisons can be drawn. The barriers and solutions from the ULI Reality Check event likely correspond with survey responses from the Imagine Greenville planning effort. Also, many more solutions in the Reality Check exercise are echoed in the Imagine Greenville Goals and Objectives. Such similarities point to a simple conclusion: the situation faced by the County is likewise the situation faced by the region and the methods for improvement, along with the barriers to such progress, can be resolved both regionally and locally in concerted effort.

# B

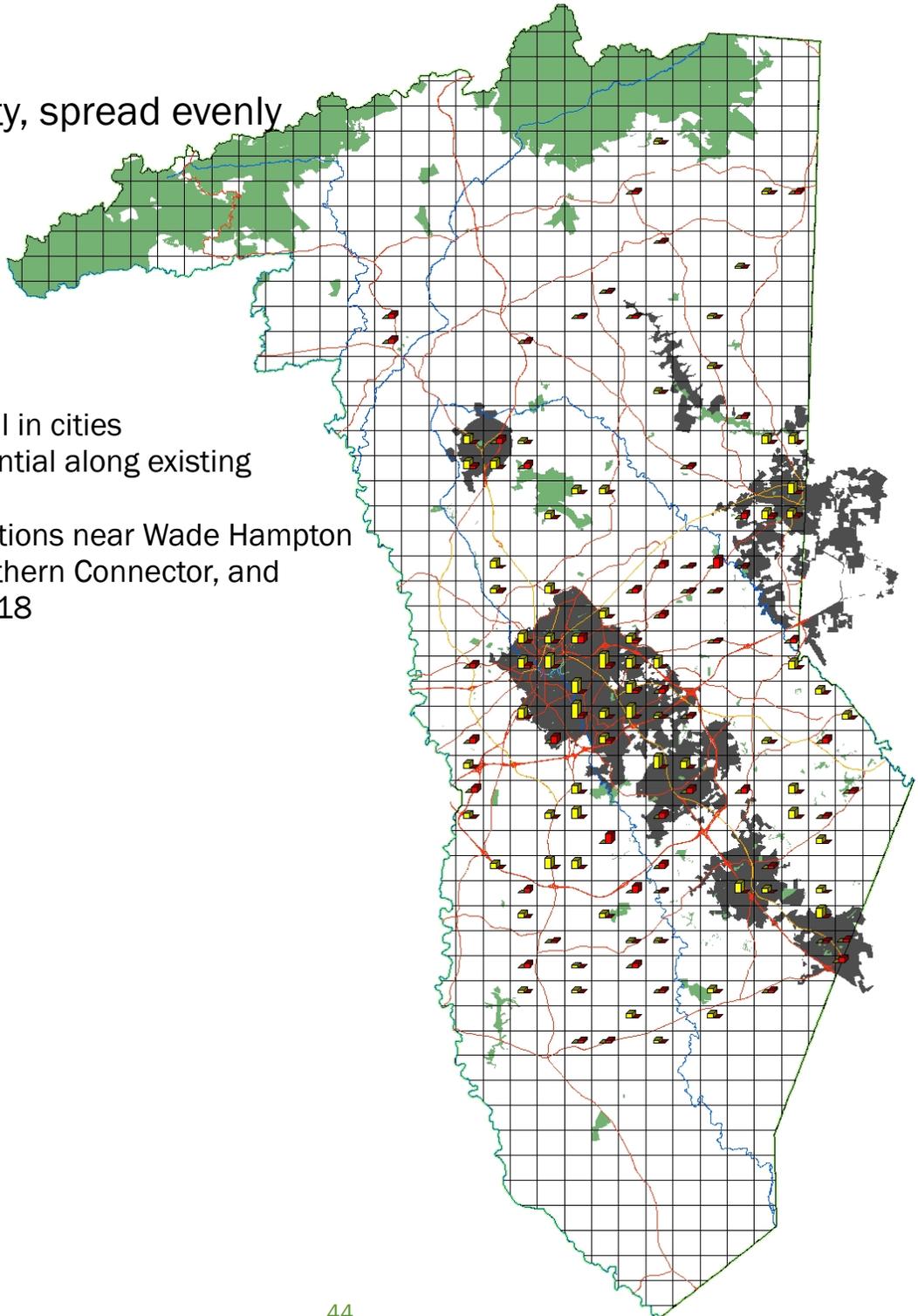
## MAPS FROM MOVING FORWARD

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Map A

Low density, spread evenly

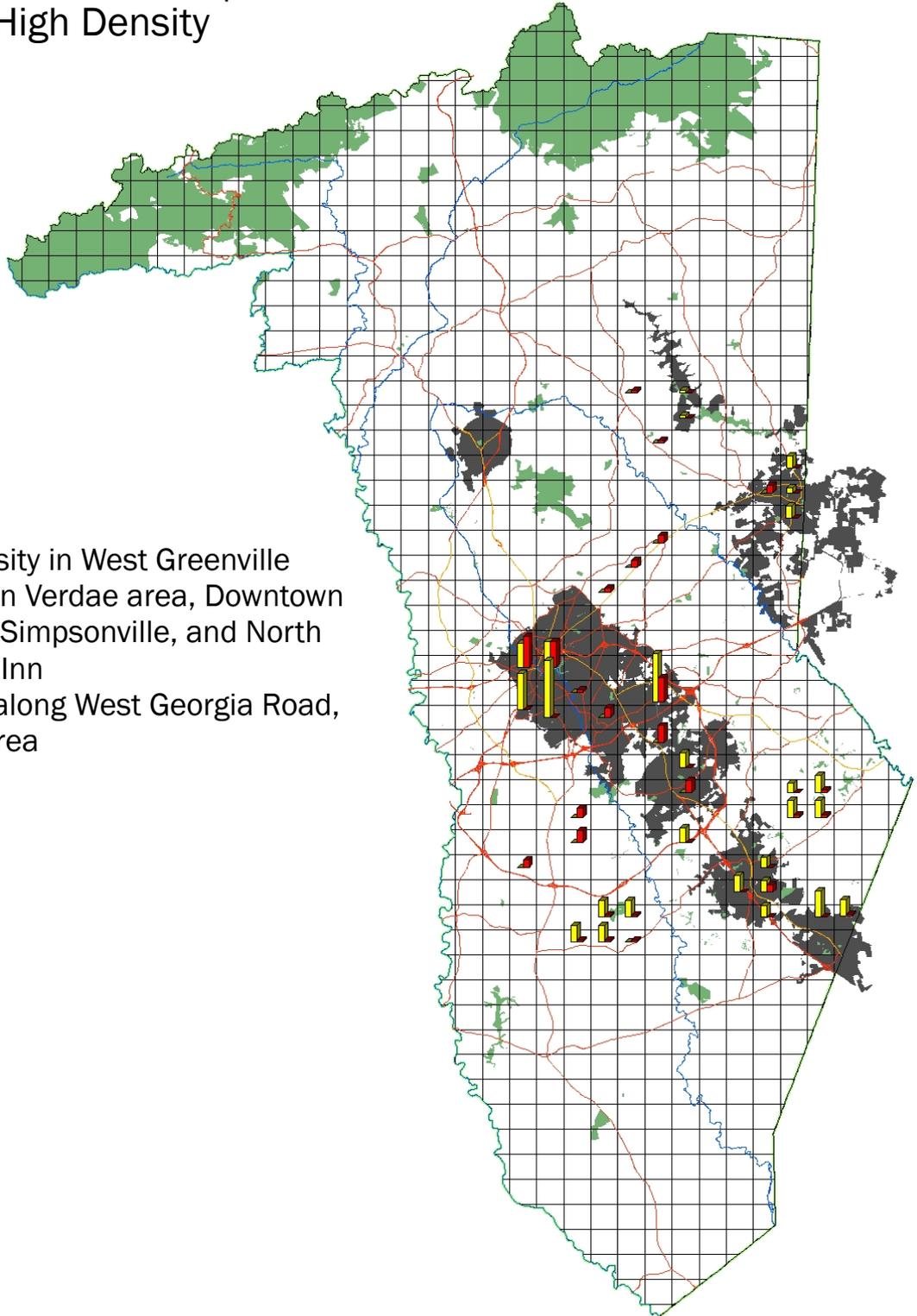
- Residential in cities
- Nonresidential along existing highways
- Concentrations near Wade Hampton Blvd., Southern Connector, and Highway 418



# Map B

Compact, High Density

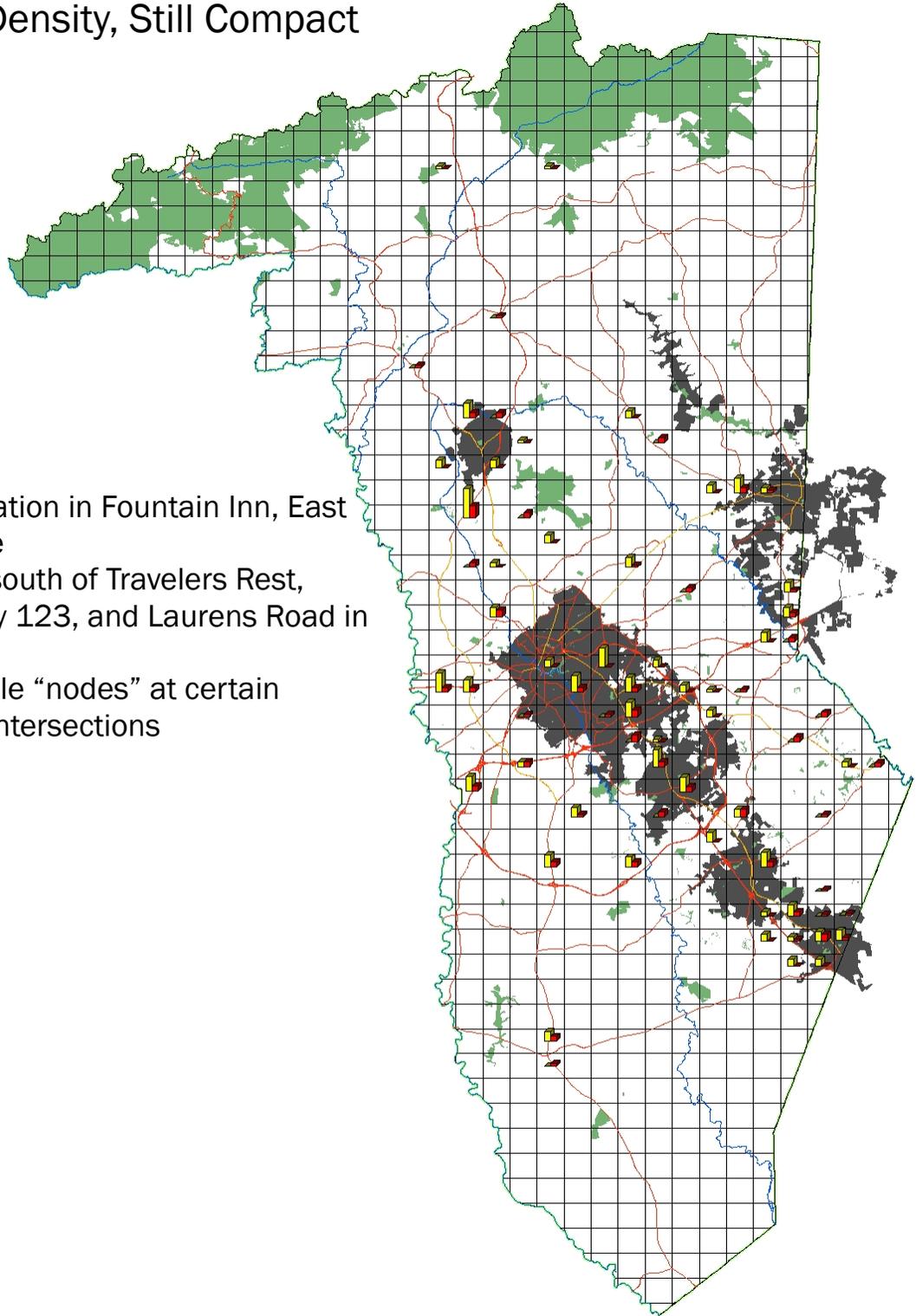
- High density in West Greenville
- Clusters in Verdae area, Downtown Mauldin, Simpsonville, and North Fountain Inn
- Clusters along West Georgia Road, Enoree area



# Map C

## Medium Density, Still Compact

- Concentration in Fountain Inn, East Greenville
- Clusters south of Travelers Rest, along Hwy 123, and Laurens Road in Mauldin
- Small-scale “nodes” at certain highway intersections



## FUTURE LAND USE MAP COMPONENTS

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### COMPONENT #1: COMMUNITIES

Communities refer to the collection of residences that create identifiable spaces very different from centers. These areas typically do not include nonresidential uses. Some do occur, but do so within the scale and context of the surrounding residences. These communities are where most people live but do not work. For the sake of the Future Land Use map, these areas are defined by their density. This density acts as the requirement for maintaining the character of the area and thus is a requirement rather than a description. The categories are as follows:

- **Rural Land Use #1** - Predominately watershed properties, public lands (national, state and county parks), private camps and conservation areas.
- **Rural Land Use #2** - Maximum density of up to 1 unit per 3 acres
- **Residential Land Use #1** - Density ranges from .3 units per acre to 3 units per acre
- **Residential Land Use #2** - Density ranges from 3 units per acre to 6 units per acre
- **Residential Land Use #3** - Density is set at a minimum of 6 units per acre with no maximum density

### COMPONENT #2: CENTERS

Centers refer to those places that combine many uses in a specific area and attract many users within a defined range. These are areas where most people work and shop, but do not live. Generic examples include a city's downtown, a shopping plaza, an industrial district, or even a neighborhood grocery store. Centers range in size and intensity, their scale dictated by the purpose they serve. Details are given below.

**Rural Community Center** – (Ex. intersection of Highway 11 and Highway 14) This is a small, low to medium density center that serves as a “neighborhood center” with daily visits from the larger rural community and meets the following criteria:

- Contains small-scale convenience retail, restaurant, and agriculture-related businesses to include gas stations, mom and pop stores or cafes, and feed-n-seed stores
- Use balance is 50/50 (50% acreage non-residential, 50% residential)
- Land uses equivalent to RLU2 (Residential Land Use #2), R-S (Rural Suburban), and R-C (Rural Commercial)
- Ideally serves large rural areas within and sometimes beyond a 10-15 mile drive
- Area defined by a radius of 660 feet from intersection and/or center point
- Ideal supporting residential in center to be medium density suburban RLU2 (or next highest order from predominant surrounding residential)

**Suburban Community Center** – (Ex: Old Buncombe/Sans Souci, East North Street, Pendleton Street) This center is centrally located within a neighborhood and designed to service the surrounding residents for daily uses with the following criteria:

- Contains small-scale convenience retail and services such as mom and pop stores, restaurants, drug stores, barber shops, and daycare facilities
- Use balance is 40/60 (40% acreage non-residential, 60% residential)
- Land uses equivalent to RLU3, NC, POD
- Serve neighborhoods within a ½ mile and a population of 1,500 to 3,500 people
- Area defined by a radius of 660 feet from intersection and/or center point
- Ideal supporting residential in center to be medium to high density suburban RLU3 (or next highest order from predominant surrounding residential)

**Sub-Regional Center** – (Ex: Marietta, Chick Springs, West Georgia Road, Five Forks) Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly uses with the following criteria:

- Contains community-scale stores such as grocery stores, large restaurants, clothing stores, specialty boutiques
- Use balance is 60/40 (60% acreage non-residential, 40% residential)
- Land uses equivalent to RLU3, NC, C-1, C-2, C-3, S1, OD
- Typically within a 5-mile drive of the community residents
- Area defined by a radius of 1,320 feet from intersection and/or center point
- Ideal supporting residential in center to be higher density suburban and urban RLU3 (or next highest order from predominant surrounding residential)

**Regional Center** – (Ex: Cherrydale, Hwy 253 & Whitehorse Rd., Fairview Rd.) Located within a broader area, this center serves one or more contiguous regions in the county. Residents will typically travel longer distances to these centers on a weekly or biweekly basis. The centers have the following criteria:

- Contains large-scale retail such as grocery stores, some big-box stores, small hotels, movie theaters, and medium to large scale employment centers and parks
- Use balance is 70/30 (70% acreage non-residential, 30% residential)
- Land uses equivalent to RLU3, and all uses other than I-1
- Typically located much farther apart and often requires more than a 5-mile drive for many residents
- Area defined by a radius of 1990 feet from intersection and/or center point
- Mixed use buildings with higher density residential RLU 3, consisting of both single-family attached and apartment residences

**Super-Regional Center** – (Ex: Pelham Road, The Pointe, Haywood Mall) This center serves the overall county and the Upstate for shopping, recreation, and employment needs. Residents will travel great distances to these areas on weekly to monthly basis. This type of center would meet the following criteria:

- Contains the largest-scale retail and service offerings found in Greenville County such as large hotels, movie theaters, shopping malls, specialty big-box stores, large-scale office and parks factory and warehousing services
- Use balance is 90/10 (90% acreage non-residential, 10% residential)
- Land uses equivalent to RLU3, and all uses other than I-1
- There may be only a few such centers in the county, but they draw residents from a large area. Residents typically visit such centers on a monthly basis
- Area defined by a radius of 2,630 feet from intersection and/or center point
- Mixed-use buildings with density of the highest-order residential, RLU 3 multifamily, consisting primarily of apartment residences and surrounded by high density around the core

**Employment Center** – (Ex. SC Technology & Aviation Center, Hwy 14 & I-85, The Matrix) These centers are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers.

### **COMPONENT #3: CORRIDORS**

Corridors refer to the links that connect centers to communities. These corridors are identified by the roads that are their central feature. It is important to note, however, that not all roads are designated as corridors. Likewise, even if a road is designated a corridor, its entire length may not be included. That is because the associated land uses for the corridor categories are not always suitable in all segments of a road. For example, the Regional Corridor allows all types of nonresidential uses to be developed along the designated roadway. But there are segments of many roadways that are already unable to support additional growth. Thus, these areas aren't appropriate to possess such a corridor and are mapped accordingly.

This core premise of the corridor component is that its traffic conditions, or Level of Service (LOS), work with the context or purpose to determine appropriate development. Using the prior example, if a road is identified as a Regional Corridor, its purpose is to support all nonresidential uses because all nonresidential uses can be developed on a regional scale. However, development can only occur as the traffic conditions allow. The limit whereby the conditions do not allow development is Level of Service "D". LOS D refers to the traffic conditions of peak-hour congestion, when traffic comes to intermittent standstills (i.e. "jams") during the highest travelled times. LOS D also implies that the permitted speed of travel (i.e. speed limit) is unattainable due to the level of congestion on the road.

When a road becomes LOS D, it threatens to impact not only the character of the area, but also the safety and function of the surrounding road network. For this reason, designated corridors must preserve the very thing that defines them—the road condition. In the list that follows, please note that each permitted use is given the caveat that it is only permitted when it doesn't impede the overall purpose and function of the corridor. This is the intended effect of the LOS D Capacity Limit.

**Neighborhood Corridors** (Ex: Suber Road, Fork Shoals Road)

These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Speeds in this corridor are very slow for the sake of safety and convenience. Given the low volume and speed, access is largely unmanaged.

- Use balance is 25/75 (25% acreage non-residential, 75% residential)
- Land uses equivalent to RLU2, RLU3, POD\*\*
- 75 ft width from centerline, 150 ft total (This refers to the dimension of the corridor area, meaning that all development for the corridor must occur within this designated area)

**Community Corridors (Ex. White Horse Road, Piedmont Highway)**

These corridors are a near-balance of residential and non-residential uses. The form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is likewise much greater. These roads within these corridors are a minimum of three lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that limit curb cuts.

- Use balance is 60/40 (60% acreage non-residential, 40% residential)
- Land uses equivalent to RLU3, NC, C-1, C-2, C-3, S-1, OD, POD\*\*
- 150 ft width from centerline, 300 ft total

**Regional Corridors** (Wade Hampton Boulevard, East Pelham Road)

These corridors are predominantly non-residential. The few residential uses that do occur are located on the back edge of the area and not encouraged along the road frontage. The form and function is of the highest level, allowing for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use is likewise the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that are intended to prohibit curb cuts and force access off the road itself.

- Use balance is 70/30 (70% acreage non-residential, 30% residential)
- Land uses equivalent to RLU3, all nonresidential zones\*\*
- 300 ft width from centerline, 600 ft total

\*\*The traffic capacity limit is set at LOS D, meaning a proposed development is not allowed if it causes road condition to exceed LOS D at any immediate segment

appendix **C**

**THE FUTURE LAND USE MAP  
AND ITS METHODOLOGY**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today





# C

## FUTURE LAND USE MAP METHODOLOGY

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IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

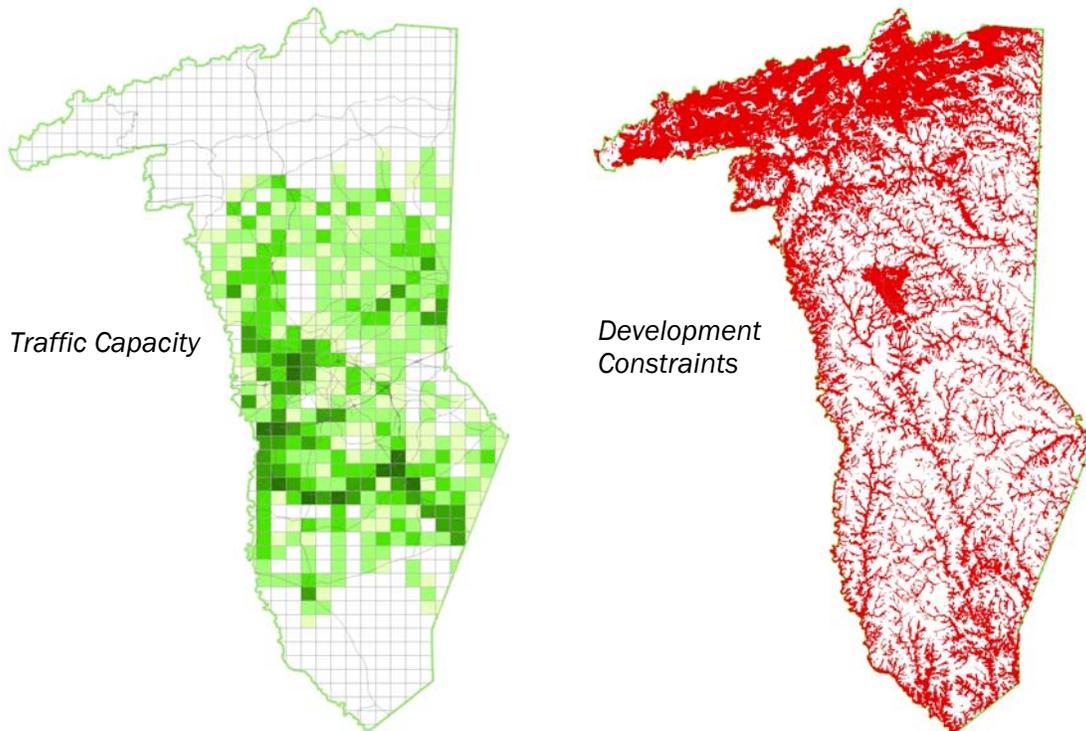
### Methodology for the Development of the Future Land Use Map

Chapter Four of the Comprehensive Plan text details the process for developing the Future Land Use Map. This process involved the formation of citizen goals and objectives, followed by the visioning exercise “One County, One Future,” where citizens and officials developed the many alternative patterns for future development. Once those alternatives were created, citizens then selected their most-preferred pattern in the “Moving Forward” exercise. That alternative, shown at the left, became the framework for what is now the Future Land Use Map. However, much analysis and decision-making was required to move from this pattern to the final iteration. The methods and steps involved are detailed in this section.

To the left is the Future Land Use Map. As stated in the plan, this map is built on three basic components: communities, corridors, and centers. The placement of these components is in direct correlation with the pattern already established in Map C from the Moving Forward exercise. Where Map C showed extensive clusters of new development, new centers were placed on the Future Land Use Map. When Map C showed new development along a particular roadway, new corridors were drawn upon that same roadway in the Future Land Use Map. In other words, as our citizens chose the location of new development and the pattern of that new development, staff transferred that development to new centers, corridors, and communities on the Future Land Use Map.

But transferring new development to the map is only half the equation. Existing development also had to be categorized and mapped. And within the Future Land Use Map's scheme, many centers, corridors, and communities already exist in varying shapes and sizes.

To determine where these components would form, and what level each would be, staff produced an inventory of all development. This inventory included the type of uses, density, and location relative to infrastructure. These criteria are detailed in Appendix B.



Once existing development was translated into appropriate components according to our criteria, staff overlaid future development from Map C of the Moving Forward exercise to form the first draft of the Future Land Use Map. The next step was to test the relationship of existing and future patterns. To do this, staff used its suitability model first introduced in the Moving Forward exercise. This model applies quantitative geospatial data to qualitative values to identify and subsequently map the overall sum of positive and/or negative features for each area of the County.

To develop such a model, staff first inventoried the existing conditions of the County according to six basic categories:

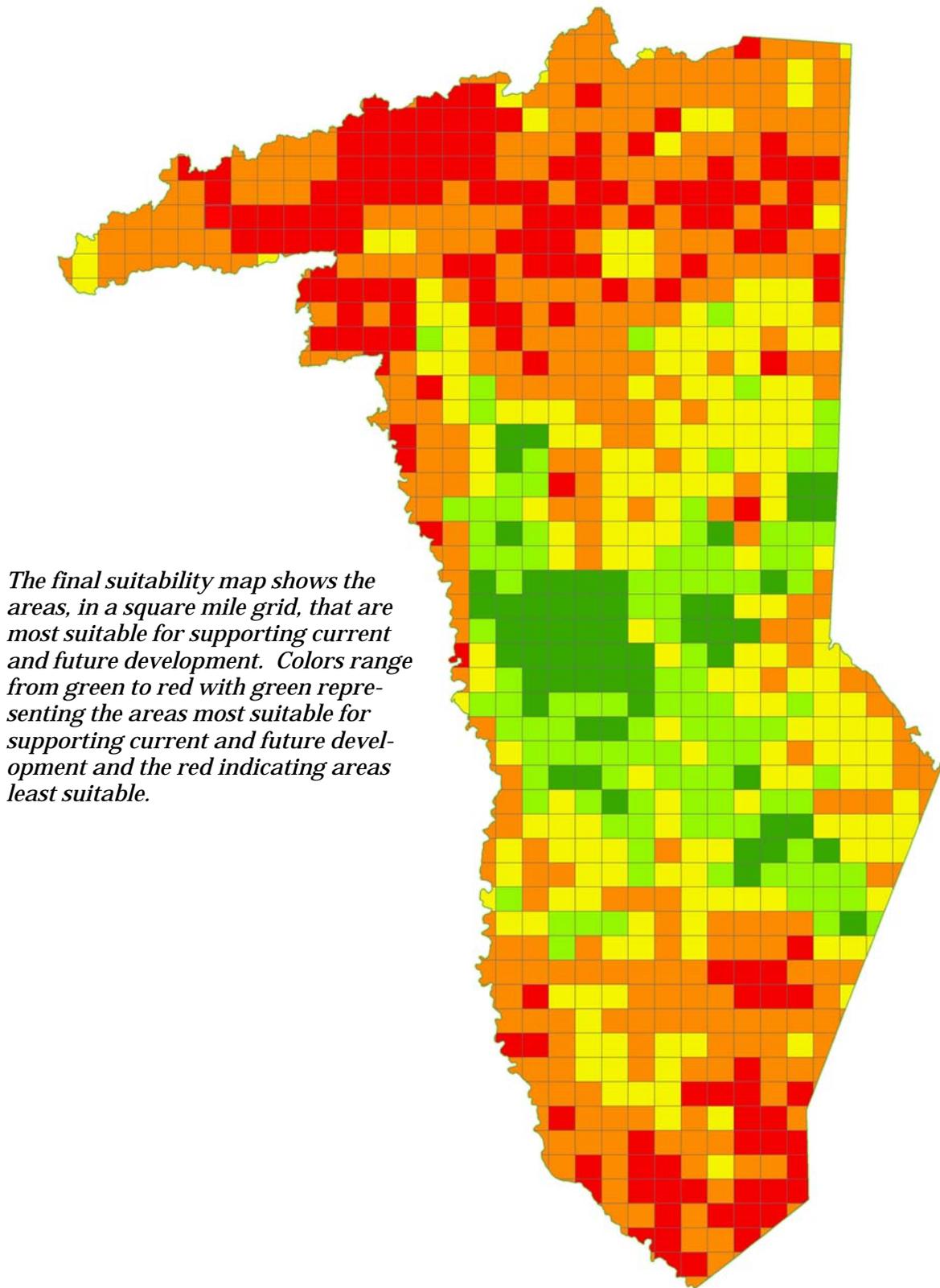
- development constraints (such as slope, wetlands, or sensitive soils)
- traffic counts for roadways
- traffic congestion on roadways
- sewer basin capacity
- vacant, developable land
- community facilities (such as parks, libraries, schools, hospitals, etc.)

Once this data was collected and measured, values were attributed to certain levels of performance. For example, since traffic is a major concern for citizens, high traffic areas were given negative values since such areas are less suitable for more development. Meanwhile, areas with few development constraints per square mile were given positive values since development would be less of a disturbance. A chart describing the criteria for the suitability map, including the data compiled, how it was measured, and what value was attributed to each measurement, can be found on the following page.

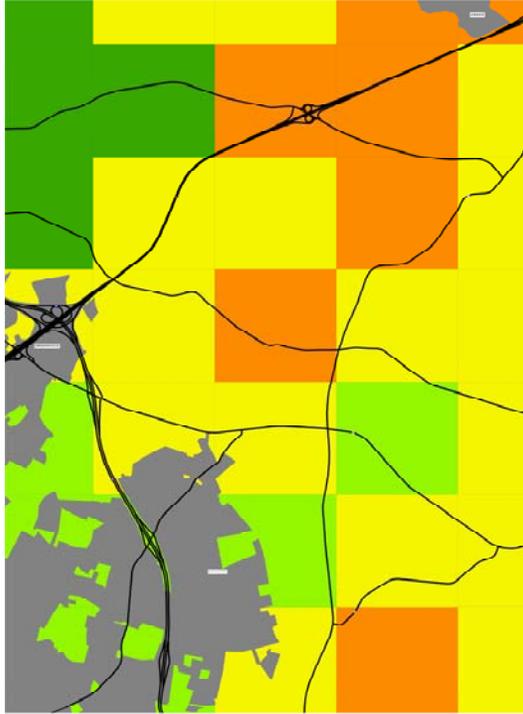
## Criteria for Suitability Model

Category	Description	Measurement Tiers	Points
Unbuildable Area	Percentage of cell that is sensitive to development	0% - 15%	25
		15.1% - 30%	15
		30.1% - 50%	10
		50.1% - 75%	5
		75.1% - 95%	0
		95.1% - 100%	-100
Traffic Counts	Growth trend for traffic over 5 year period	-40% - -20.1%	12
		-20% - 0.1%	8
		0.0	6
		0.1 - 50%	0
		50.1% - 100%	-8
		100.1% - 130%	-12
Wastewater Treatment Capacity	Available wastewater treatment capacity in millions of gallons per day (mgd)	0 - .17 mgd	2
		.171 - 1.5 mgd	4
		1.51 - 2.4 mgd	6
		2.41 - 3.9 mgd	8
		3.94 - 14.6 mgd	10
Level of Service A-B	Miles of roads classified as level of service (LOS) A-B	0 - 0.69 mi	2
		0.69 - 1.43 mi	4
		1.43 - 2.3 mi	6
		2.3 - 3.68 mi	8
		3.68 - 6.02 mi	10
Level of Service D-F	Miles of roads classified as level of service (LOS) D-F	3.48 - 7.43 mi	-14
		2.261 - 3.48 mi	-10
		1.361 - 2.26 mi	-8
		0.641 - 1.36 mi	-6
		.01 - 0.64 mi	-4
		0 mi	0
Vacant Area	Percentage of cell that is comprised of vacant land	0.0 - 5%	0
		5.1% - 13%	2
		13.1% - 22%	5
		22.1% - 40%	10
		40.1% - 80%	15
Community Facilities	Percentage of cell in close proximity to community facilities such as libraries, schools, hospitals, etc.)	0 - 15%	2
		15.1% - 35%	4
		35.1% - 60%	8
		60.1% - 85%	10
		85% - 100%	14

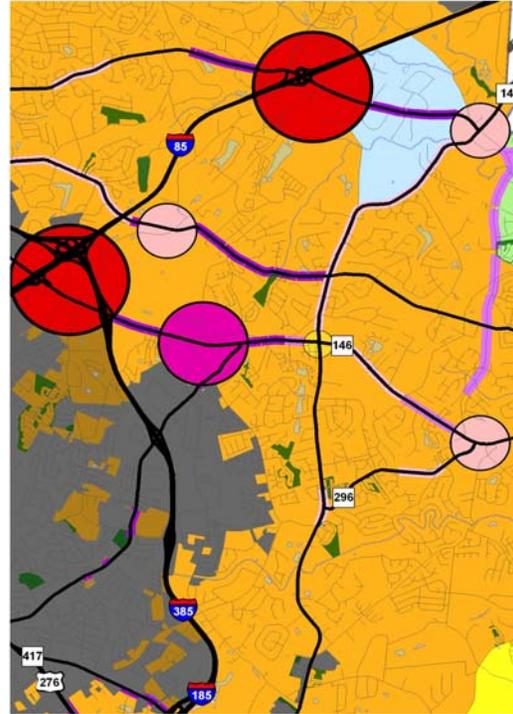
## Final Suitability Map



*The final suitability map shows the areas, in a square mile grid, that are most suitable for supporting current and future development. Colors range from green to red with green representing the areas most suitable for supporting current and future development and the red indicating areas least suitable.*



*Suitability results show areas along the primary highways that can best support new growth or should limit growth.*



*The Future Land Use Map kept the location of components but adjusted the type according to the suitability.*

The final suitability map stratified its results over a square mile grid. Thus, within each square mile of the County, one can quickly see where the current conditions are best suitable to support current and future development. Again, this result fully summarizes and combines the values of the citizen committees to the quantitative, measurable conditions of the County's built environment. Using this map, staff could then identify conflicts where current development was located in less suitable areas. Staff could also identify areas more supportive of growth where future centers could be mapped to a larger scale.

Using this methodology, staff was able to maintain the future pattern determined by citizens, combining it with the existing pattern of development, and adjusting where necessary to ensure that both patterns best met the measurable current conditions of the environment *and* the qualitative values of our citizens.

appendix **D**

**PRIORITY INVESTMENT  
AREA PROJECT LIST**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



## PRIORITY INVESTMENT AREA PROJECT LIST

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Priority Investment Area (PIA) Project List

#### Transportation Projects - Greenville Pickens Area Transportation Study (GPATS)

PIA	Road Name	Type	Termini	Description	Funding/ Source	Year
1	FAIRFOREST WAY	TIP	Laurens Rd to Mauldin Rd	Widen to 4-lane divided highway with planted median, bicycle lanes, sidewalks, and lighting.	ARRA/City of Greenville	2010-2015
1	ICAR FRONTAGE CONN (Road C)	TIP	Millennium Blvd. to Frontage Rd.	New Road	SAFETEA-LU Earmark	2010-2015
1	SALTERS RD	TIP	Verdae Blvd. to Millennium Blvd.	Widen to 4-lane Divided highway with planted median, bicycle lanes, and sidewalks. Replacement of bridge over I-85	STP (surface transportation program)	2010-2015
1	WOODRUFF RD. @ I-85	TIP	Intersection	Ramp modifications.	STP	2010-2015
1	WOODRUFF RD. @ GARLINGTON RD.	TIP	Intersection	Adding additional lanes to improve flow through the intersection.	STP	2010-2015
1	I-85 @ I-385 INTERCHANGE	TIP	Includes Woodruff Rd. interchanges	Remove bottlenecks, improve flow and speed of Interstates and ramps, and improve safety.	Interstate Maintenance	2010-2015
1	I-385	TIP	Woodruff Rd. to W. Georgia Rd.	Widen to 6-lane Interstate	Interstate Maintenance	2010-2015
1	I-85	TIP	US-25 to US-129 (Spartanburg)	Widen to 8-lane Interstate with Collector/Distributor lanes where appropriate.	Interstate Maintenance	2010-2015
1	FORRESTER DR.	L RTP	Millennium Blvd. to Bi-Lo Blvd.	Widen to 4-lane Divided highway with planted median, bicycle lanes, and sidewalks.	STP	2015-2030
1	GARLINGTON RD.	L RTP	Roper Mtn. Rd. to Woodruff Rd.	Widen to multilane highway with bicycle lanes and sidewalks.	STP	2015-2030

PIA	Road Name	Type	Termini	Description	Funding/ Source	Year
1	MILLER RD.	L RTP	Woodruff Rd. to Old Mill Rd.	Widen to accommodate left turn lanes with bicycle lanes and sidewalks.	STP	2015-2030
1	CONESTEE RD.	Unfunded Need	Old Augusta Rd. to W. Butler Rd.	Widening TBD	STP/IM	N/A
1	WOODRUFF RD.	Unfunded Need	Woodruff Industrial Blvd. to Feaster Rd.	Widening TBD	STP/IM	N/A
1	WOODRUFF IND. BLVD.	Unfunded Need	Current terminus to Verdae-Point Connection	New/Extended Road	STP/IM	N/A
1	GREEN HERON	Unfunded Need	Current terminus to Verdae-Point Connection	New/Extended Road	STP/IM	N/A
1	MILLER-POINT CONN	Unfunded Need	Miller Rd. to Market Pt. Dr. and Carolina Pt. Pkwy.	New Road	STP/IM	N/A
1	VERDAE-POINT CONN	Unfunded Need	Verdae Blvd to Carolina Pt. Pkwy.	New Road with bridge over I-85	STP/IM	N/A
2	FORK SHOALS RD.	Unfunded Need	Conestee Rd. to W. Georgia Rd.	Widening TBD	STP/IM	N/A
2	ASHMORE BRIDGE RD.	Unfunded Need	Perimeter Rd. to W. Butler Rd.	Widening TBD	STP/IM	N/A
2	ANTIOCH CHURCH RD.	Unfunded Need	US-25 to Augusta Arbor Way	Widening TBD	STP/IM	N/A
3	WHITE HORSE RD.	TIP	Saluda Dam Rd. to Old White Horse Rd.	Widen to 7-lane highway	Appalachian Development Funds	2009
3	LOIS/SMYTHE/WODDSIDE	TIP	Pendleton St. to Cedar Lane Rd.	Road Diet from 4 lanes to 3 lanes, with bicycle lanes.	STP	2010-2015

**Public Facilities Projects**

PIA	Type	Responsible Party	Termini	Description	Funding	Year
1-3	County Stormwater Improvement Program (see <i>County Capital Improvement Program for locations and details</i> )	Greenville County	N/A	Neighborhood drainage improvement, flood projects and/or studies	Capital Improvement Program	Ongoing
2	New sewer line	Metropolitan Sewer	I-185 to Huff Creek	Capital Project - Extend sewer along Antioch Branch from I-185 to Huff Creek trunk line.	User fees/tax revenues	2010-2011
1	New Mauldin Road Pump Station and Force Main	ReWa	Mauldin Road	Capital Project - New pump station and force main	User fees	2010-2014
1	New Water Line	Greenville Water System	I-85 at 276 south to Simpsonville	Capital Project - New 36" line. Length: 4 miles.	User fees	2010-2011
2	Robert E. Cashion Elementary	Greenville County School District		Capital Project - Expansion	Capital Facilities Project	2014-2020
1	Swamp Rabbit Greenway Trail - Phase II, III, & IV	Greenville County Recreation District	Cleveland St. to Conestee Park	New multi-use trail and linear Park	Enhancement Funds, Hospitality Tax	2010-2012
1	Conestee Nature Park	Greenville County Recreation District	Conestee Park	Visitors Center, Environmental Education Center, and trail systems	Private	2009-2012
1	Municipal Stadium Sports Complex/ Aquatic Center	Greenville County Recreation District	Municipal Stadium	Renovation of existing Municipal Stadium	Hospitality Tax	2010-2012

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appendix **E**  
**YOUTH IMAGINING**  
**GREENVILLE COUNTY**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



## YOUTH IMAGINING GREENVILLE COUNTY

IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

### Kids and the Comp Plan

As citizen input is a critical part of creating a successful and meaningful comprehensive plan, involving our younger citizens was also important, as they are the future citizens and leaders of Greenville County. As part of the planning process, staff engaged second and sixth grade students to determine how they imagined Greenville County.

In April 2009, staff visited the Sterling School to meet with students from the second and sixth grades. The programs were as follows:

#### Second Grade

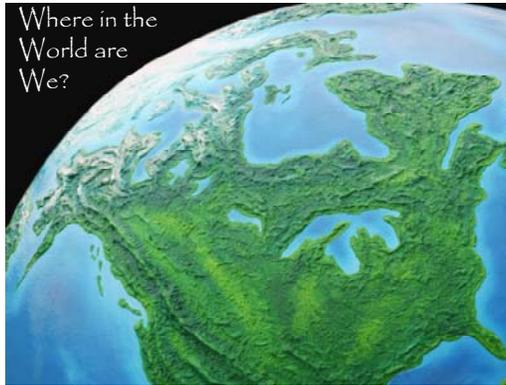
**Thumbs Up, Thumbs Down Exercise (Classroom instruction):** Staff presented pictures of places and landmarks around Greenville County and the US (bus stops, cross walks, sidewalks, streets, parks, playgrounds, etc.) to gauge their opinions. Staff asked students to provide a “thumbs up” or “thumbs down” to each shot. After garnering an opinion for each picture, staff selected a student from the majority vote for an explanation of their like or dislike. The goal of this exercise was to have students begin thinking about places and their perception of such places in preparation for the next exercise.



**Art Exercise (Classroom instruction):** Staff asked students to draw a picture of their favorite and least favorite place in Greenville County and write brief sentences explaining their art.

#### Sixth Grade

**Visual Identification Survey (Classroom instruction):** Staff presented aerials from around the world, US, South Carolina, and Greenville County and asked them to identify the locations. The goal of this exercise was to have students begin thinking spatially about the built environment.



**Map Exercise (Classroom instruction provided by teachers):** Staff provided teachers with blank county maps for this exercise. Each student was asked to create an image or picture that captured “How they imagined Greenville County?” and to write a paragraph on the back explaining their artwork. The goal of this exercise was to simulate what planners face when looking at the future.

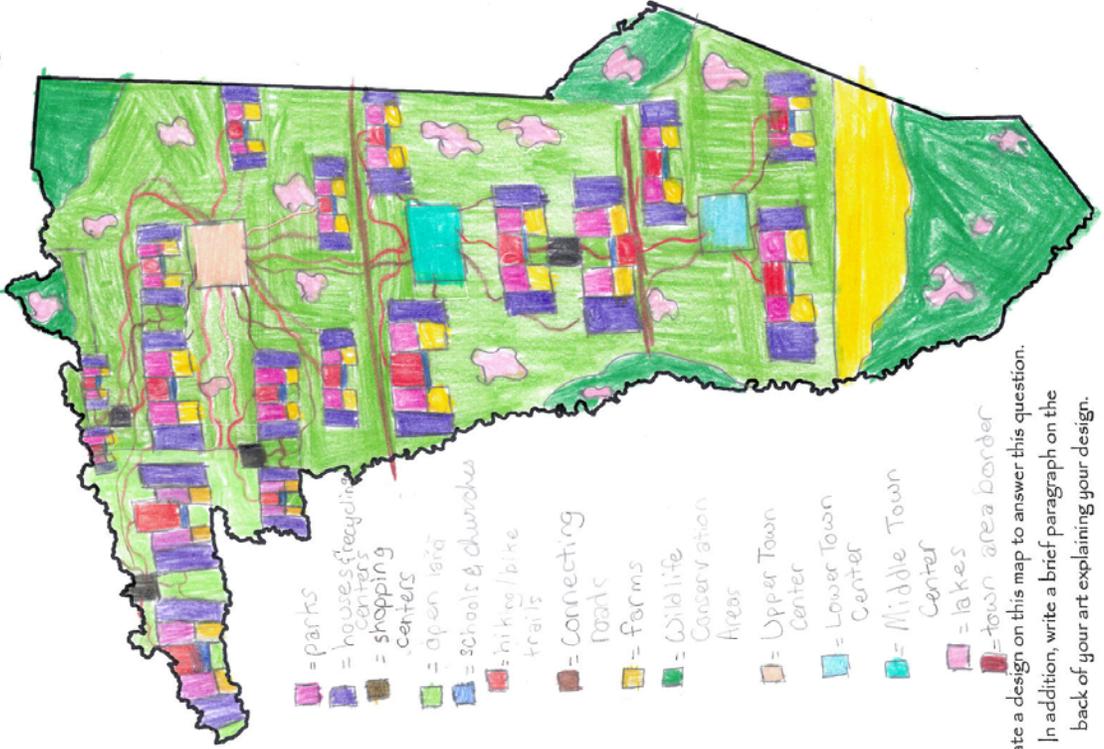
**Furman Trip (Fieldtrip provided by teachers):** As part of a school learning experience, students visited Furman University’s “Green” house and learned about sustainability and energy use. This was not part of our program; however, it encouraged students to continue thinking about planning as a global and regional concept.

From these exercises, the Steering Committee selected winners. Each student was honored at a Greenville County Council meeting and awarded framed versions of their artwork, Certificates for their participation, and gift cards for a back to school shopping trip.

This process not only proved beneficial by echoing themes from the citizen committees, but also provided staff with a glimpse of Greenville County through the eyes of one of our most precious resources.

# 6th Grade Student Awards Hannah Wilder - First Place

How Do You Imagine Greenville County?



Create a design on this map to answer this question.  
In addition, write a brief paragraph on the back of your art explaining your design.

Name: Hannah Wilder

Please explain your art here by answering the following questions

How do you imagine Greenville County?

I imagine Greenville County with little communities within it which have parks, trails, houses, schools and farms. Each community connected to other small communities within their section either upper, middle or lower. In each section there is one large shopping area with shops, restaurants, a main hospital and apartments. It is also some communities which are connected to each other containing shops, restaurants, and other things.

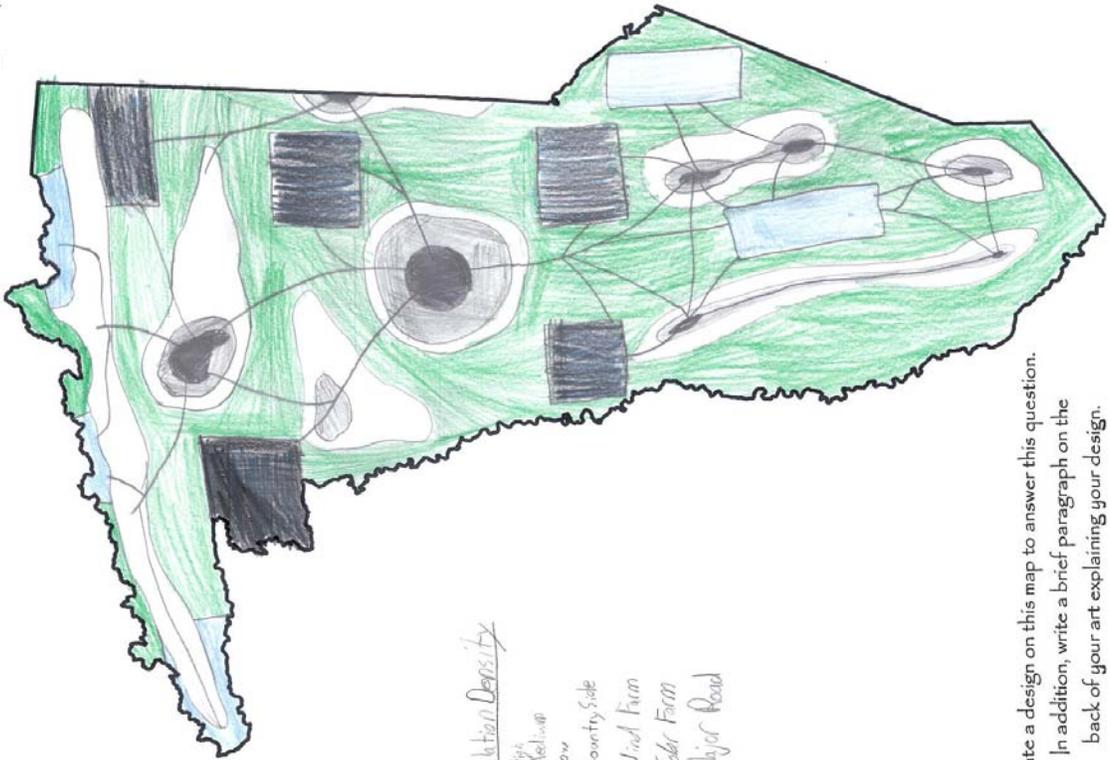
**“Each community, section, and town center is connected in some way...”**

There is an open area with playgrounds and walking trails. Houses & recycling centers: inside each neighborhood is a recycling center. Shopping centers: small shopping center by centers, containing shops, restaurants, a small parking grocery store. Open undeveloped land, not to be messed with, unless it is necessary.

Town area border: Greenville County is divided into 3 sections or town areas: Upper, Middle and Lower. Each has its own shopping centers to prevent lots of pollution from going to farms. Crops are grown here & animals are raised here, farmer & his family, not live on this land.

6th Grade Student Award  
Philip Coburn - Second Place (tie)

How Do You Imagine Greenville County? *Philip*



Create a design on this map to answer this question.  
In addition, write a brief paragraph on the back of your art explaining your design.

“...population centers built with or using lots of green technology.”

Name: Philip Coburn

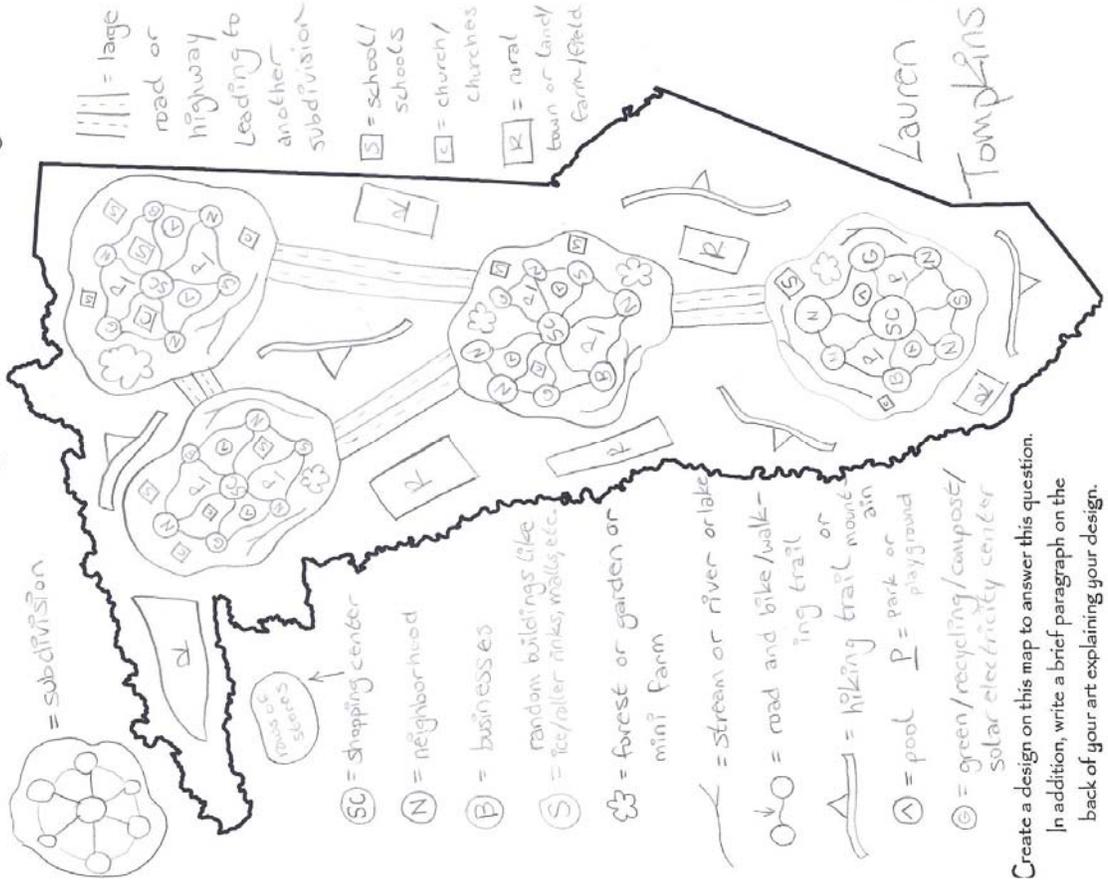
Please explain your art here by answering the following question:

How do you imagine Greenville County?

*A country with lots of green, unpopulated terrain with a few major population centers built with or using lots of green technology. Power will come from large solar and wind farms with the space under and between the windmills and solar panels being used for crops. The countryside would be treated as one vast natural park. In the countryside, however, there may be up to 3 buildings in every square mile. The buildings would have to be built to LEED standards.*

# 6th Grade Student Award Lauren Tompkins - Second Place (tie)

How Do You Imagine Greenville County?



Name: Lauren Tompkins

Please explain your art here by answering the following question:

How do you imagine Greenville County?

I imagine Greenville County with groups of "subdivisions" which are groups of neighborhoods connected to each other and to a big shopping center with grocery stores, clothing stores, etc. There would be multiple subdivisions in each county all connected by a highway. There would also be a lot of businesses, like modern buildings, parks, gardens, water, bridges, trails and mountains, parks, playgrounds, pools, schools, churches, and big pieces of land for farming, gardening, electricity use, landfills, etc. Also, each subdivision would have a "green center" for recycling, compost, solar, etc. Another thing is that the backyards of the houses would be medium size, but in the center of the neighborhood would be a large field for home

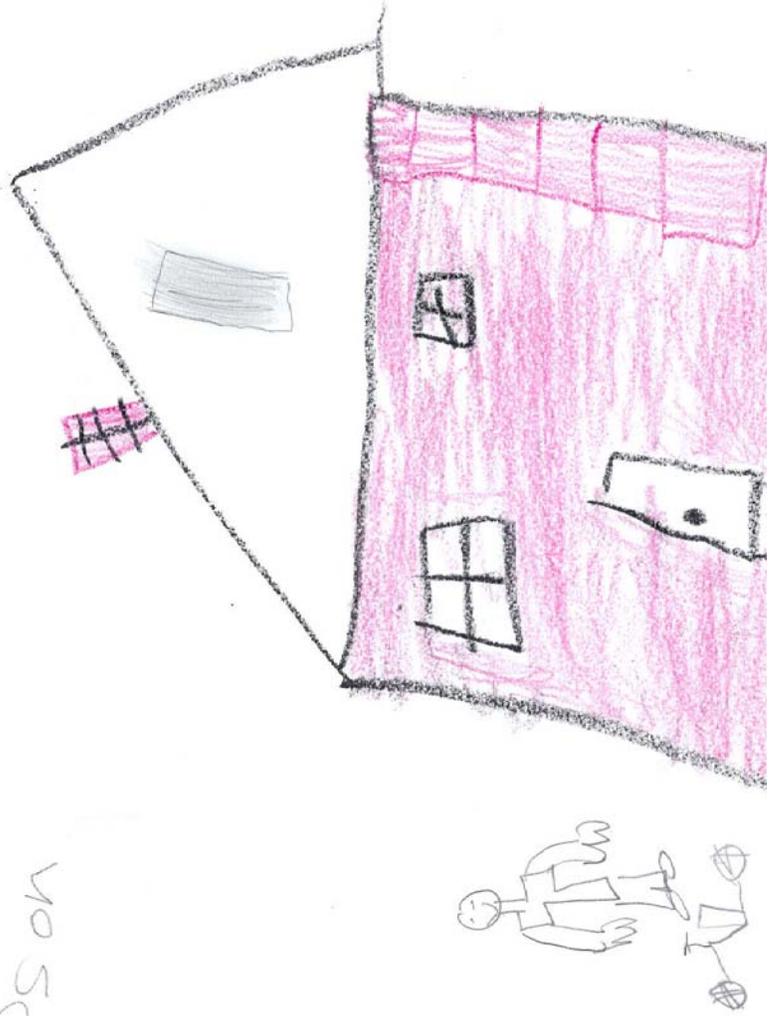
**"...in the center of the**

**neighborhood would be a large field for home gardening, playing, eating, (picnics, etc.), and other outside activities.**

2nd Grade Student Award  
Julius Thompson - Favorite Place Winner (tie)

I like my house because I like  
to ride my bike.

JULIUS THOMPSON  
04-24-2009

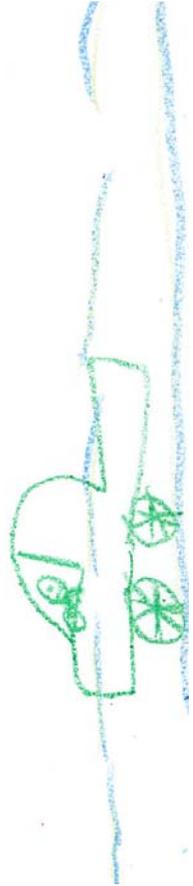
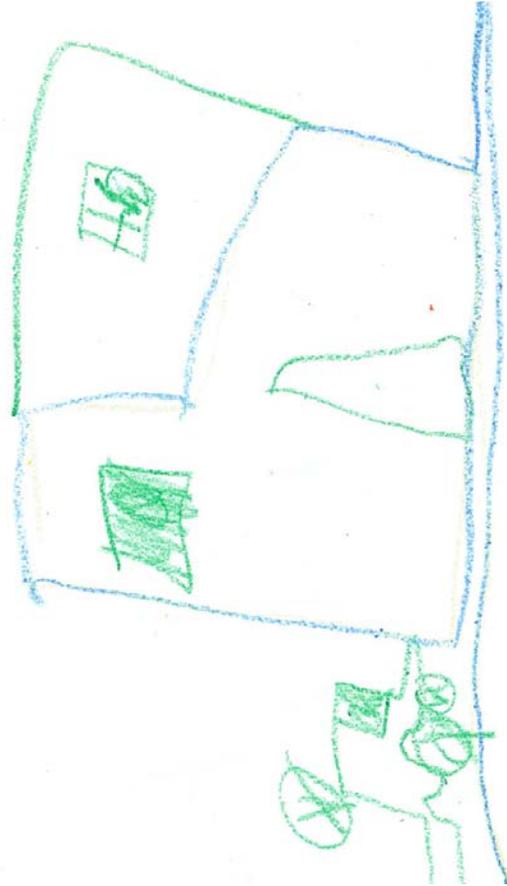


2nd Grade Student Award  
Leah Wilkins - Favorite Place Winner (tie)



2nd Grade Student Award  
Tamara Johnson - Least Favorite Place Winner

Old West map



Tamara

I hate it

because it  
is so ugly!

appendix **F**  
**CITIZEN GOALS AND  
TIMELINES**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today



## CITIZEN GOALS AND TIMELINES

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IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

The following goals were developed by the Comprehensive Plan Element Citizen Committees. The goals address the issues that were identified in the 2008/2009 Comprehensive Plan Survey, as well as at the various community meetings held around Greenville County.

### Goals:

- A. Promote a vibrant, sustainable economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas of Greenville County
- B. Become a national innovator in promoting healthy, sustainable ecosystems and conservation of resources
- C. Maintain and improve all aspects of the County's air quality
- D. Ensure a continuing supply of clean drinking water and the improvement of our natural water bodies
- E. Identify and protect rural places of historical, natural, or aesthetic significance
- F. Promote the preservation and enhancement of open space, recreational resources, view sheds and tree canopies
- G. Protect and maintain a diversity of all species and habitat types
- H. Increase the awareness, importance, marketability, and accessibility of our cultural resources to all residents of, and visitors to, Greenville County
- I. Ensure public facilities and services are provided in a coordinated, efficient and cost-effective manner that support future land use planning objectives
- J. Ensure that community facilities and the services they provide are available to meet the future needs of County residents
- K. Ensure that processes surrounding community facilities planning are transparent and governed by the interests of all members of the Greenville community
- L. Ensure that the location, development, and operation of community facilities, including buildings, vehicles, and other equipment, are accomplished in a safe, sustainable, and environmentally responsible manner
- M. Stimulate sustainable residential development

- N. Promote residential infill development
- O. Provide a range of housing options to meet the diverse needs of families and individuals in Greenville County
- P. Improve the transportation options to better serve our communities
- Q. Develop an integrated transportation system that ensures accessibility, safe and efficient movement, and connectivity through all parts of the county and accommodates a range of transportation choices such as public, pedestrian, bicycle, and vehicular
- R. Increase the public's awareness and understanding on the benefits of responsible growth
- S. Implement sustainable growth and efficient use of land through coordinated, quality development, redevelopment, protection of natural and agricultural areas, and an overall more transit-oriented land use pattern in order to ensure quality of life for Greenville County's current and future residents
- T. Require new developments to pay more of the cost to provide new roads, infrastructure, community facilities, and services
- U. Create an effective method for consistent enforcement and implementation of the transit plan
- V. Promote regional planning

Each goal listed with its objectives and strategies will be brought back to County Council beginning in January or February 2010. The goals, objectives and strategies will be taken up based on the following:

#### Priority Timeline

- Items appearing in the Objectives and Strategies listing with a timeline zero to one (0-1) years and one to two (1-2) years will be reviewed for possible implementation.
- The order of consideration will be based on the ranking appearing in the Objectives and Strategies listing beginning with the highest to lowest priority score as rated by County Council and Planning Commission.

A vote by County Council will be taken on each item as to what the final strategy and implementation of the goal and objective will be. Any objectives and strategies cannot be implemented without prior County Council approval.

appendix **G**  
**GLOSSARY**

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**IMAGINE GREENVILLE COUNTY** Tomorrow's Vision Today





## GLOSSARY OF TERMS

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IMAGINE GREENVILLE COUNTY Tomorrow's Vision Today

**Affordable Housing:** housing that has a sale price or rental amount that is within the means of middle, moderate, or low income households.

**Air Quality:** a measure used to determine the level of pollution present in the air relative to federal government standards.

**Best Management Practices (BMP):** methods, measures, practices, and maintenance procedures intended to prevent or reduce water pollution.

**Big Box:** a large single-tenant, warehouse-style retail building, typically accompanied by a large parking lot.

**Centers:** strategically located human activity areas that provide an array of functions and services.

**Communities:** living areas that can include housing as well as other uses.

**Complete Streets:** streets that are designed and maintained to enable safe access for all users including pedestrians, bicyclists, motorists and transit riders.

**Comprehensive Plan:** a document that outlines a future preferred development pattern that is used as a guide by various policy makers.

**Connectivity:** the extent to which street systems provide multiple routes and connections serving the same origins and destinations.

**Corridors:** an area of land, typically along a linear route, containing land uses and transportation systems influenced by the existence of that route.

**Density:** a measure of the number of dwelling units per acre.

**Future Land Use Map:** a map showing long-term future land uses desired in a community.

**Goal:** a statement that describes, usually in general terms, a desired future condition.

**Impact fee:** fee collected by a local government to recover the marginal cost of providing services to new development.

**Infill:** development or redevelopment of land that has been bypassed, remained vacant, or is underused but is in close proximity to areas that are substantially developed.

**Land Use:** a term used to describe how land is occupied and/or used, usually according to categories such as residential, commercial, and industrial.

**Levels of Service:** standards used to measure the quality of effectiveness of a service such as police, fire, or the performance of a facility, such as a street.

**Mixed Use:** a designation that permits a combination of uses within a single development or district; the development may contain a mix of office buildings, retail establishments, housing, and related uses.

**Multimodal Transportation:** the use of more than one type of transportation, particularly the use of pedestrian paths, bicycles, and buses in addition to automobiles.

**Objective:** a statement that describes a specific future condition to be attained within a stated period of time.

**Open Space:** property not occupied by buildings, parking, or other similar activities or structures.

**Pedestrian-Friendly:** physical attributes, characteristics, and designs that are intended to be more accommodating to pedestrian traffic than typical conventional designs.

**Riparian:** related to the banks of a river, stream, or natural course of water.

**Sense of Place:** the characteristics of a location that make it a readily recognizable as unique and different from its surroundings. It provides a feeling of belonging to or being identified with that particular place.

**Sprawl:** a development pattern characterized by large expanses of predominantly low- density *automobile dependent* development found in outlying suburban areas.

**Stakeholder:** a person or group of people with a social or economic interest directly related to a possible government action.

**Sustainable Development:** development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Trail:** a path or narrow transportation-oriented corridor for the primary purpose of walking, running, biking or other non-motorized use.

**Visioning:** a planning process used by a community to illustrate the means by which change will occur in the future.