



**ORDINANCE NUMBER 63-2020**

**AN ORDINANCE OF THE CITY OF GREER, SOUTH CAROLINA,  
TO ADOPT THE GREER COMPREHENSIVE PLAN CONSISTENT  
WITH REQUIREMENTS OF SOUTH CAROLINA LOCAL  
GOVERNMENT COMPREHENSIVE PLANNING ACT OF 1994.**

**WHEREAS**, the Greer Planning Commission has, pursuant to 6-29-520 (B) of the South Carolina Local Government Comprehensive Enabling Act of 1994, by Resolution, recommended that the Greer Comprehensive Plan be adopted by Greer City Council; and,

**WHEREAS**, the Greer Comprehensive Plan includes those planning elements required by the South Carolina Local Government Comprehensive Enabling Act of 1994 to be contained in a local comprehensive plan, namely, (1) a population element which considers historic trends and projections, household numbers and sizes, educational levels, and income characteristics; (2) an economic development element which considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base; (3) a natural resources element which considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types; (4) a cultural resources element which considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources; (5) a community facilities element which considers transportation network, water supply, treatment, and distribution, sewage system and wastewater treatment, solid waste collection and disposal, fire protection, emergency medical services, and general government facilities, education facilities, and libraries and other cultural facilities; (6) a housing element which considers location, types, age and condition of housing, owner and renter occupancy, and affordability of housing; and (7) a land use element which considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped; (8) a transportation element that considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network. This element must be developed in coordination with the land use element, to ensure transportation efficiency for existing and planned development; (9) a priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, "adjacent and relevant jurisdictions and agencies" means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, "coordination" means written



notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action; and

**WHEREAS**, the nine (9) planning elements enumerated above are an expression of the recommendations of the Greer Planning Commission to Greer City Council with regard to the wise and efficient use of public lands, the future growth, development, and redevelopment of the Commission's area of jurisdiction, and consideration of the fiscal impact on property owners; and,

**WHEREAS**, Council recognizes that the Greer Comprehensive Plan is not, and should not be a zoning plan, and it does not zone or rezone land. Furthermore, it is not binding on this Council or future Councils as far as specific zoning of land is concerned and does not mandate future zoning conformance. However, the Plan will be considered by the Council in making zoning decisions along with other relevant information; and,

**WHEREAS**, in its approval, Council recognizes the value of having a coordinated overview of the problems, needs, and opportunities that growth and change will create. Council further recognizes that the Comprehensive Plan is not a final and absolute answer to all of the many matters of policies, programs, and facilities contained therein. Constant community change, further identification of needs, more detailed planning, limitations of resources, and other changing conditions undoubtedly will require periodic review of the Plan's objectives. Therefore, it is essential that the plan be systematically reevaluated and updated at regular intervals to reflect major changes that have a bearing on the city's development objectives.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Greer, South Carolina:

**Section 1. Adoption of the Comprehensive Plan.** The City Council of Greer, South Carolina, hereby adopts the Greer Comprehensive Plan, attached hereto, under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with 6-29-510, **et. seq., of the Code of Laws of South Carolina, 1976**, as amended.

This Ordinance shall become effective immediately upon second reading approval thereof.

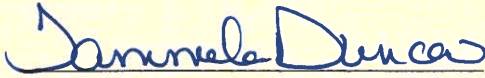
**CITY OF GREER, SOUTH CAROLINA**



Richard W. Danner, Mayor



**ATTEST:**

  
Tammela Duncan, Municipal Clerk

Introduced by:

Councilmember Wryley Bettis

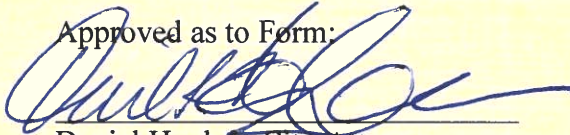
First Reading:

November 24, 2020

Public Hearing,  
Second Reading and Final Approval:

January 12, 2021

Approved as to Form:

  
Daniel Hughes, City Attorney