

# GVL Development Code

MONTHLY UPDATE #2  
NOVEMBER 2021

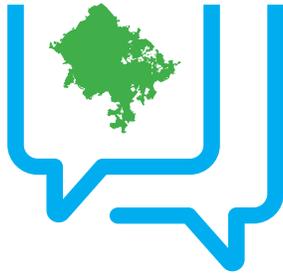


Following the adoption of GVL2040, Greenville's new comprehensive plan, the City has undertaken a project to write a new development code that aligns with the plan and addresses issues related to development across the community. The new code will be written in 2022 and will shape Greenville for years to come.

Learn more  
[www.greenvillesc.gov/DevCode](http://www.greenvillesc.gov/DevCode)



## What's Happened?



The City outlined **opportunities for new code and related reviews**, including:

- Creating **new regulations** that support the types of places Greenville wants
- Shifting from **suburban development patterns** to **urban development patterns** in areas where new construction is expected to occur
- Drafting regulations that **protect existing character** while eliminating barriers to redevelopment
- Maintaining existing **delineations between residential and commercial areas**

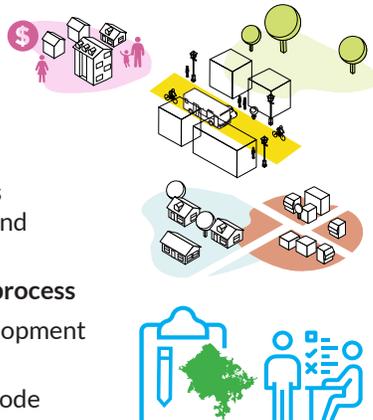


The City identified **five areas for additional visioning work and testing of potential new code tools**. The following areas were chosen as representative examples because they feature common issues found throughout the city.

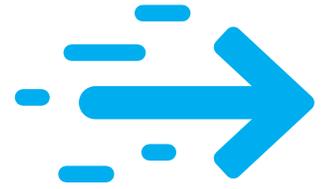
1. Augusta-Mauldin-Pleasantburg
2. Stone and Main District
3. Greater Sullivan Neighborhood
4. McAlister Square
5. North Laurens Road

City Council **approved the overall direction of the project and confirmed key issues to address** in the new code, including:

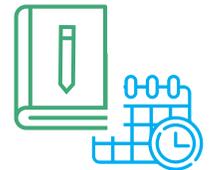
- GVL2040 identified priorities of support for **affordable housing**, preservation of **open space** and increased **mobility options**
- Stronger **buffers and transitions** between commercial corridors and residential neighborhoods
- Improved **review and approval process**
- Increased **predictability** of development outcomes
- More **accessible, user-friendly code**



## What's Next?



**Draft code development** begins in January.



**Monthly "Code Connection" sessions** also begin in January.

*At these online events, the project team will provide updates and answer community members' questions about the project.*



**Testing of potential new code tools in the five identified areas** begins in early February.

*Advisory committees are currently being recruited for each of the areas.*

The **schedule and agendas** for these events, as well as other frequently updated project materials, will be available on the project website at [www.greenvillesc.gov/devcode](http://www.greenvillesc.gov/devcode).

