



Comprehensive Plan

Planning Commission Kickoff

February 11, 2025

AGENDA

- Introduction
- Discuss Plan Purpose and Process
- Discuss Role of Planning Commission
- Next Steps



BENCHMARK PLANNING

- Established in 1982
- National Experience
- Comprehensive Planning
- Placemaking / Urban Design
- Economic Development
- Land Use Regulation

PURPOSE OF THE PLAN

- Road Map or Blueprint for the future of the City
- Looks at development trends, previously approved plans, demographic and economic data, and community perceptions
- Identifies specific recommendations and a Future Land Use Map that guide future development

PLAN ELEMENTS

- The following plan elements are required by the South Carolina Planning Enabling Act:

- ✓ Population
- ✓ Economic Development
- ✓ Natural Resources
- ✓ Cultural Resources
- ✓ Community Facilities
- ✓ Housing
- ✓ Land Use
- ✓ Transportation
- ✓ Priority Investment
- ✓ Resiliency

COMPREHENSIVE PLAN PROCESS

- **12 Months - January 2025 through January 2026**
- Background Research / Comprehensive Plan Elements
- Planning Commission Meetings
- City Council Meetings
- Online Community Survey (one month)
- Public Input Meetings
- Project Website Available Throughout Process

OUR APPROACH & TIMELINE

January – February

Task One – Project Initiation

January - March

Task Two – Background Research

March - April

Task Three – Initial Public Input

April - May

Task Four – Plan Vision and Goals

May - June

Task Five – Prepare Draft Plan

July - August

Task Six – Public Input on Draft Plan

September - November

Task Seven – Develop Final Plan

December - January

Task Eight – Adoption Process

FIRST SIX MONTHS

- January – Organizational Meeting (City Staff & Benchmark)
- **February – Planning Commission Kickoff Meeting and Listening Sessions**
- February - April
 - Background research & analysis
 - Create a project website
 - Digital community survey posted on project & City websites
 - Meet Planning Commission to review background research
 - Hold a public kick-off event to gather initial public input

PLANNING COMMISSION ROLE

- Act as an advisory body to the City Staff and Consultant
- Review and discuss information, ideas, and recommendations prior to public presentation
- Assist with public outreach and engagement
- Final recommendation on Plan prior to advancing to Council
- Work with Council on implementation after adoption

NEXT STEPS

- **Background Research** (February - April)
 - National, State, and Local Data
 - Existing Plan Analysis
- **Create a Project Website**
- **Digital Community Survey** (April)
- **Planning Commission Meeting to Review Research** (April)
- **Public Kickoff Event** (Drop-in at the Visitors Center in April)