

Town of Greenville Land Use Scenarios

Draft - For Discussion Only (11/07)

Land Use	Scenario / Goals and Characteristics		
	Current Trends	Neighborhood Development	Compact Development
Environmental Protection	Based on Greenprint - Low	Based on GreenPrint - Low & Medium	Based on GreenPrint - Low, Medium & High
Infill (all types)	"Weak" policy	"Encourage" policy (incentives)	"Require" policy (set objectives)
Conservation Subdivisions	5% / allowed anywhere	10% / allowed only away from large tracts of ag	10% allowed only w/in SSA P.A. and away from large tracts of ag land (3-tier concept?)
Low Density Residential	Primary residential type (85%)	Reduced to 30% / more focused locations	Reduced to 10% / focused locations
Medium Density Residential	Limited / near centers	Expanded (40%) / segregated	Reduced to 30% / mixed
High Density Residential	Limited / near centers	Expanded (20%) / segregated	Expanded to 50% / mixed
Commercial	Along corridors	Near centers	Increased density - live/work
Industrial	Existing areas / scattered	More clustered - live/work proximity	More clustered - live/work and along rail corridors
Other Characteristics of Development Types/Patterns			
Land Use Consumption	High	Moderate	Low
Mix of Uses	Low	Moderate	High
Connectivity	Low	Moderate	High
Walkability	Low	Moderate	High
Community Identity / Neigh. Definition	Low	Moderate	High
Infrastructure Requirements	High	Moderate	Low
Neighborhood Definition	Low	Moderate	High
Agricultural Land Protection	Low	Moderate	High
Transit Opportunity	Limited (connector)	Low (connector +?)	Moderate