

2008/2009 Comprehensive Plan Survey Report

Prepared by:

Greenville County Planning Department

LandDesign



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Background

During the fall of 2008, Greenville County conducted a scientific survey using a modified Dillman technique to randomly select property owners throughout Greenville County for participation. The research objectives were to:

1. Gain public information as part of the Comprehensive Plan process.
2. Benchmark attitudes and perceptions regarding a variety of key County issues.
3. Gain input on ideas for future facilities and services.
4. Establish baseline measurements for comparison in future surveys.

The survey questionnaire was jointly developed by Planning Department staff and LandDesign.

Method

The two-wave modified Dillman survey was sent to randomly selected participants via US mail.

Response

The County received 467 completed questionnaires out of 2,000 survey mailers, representing a response rate of approximately 23.35 percent. The maximum sampling margin of error for this sample size was obtained, at the 95 percent confidence level and less than a margin of error of plus-or-minus 4.0 percentage points. This is a fairly good response rate for this type of community survey.

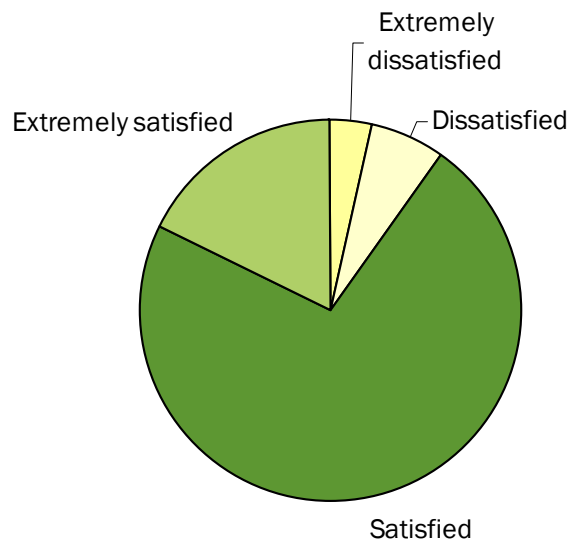
Survey Results

QUALITY OF LIFE

Please indicate your level of satisfaction with the following:

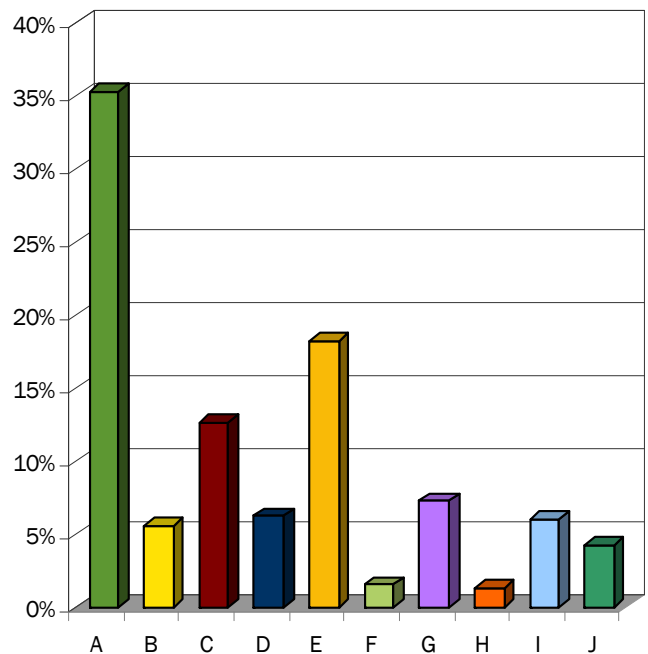
1. How satisfied are you with the quality of life in Greenville County?

	Count	Percentage
Extremely satisfied	79	16.92%
Satisfied	323	69.16%
Dissatisfied	28	6.00%
Extremely dissatisfied	16	3.43%
Not sure	11	2.36%
No response	10	2.14%
Total	467	100.00%



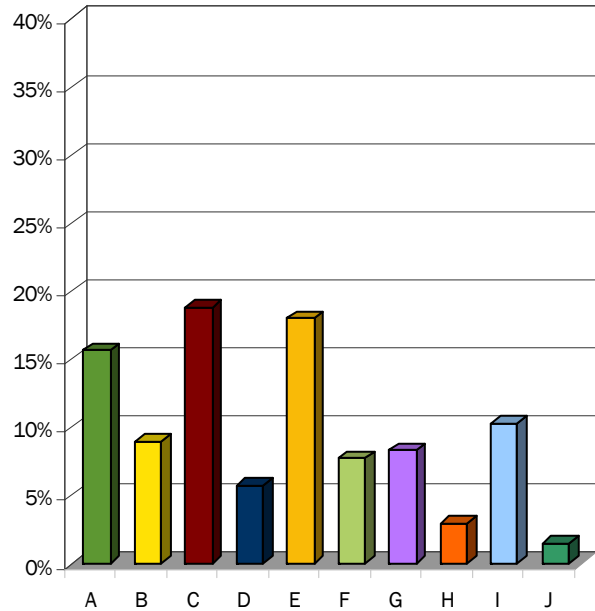
2. What do you think are the three most important subject areas that need to be addressed in the update of the Comprehensive Plan? (Please rank your top three choices.)

1st choice	Count	Percentage
A. Growth and development	165	35.33%
B. Parks and recreation	26	5.57%
C. Transportation	59	12.63%
D. Housing	29	6.21%
E. Economic development	85	18.20%
F. Community facilities	7	1.50%
G. Natural resources	34	7.28%
H. Cultural resources	6	1.28%
I. Land use	28	6.00%
J. Other	20	4.28%
No response	8	1.71%
Total	467	100.00%



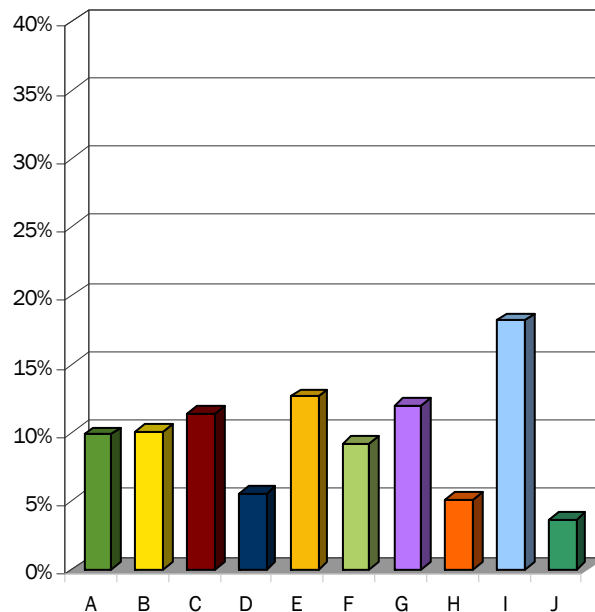
2nd choice

	Count	Percentage
A. Growth and development	73	15.63%
B. Parks and recreation	42	8.99%
C. Transportation	88	18.84%
D. Housing	27	5.78%
E. Economic development	84	17.99%
F. Community facilities	36	7.71%
G. Natural resources	39	8.35%
H. Cultural resources	14	3.00%
I. Land use	48	10.28%
J. Other	7	1.50%
No response	9	1.93%
Total	467	100.00%



3rd choice

	Count	Percentage
A. Growth and development	46	9.85%
B. Parks and recreation	47	10.06%
C. Transportation	53	11.35%
D. Housing	26	5.57%
E. Economic development	59	12.63%
F. Community facilities	43	9.21%
G. Natural resources	56	11.99%
H. Cultural resources	24	5.14%
I. Land use	85	18.20%
J. Other	17	3.64%
No response	11	2.36%
Total	467	100.00%



Respondents chose answer choice “J—Other” in 44 instances. Below are additional topics one or more respondents would like the comprehensive plan to address. (Verbatim comments can be found beginning on page 55.)

- Crime
- Education/schools
- Illegal immigrants
- Increased law enforcement
- Infrastructure repairs/improvements
- Job training
- Litter

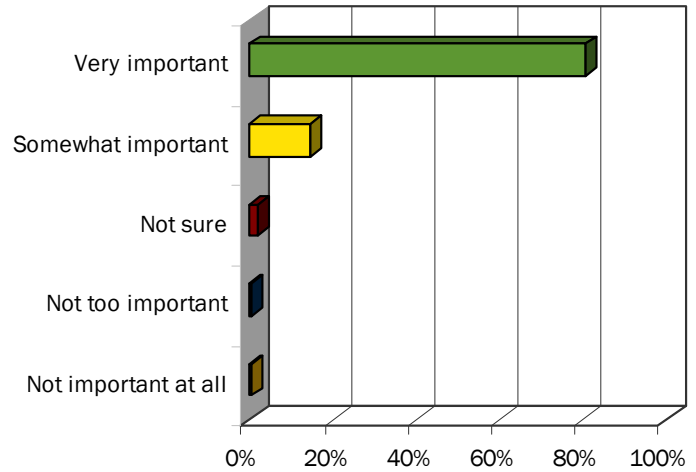
- Medical care
- Recreation for seniors
- Renewable energy
- Reuse of vacant/abandoned properties
- Signage
- Traffic congestion
- Violence

GROWTH AND DEVELOPMENT

Please indicate the level of importance for each of the following statements:

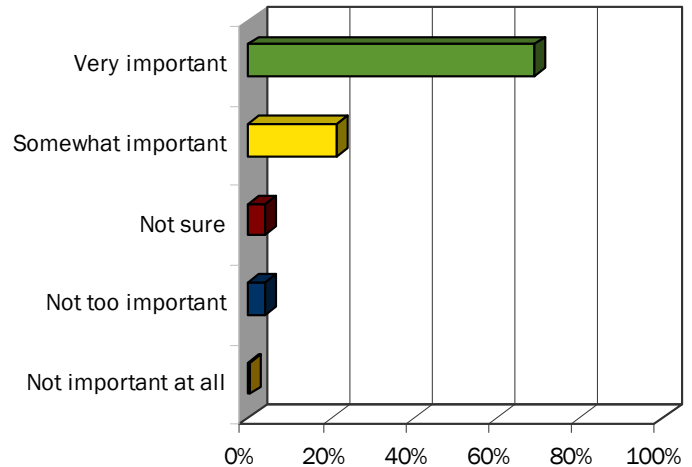
3. Managing growth

	Count	Percentage
Very important	378	80.94%
Somewhat important	69	14.78%
Not sure	10	2.14%
Not too important	3	0.64%
Not important at all	1	0.21%
N/A	1	0.21%
No response	5	1.07%
Total	467	100.00%



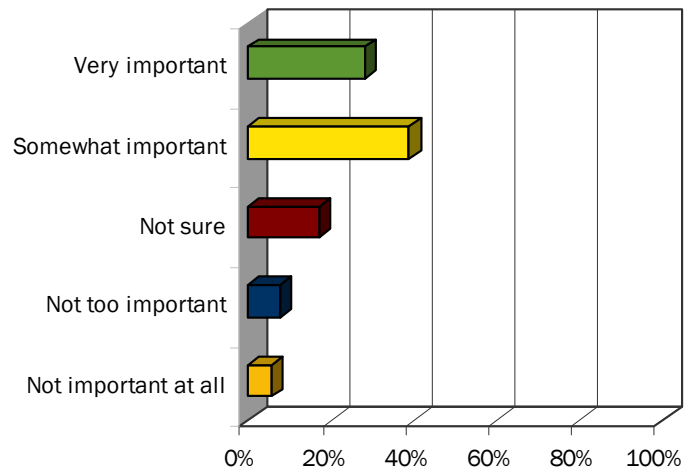
4. Limiting growth near sensitive natural areas such as floodplains, wetlands and environmentally significant lands

	Count	Percentage
Very important	323	69.16%
Somewhat important	99	21.20%
Not sure	19	4.07%
Not too important	19	4.07%
Not important at all	1	0.21%
N/A	1	0.21%
No response	5	1.07%
Total	467	100.00%



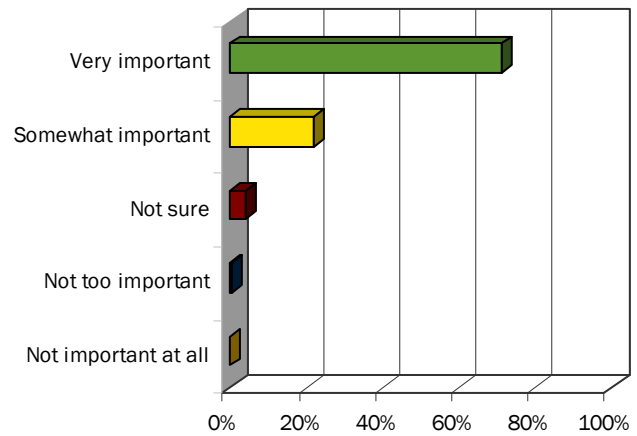
5. Mixing residential and commercial development

	Count	Percentage
Very important	131	28.05%
Somewhat important	182	38.97%
Not sure	80	17.13%
Not too important	37	7.92%
Not important at all	26	5.57%
N/A	3	0.64%
No response	8	1.71%
Total	467	100.00%



6. Identifying funding sources to help pay for infrastructure costs such as roads, schools and parks

	Count	Percentage
Very important	334	71.52%
Somewhat important	102	21.84%
Not sure	19	4.07%
Not too important	3	0.64%
Not important at all	0	0.00%
N/A	4	0.86%
No response	5	1.07%
Total	467	100.00%



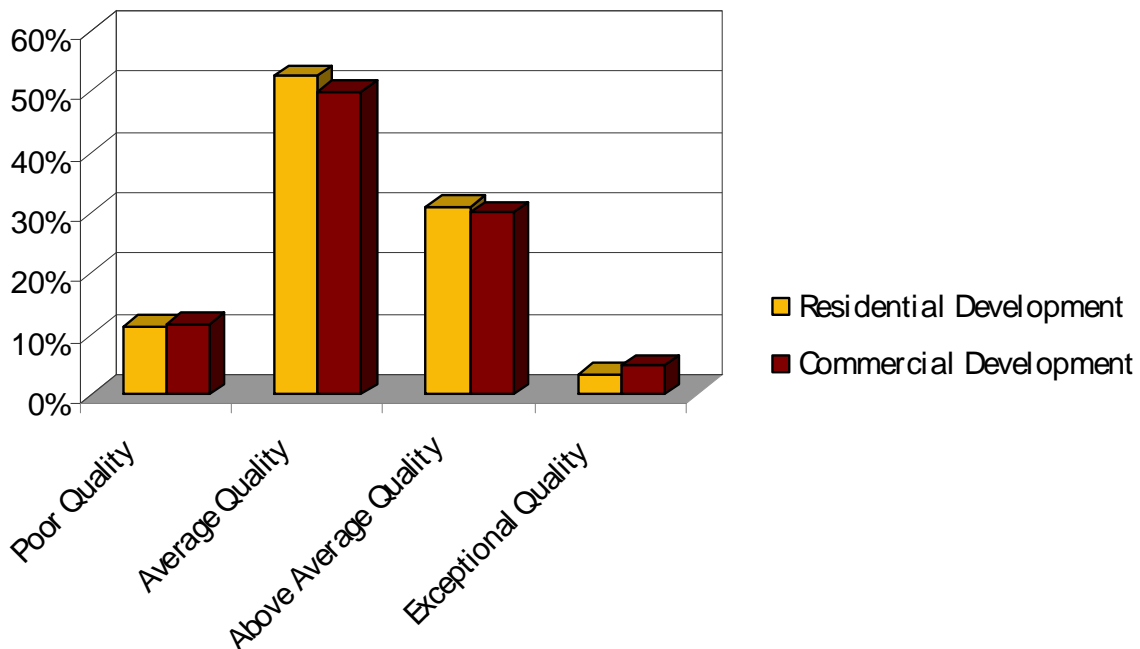
7. Which of the following statements best describes your opinion about the quality of new development in Greenville County over the past five years?

Residential development

	Count	Percentage
Of poor quality	53	11.35%
Of average quality	245	52.46%
Of above average quality	145	31.05%
Of exceptional quality	16	3.43%
No response	8	1.71%
Total	467	100.00%

Commercial development

	Count	Percentage
Of poor quality	54	11.56%
Of average quality	233	49.89%
Of above average quality	140	29.98%
Of exceptional quality	22	4.71%
No response	18	3.85%
Total	467	100.00%

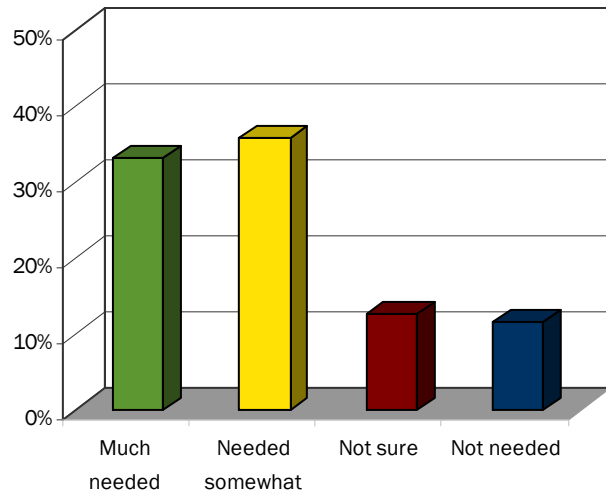


HOUSING

What type of housing do you feel is needed?

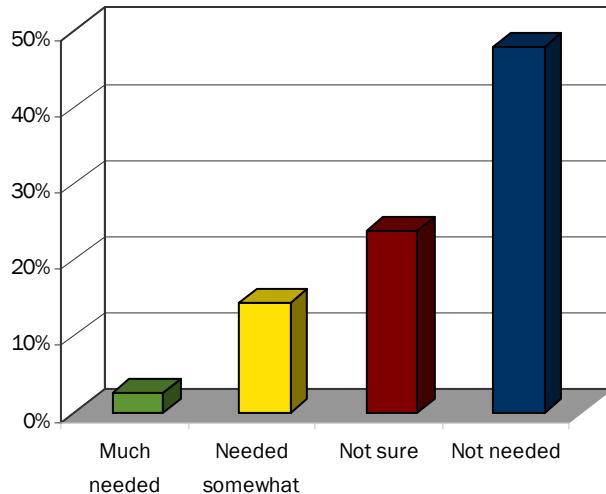
8. Single-family homes

	Count	Percentage
Much needed	155	33.19%
Needed somewhat	167	35.76%
Not sure	59	12.63%
Not needed	54	11.56%
N/A	5	1.07%
No response	27	5.78%
Total	467	100.00%



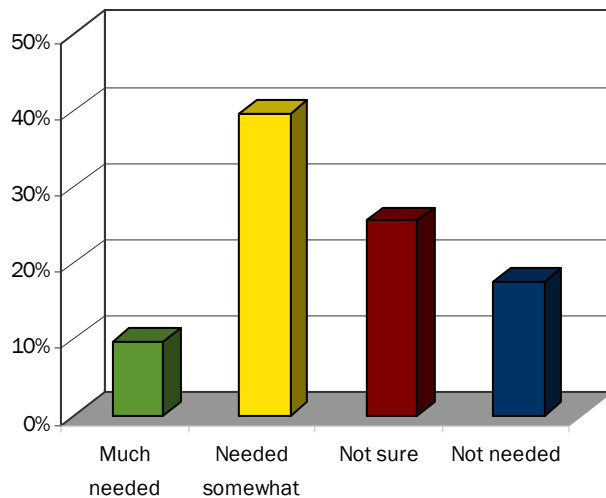
9. Large estate homes

	Count	Percentage
Much needed	12	2.57%
Needed somewhat	67	14.35%
Not sure	111	23.77%
Not needed	224	47.97%
N/A	12	2.57%
No response	41	8.78%
Total	467	100.00%



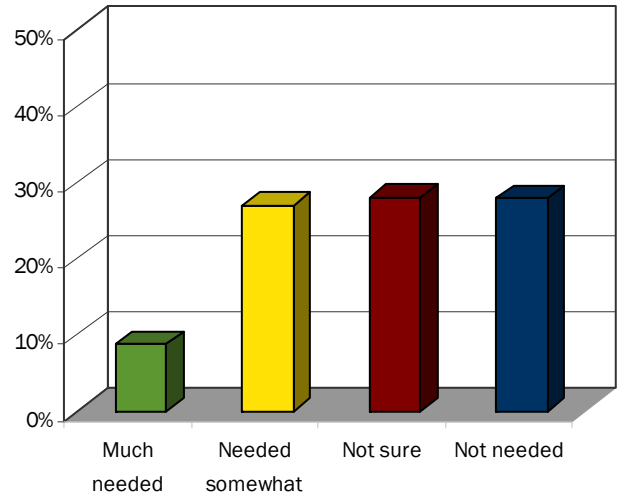
10. Townhomes

	Count	Percentage
Much needed	45	9.64%
Needed somewhat	185	39.61%
Not sure	119	25.48%
Not needed	82	17.56%
N/A	4	0.86%
No response	32	6.85%
Total	467	100.00%



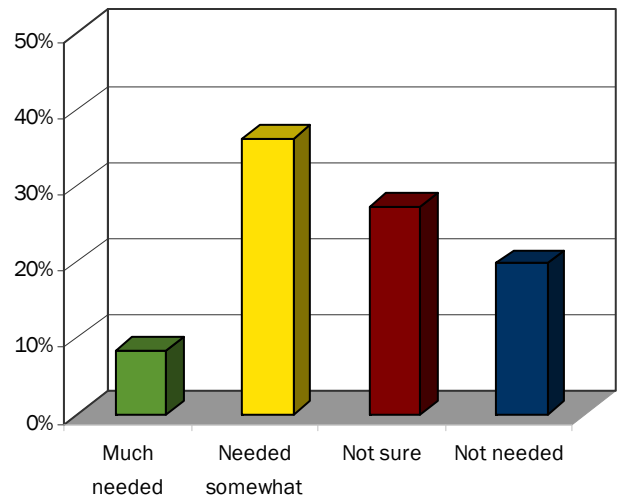
11. Apartments

	Count	Percentage
Much needed	41	8.78%
Needed somewhat	126	26.98%
Not sure	131	28.05%
Not needed	130	27.84%
N/A	5	1.07%
No response	34	7.28%
Total	467	100.00%



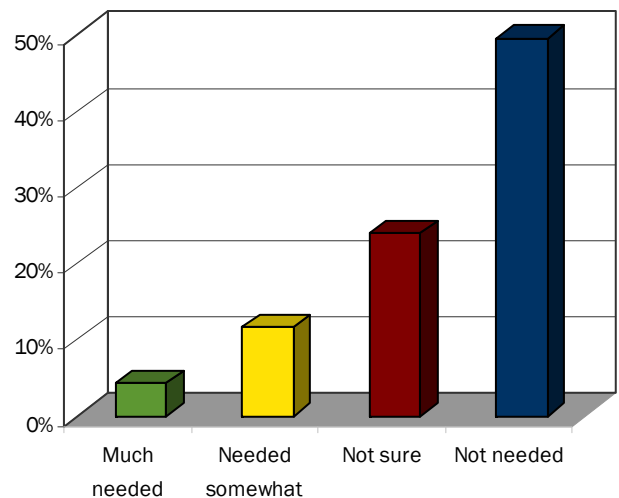
12. Condominiums

	Count	Percentage
Much needed	39	8.35%
Needed somewhat	169	36.19%
Not sure	127	27.19%
Not needed	92	19.70%
N/A	5	1.07%
No response	35	7.49%
Total	467	100.00%



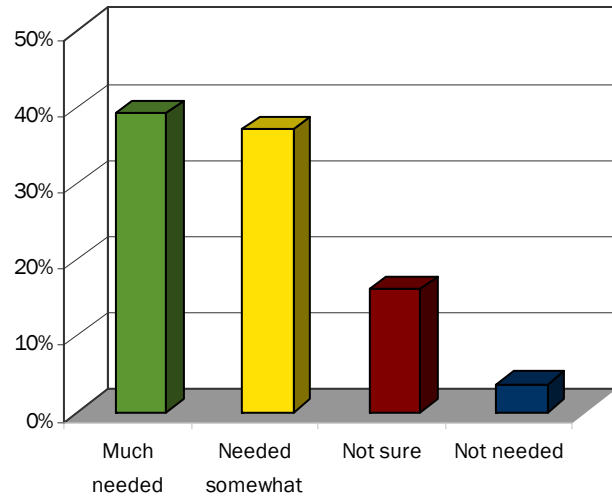
13. Manufactured homes

	Count	Percentage
Much needed	20	4.28%
Needed somewhat	54	11.56%
Not sure	112	23.98%
Not needed	231	49.46%
N/A	7	1.50%
No response	43	9.21%
Total	467	100.00%



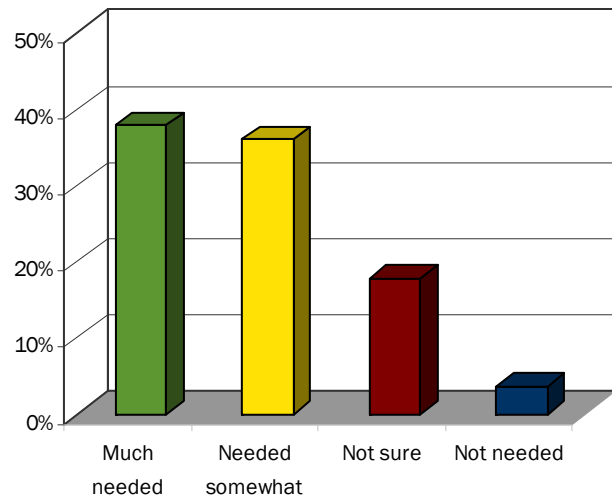
14. Retirement housing

	Count	Percentage
Much needed	183	39.19%
Needed somewhat	173	37.04%
Not sure	75	16.06%
Not needed	17	3.64%
N/A	4	0.86%
No response	15	3.21%
Total	467	100.00%



15. Assisted living

	Count	Percentage
Much needed	177	37.90%
Needed somewhat	168	35.97%
Not sure	83	17.77%
Not needed	17	3.64%
N/A	3	0.64%
No response	19	4.07%
Total	467	100.00%

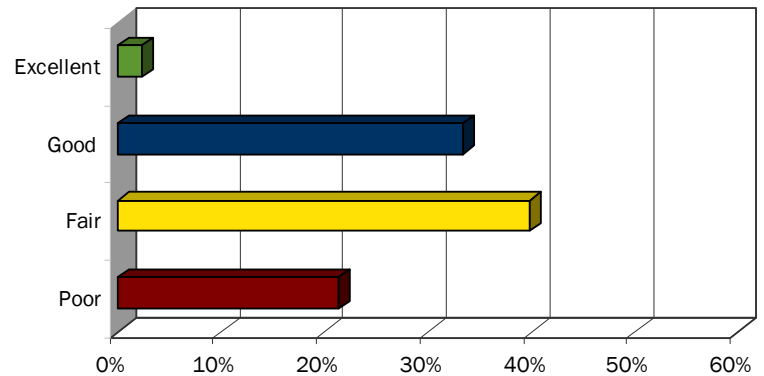


TRANSPORTATION

Please rate each of the following:

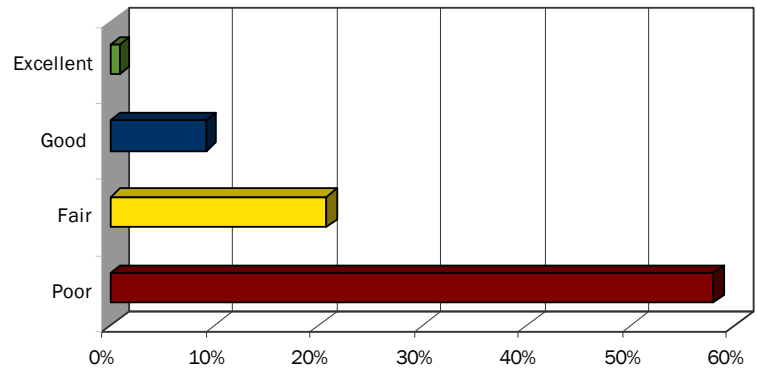
16. Existing road network

	Count	Percentage
Excellent	11	2.36%
Good	156	33.40%
Fair	186	39.83%
Poor	100	21.41%
Don't know	6	1.28%
No response	8	1.71%
Total	467	100.00%



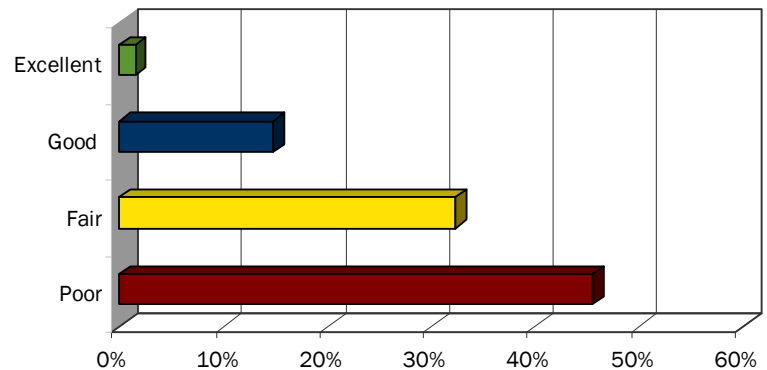
17. Transit options, such as train and bus transportation

	Count	Percentage
Excellent	4	0.86%
Good	43	9.21%
Fair	97	20.77%
Poor	271	58.03%
Don't know	46	9.85%
No response	6	1.28%
Total	467	100.00%



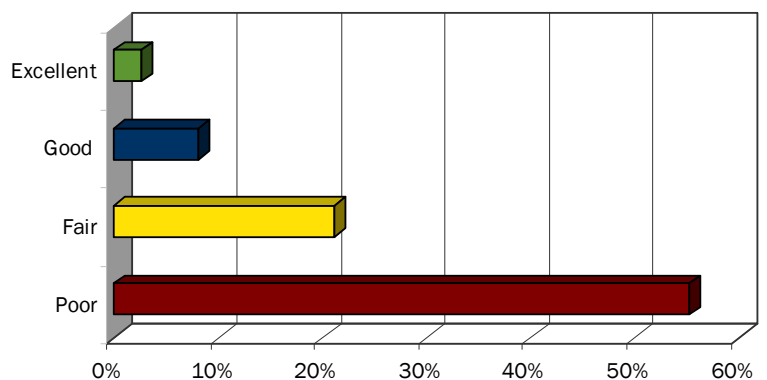
18. Sidewalk network

	Count	Percentage
Excellent	7	1.50%
Good	69	14.78%
Fair	151	32.33%
Poor	213	45.61%
Don't know	20	4.28%
No response	7	1.50%
Total	467	100.00%



19. Bicycle network

	Count	Percentage
Excellent	12	2.57%
Good	38	8.14%
Fair	99	21.20%
Poor	258	55.25%
Don't know	51	10.92%
No response	9	1.93%
Total	467	100.00%

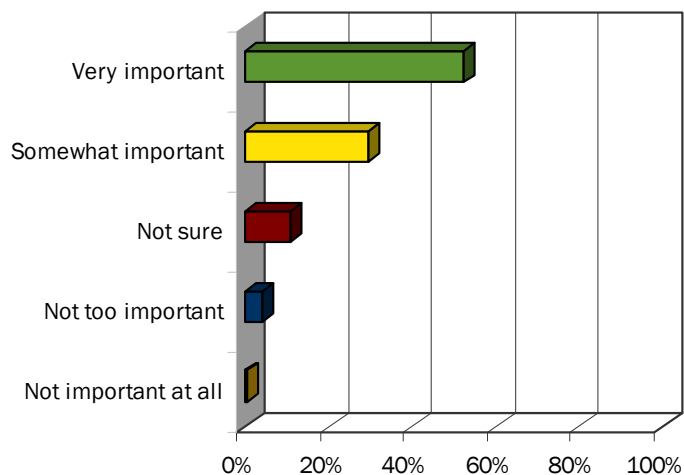


AGRICULTURAL, NATURAL AND CULTURAL RESOURCES

Please indicate the level of importance for each of the following:

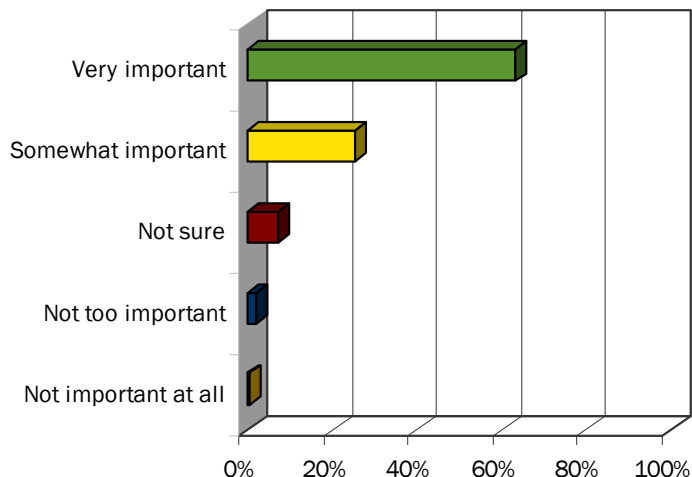
20. Farmland preservation

	Count	Percentage
Very important	245	52.46%
Somewhat important	138	29.55%
Not sure	50	10.71%
Not too important	18	3.85%
Not important at all	2	0.43%
N/A	4	0.86%
No response	10	2.14%
Total	467	100.00%



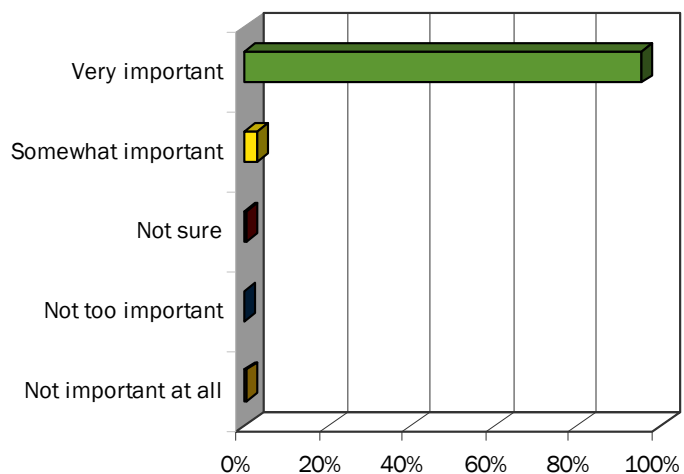
21. Land conservation

	Count	Percentage
Very important	295	63.17%
Somewhat important	119	25.48%
Not sure	34	7.28%
Not too important	8	1.71%
Not Important at all	1	0.21%
N/A	1	0.21%
No response	9	1.93%
Total	467	100.00%



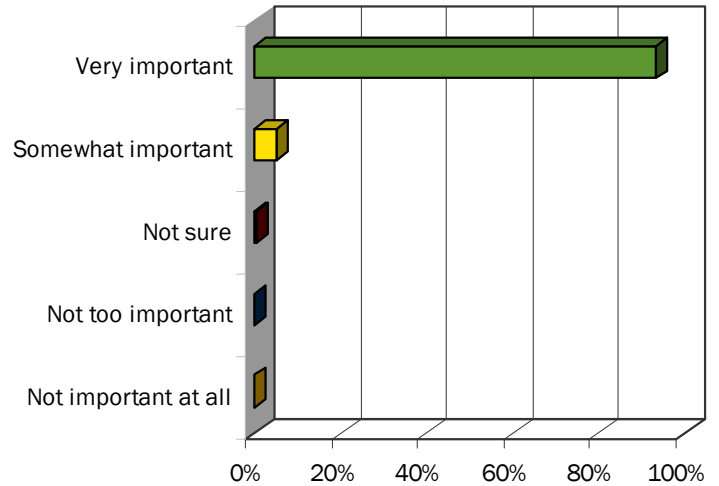
22. Clean water

	Count	Percentage
Very important	447	95.72%
Somewhat important	13	2.78%
Not sure	1	0.21%
Not too important	0	0.00%
Not Important at all	1	0.21%
N/A	0	0.00%
No response	5	1.07%
Total	467	100.00%



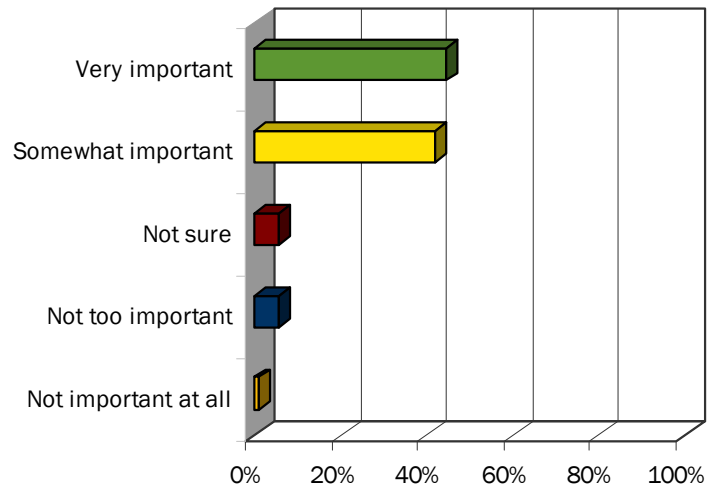
23. Clean air

	Count	Percentage
Very important	436	93.36%
Somewhat important	24	5.14%
Not sure	2	0.43%
Not too important	0	0.00%
Not Important at all	0	0.00%
N/A	0	0.00%
No response	5	1.07%
Total	467	100.00%



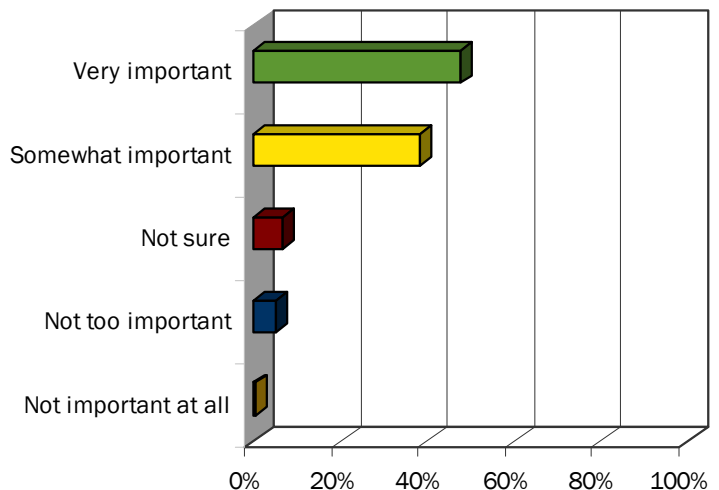
24. Historic preservation

	Count	Percentage
Very important	207	44.33%
Somewhat important	196	41.97%
Not sure	26	5.57%
Not too important	26	5.57%
Not Important at all	5	1.07%
N/A	0	0.00%
No response	7	1.50%
Total	467	100.00%



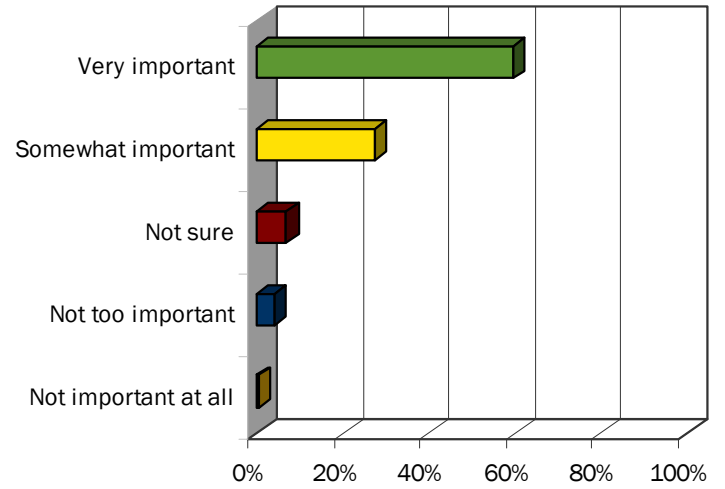
25. Scenic view preservation

	Count	Percentage
Very important	223	47.75%
Somewhat important	180	38.54%
Not sure	30	6.42%
Not too important	23	4.93%
Not Important at all	1	0.21%
N/A	2	0.43%
No response	8	1.71%
Total	467	100.00%



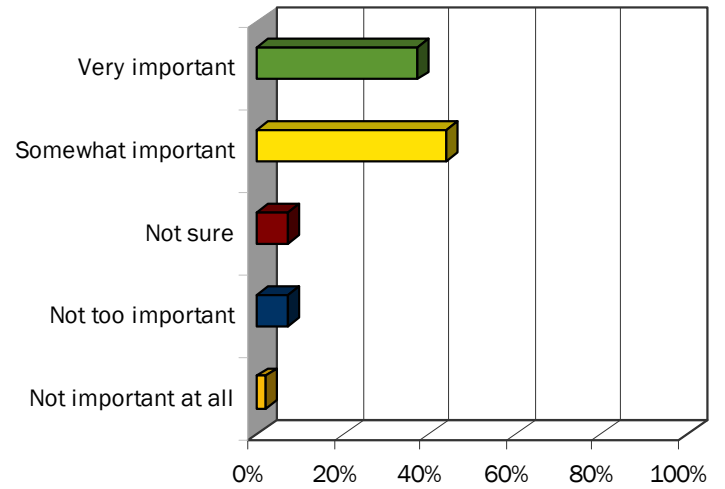
26. Wildlife conservation

	Count	Percentage
Very important	279	59.74%
Somewhat important	127	27.19%
Not sure	32	6.85%
Not too important	19	4.07%
Not Important at all	2	0.43%
N/A	2	0.43%
No response	6	1.28%
Total	467	100.00%



27. Cultural facilities - museums, theaters, etc.

	Count	Percentage
Very important	175	37.47%
Somewhat important	205	43.90%
Not sure	34	7.28%
Not too important	33	7.07%
Not Important at all	9	1.93%
N/A	2	0.43%
No response	9	1.93%
Total	467	100.00%

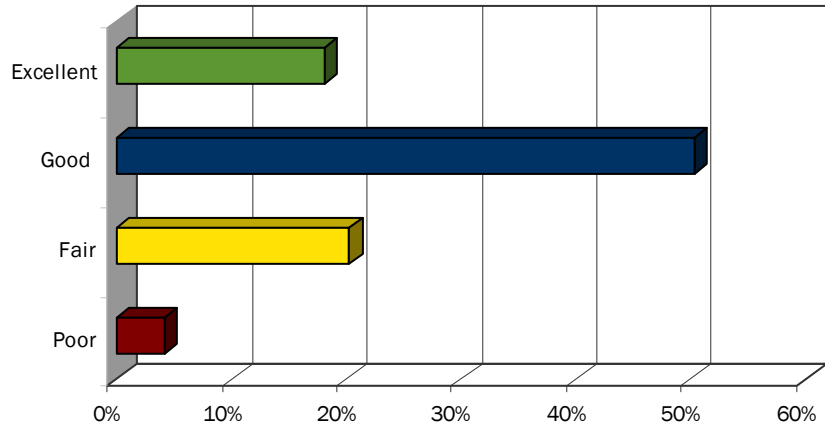


COMMUNITY SERVICES AND FACILITIES

How would you rate the following local services?

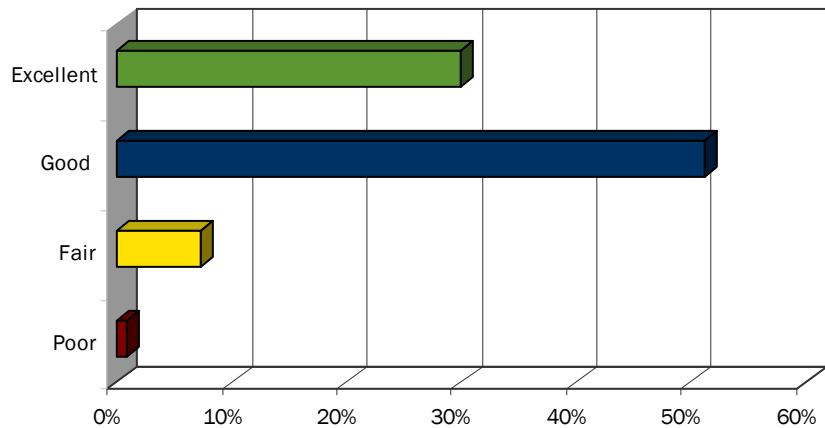
28. Police

	Count	Percentage
Excellent	85	18.20%
Good	235	50.32%
Fair	95	20.34%
Poor	20	4.28%
Don't know	26	5.57%
No response	6	1.28%
Total	467	100.00%



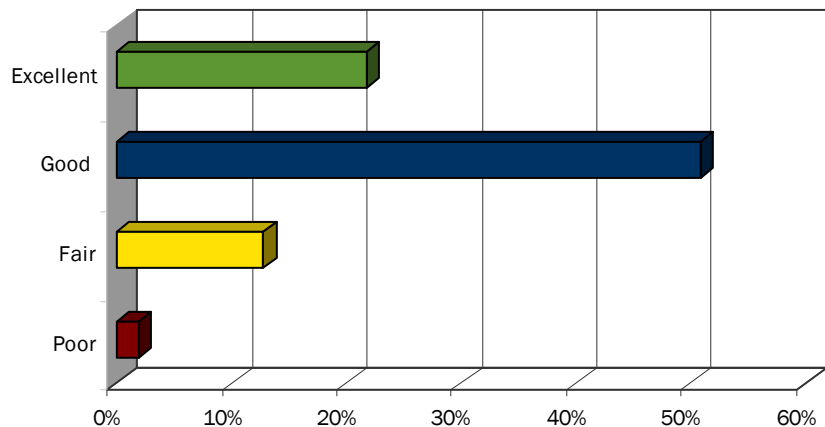
29. Fire

	Count	Percentage
Excellent	140	29.98%
Good	239	51.18%
Fair	34	7.28%
Poor	4	0.86%
Don't know	45	9.64%
No response	5	1.07%
Total	467	100.00%



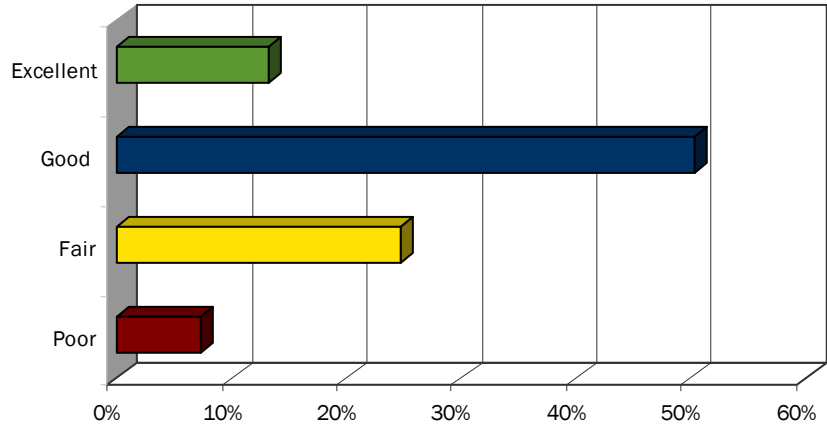
30. Emergency medical services

	Count	Percentage
Excellent	102	21.84%
Good	238	50.96%
Fair	60	12.85%
Poor	9	1.93%
Don't know	52	11.13%
No response	6	1.28%
Total	467	100.00%



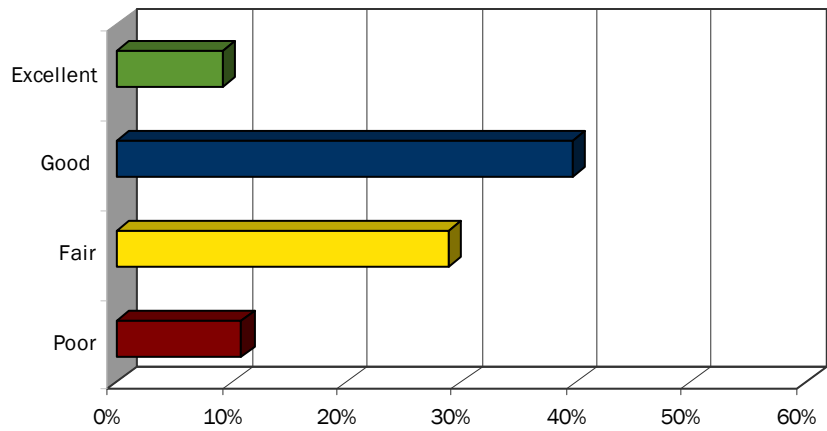
31. Parks and recreation

	Count	Percentage
Excellent	62	13.28%
Good	235	50.32%
Fair	116	24.84%
Poor	34	7.28%
Don't know	16	3.43%
No response	4	0.86%
Total	467	100.00%



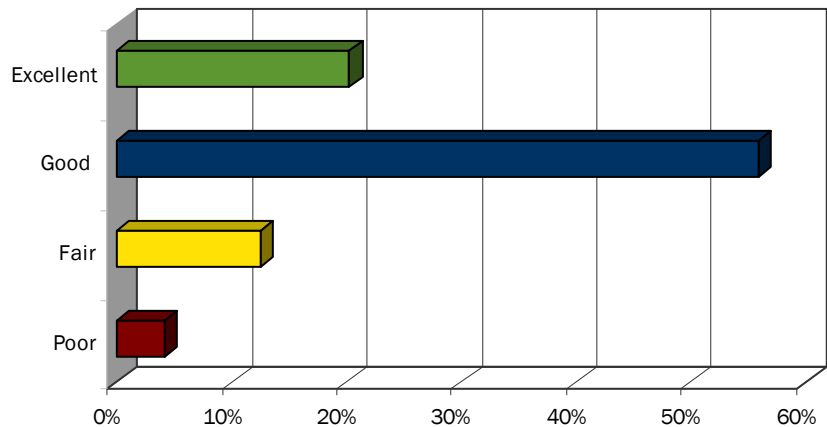
32. Schools

	Count	Percentage
Excellent	43	9.21%
Good	186	39.83%
Fair	135	28.91%
Poor	51	10.92%
Don't know	45	9.64%
No response	7	1.50%
Total	467	100.00%



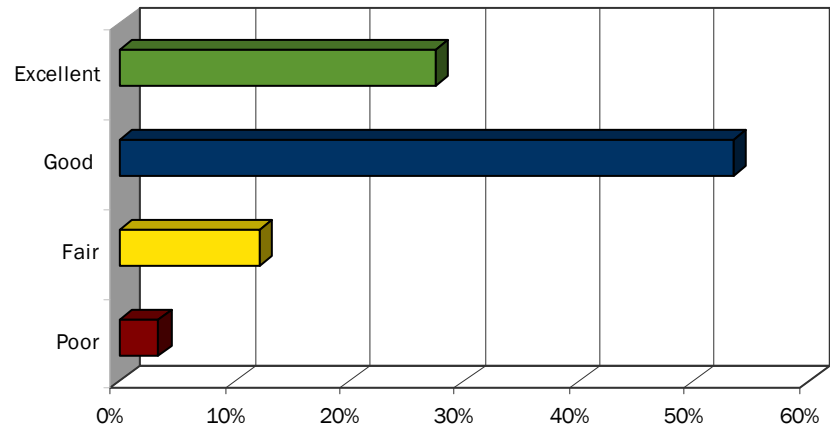
33. Libraries

	Count	Percentage
Excellent	95	20.34%
Good	261	55.89%
Fair	59	12.63%
Poor	20	4.28%
Don't know	24	5.14%
No response	8	1.71%
Total	467	100.00%



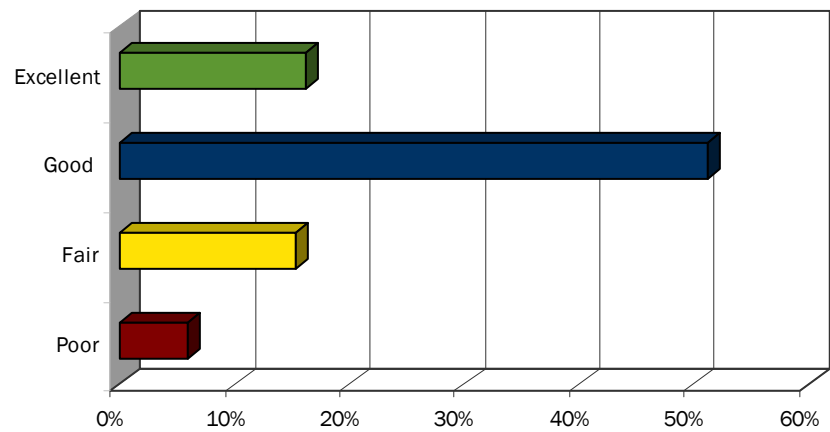
34. Water

	Count	Percentage
Excellent	129	27.62%
Good	250	53.53%
Fair	57	12.21%
Poor	16	3.43%
Don't know	10	2.14%
No response	5	1.07%
Total	467	100.00%



35. Sewer

	Count	Percentage
Excellent	76	16.27%
Good	239	51.18%
Fair	72	15.42%
Poor	28	6.00%
Don't know	45	9.64%
No response	7	1.50%
Total	467	100.00%

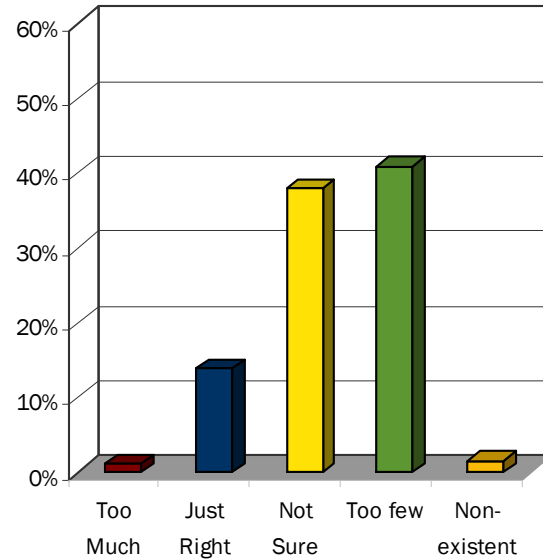


PARK AND RECREATION FACILITIES

Please indicate your opinion regarding the supply of each of the following park and recreation facilities:

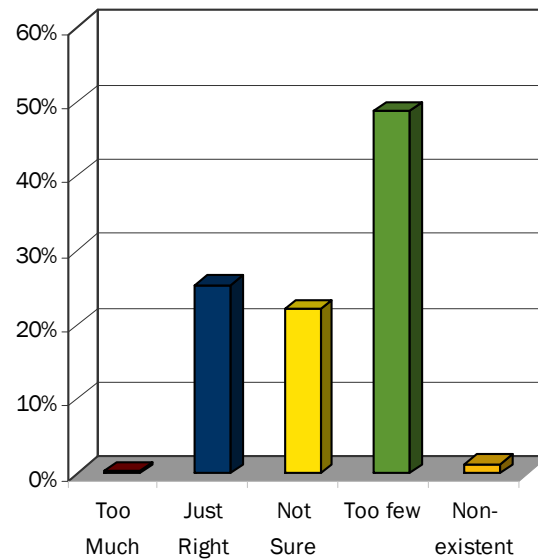
36. Indoor recreation opportunities

	Count	Percentage
Too Much	5	1.07%
Just Right	65	13.92%
Not Sure	177	37.90%
Too few	191	40.90%
Non-existent	7	1.50%
N/A	13	2.78%
No response	9	1.93%
Total	467	100.00%



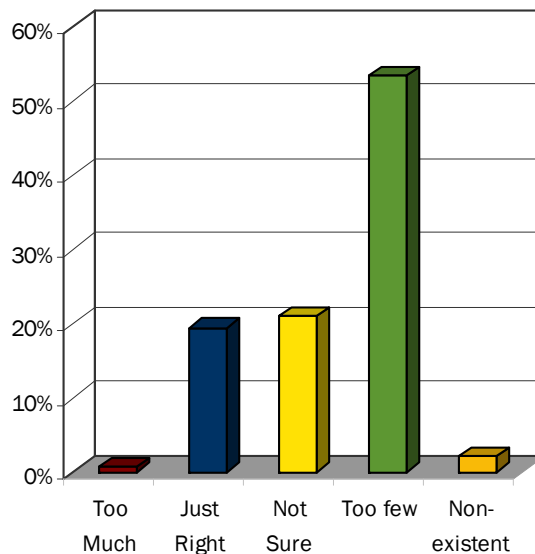
37. Passive recreation facilities such as trails, picnic areas, etc.

	Count	Percentage
Too Much	1	0.21%
Just Right	118	25.27%
Not Sure	103	22.06%
Too few	227	48.61%
Non-existent	6	1.28%
N/A	5	1.07%
No response	7	1.50%
Total	467	100.00%



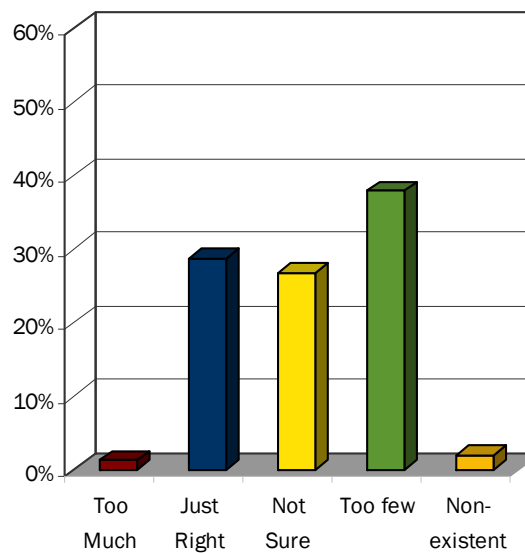
38. Neighborhood parks

	Count	Percentage
Too Much	3	0.64%
Just Right	91	19.49%
Not Sure	98	20.99%
Too few	249	53.32%
Non-existent	10	2.14%
N/A	10	2.14%
No response	6	1.28%
Total	467	100.00%



39. Large regional parks

	Count	Percentage
Too Much	6	1.28%
Just Right	134	28.69%
Not Sure	125	26.77%
Too few	177	37.90%
Non-existent	9	1.93%
N/A	8	1.71%
No response	8	1.71%
Total	467	100.00%

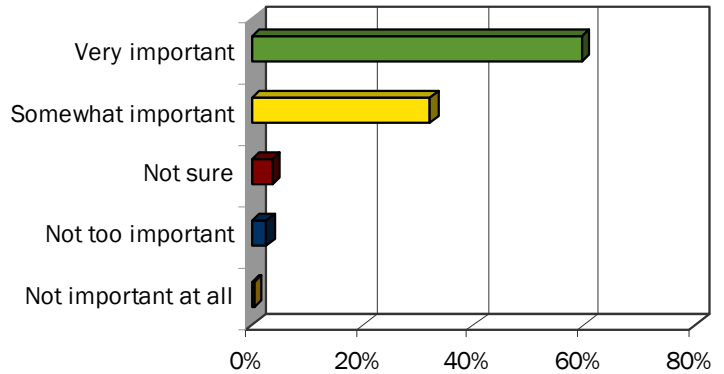


LAND USE AND COMMUNITY CHARACTER

Please indicate the level of importance of each of the following statements:

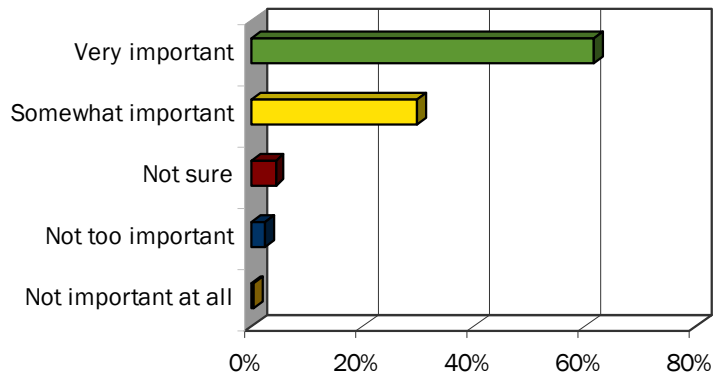
40. The visual appearance of new residential developments

	Count	Percentage
Very important	278	59.53%
Somewhat important	151	32.33%
Not sure	17	3.64%
Not too important	12	2.57%
Not important at all	2	0.43%
N/A	1	0.21%
No response	6	1.28%
Total	467	100.00%



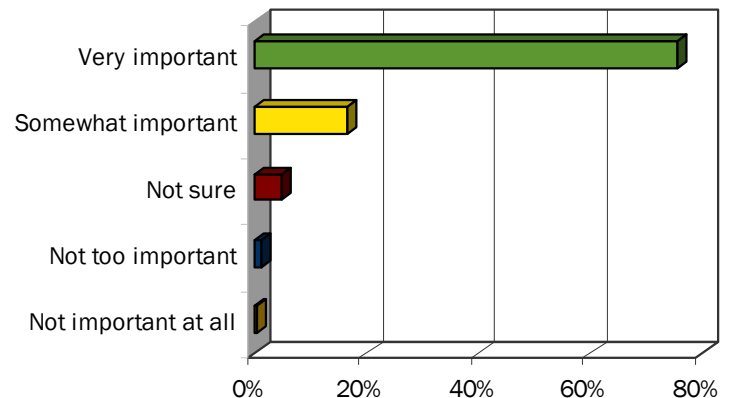
41. The visual appearance of new commercial developments

	Count	Percentage
Very important	288	61.67%
Somewhat important	139	29.76%
Not sure	20	4.28%
Not too important	11	2.36%
Not important at all	2	0.43%
N/A	1	0.21%
No response	6	1.28%
Total	467	100.00%



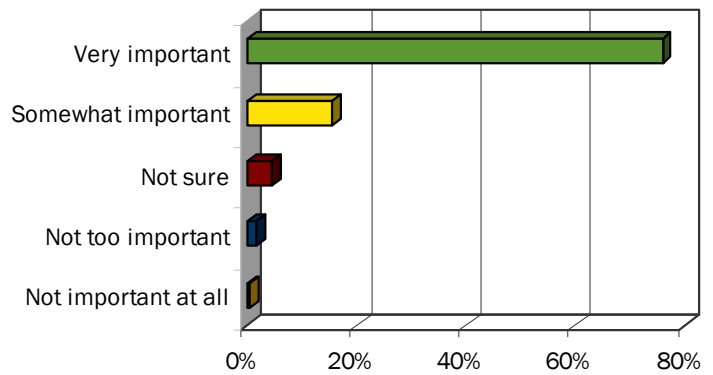
42. Protecting and enhancing the character of our county

	Count	Percentage
Very important	353	75.59%
Somewhat important	78	16.70%
Not sure	23	4.93%
Not too important	5	1.07%
Not important at all	2	0.43%
N/A	1	0.21%
No response	5	1.07%
Total	467	100.00%



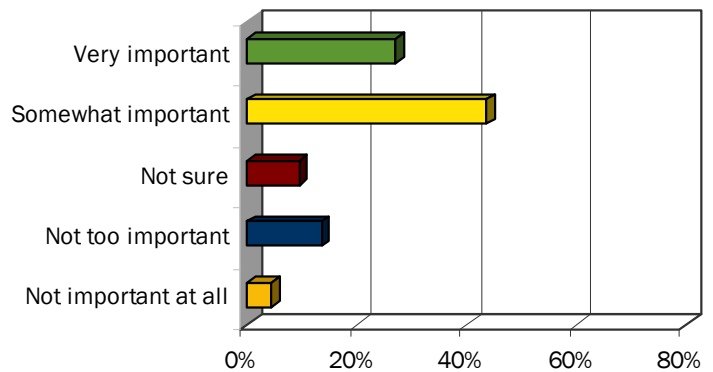
43. Planning for greenspace and development together

	Count	Percentage
Very important	355	76.02%
Somewhat important	73	15.63%
Not sure	22	4.71%
Not too important	8	1.71%
Not important at all	2	0.43%
N/A	2	0.43%
No response	5	1.07%
Total	467	100.00%



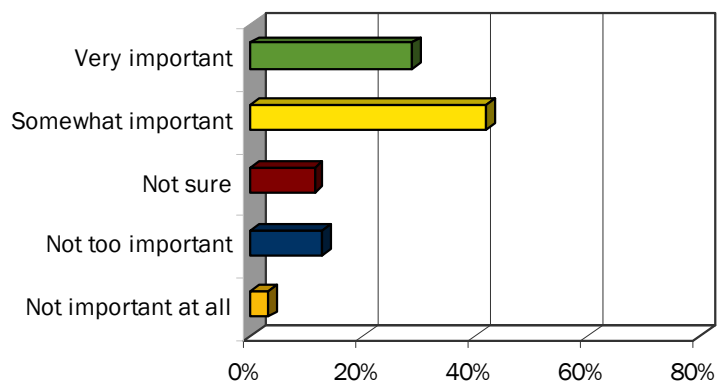
44. Planning neighborhoods with a mixture of housing types

	Count	Percentage
Very important	127	27.19%
Somewhat important	204	43.68%
Not sure	44	9.42%
Not too important	63	13.49%
Not important at all	20	4.28%
N/A	2	0.43%
No response	7	1.50%
Total	467	100.00%



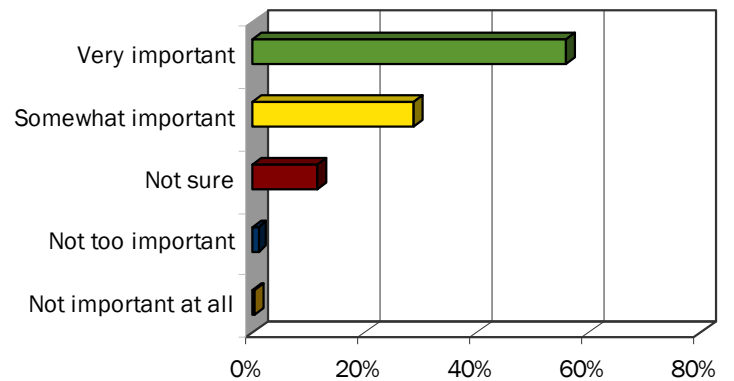
45. Having a mixture of shopping, services, offices and housing at one location

	Count	Percentage
Very important	135	28.91%
Somewhat important	196	41.97%
Not sure	53	11.35%
Not too important	60	12.85%
Not important at all	15	3.21%
N/A	2	0.43%
No response	6	1.28%
Total	467	100.00%



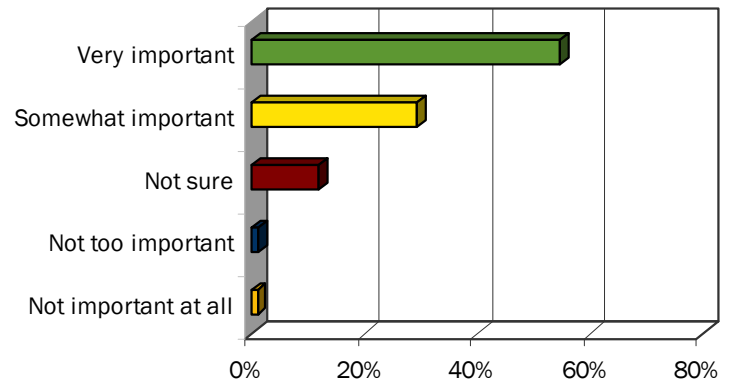
46. Better coordinated land use decisions with the local municipalities

	Count	Percentage
Very important	261	55.89%
Somewhat important	134	28.69%
Not sure	54	11.56%
Not too important	5	1.07%
Not important at all	3	0.64%
N/A	4	0.86%
No response	6	1.28%
Total	467	100.00%



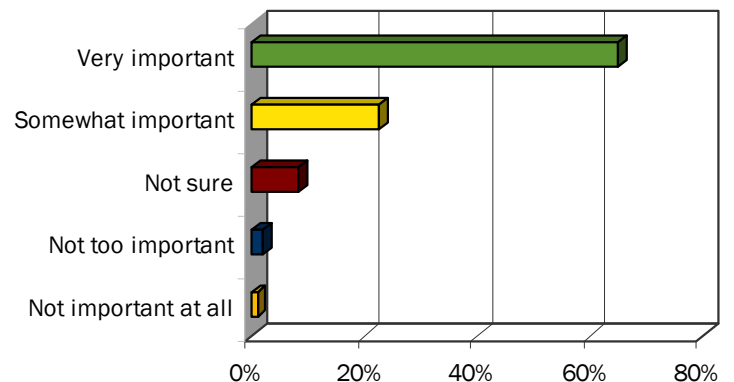
47. Land use decisions that reduce infrastructure costs

	Count	Percentage
Very important	255	54.60%
Somewhat important	137	29.34%
Not sure	55	11.78%
Not too important	5	1.07%
Not important at all	4	0.86%
N/A	4	0.86%
No response	7	1.50%
Total	467	100.00%



48. Stronger growth management policies

	Count	Percentage
Very important	304	65.10%
Somewhat important	105	22.48%
Not sure	38	8.14%
Not too important	8	1.71%
Not important at all	4	0.86%
N/A	1	0.21%
No response	7	1.50%
Total	467	100.00%

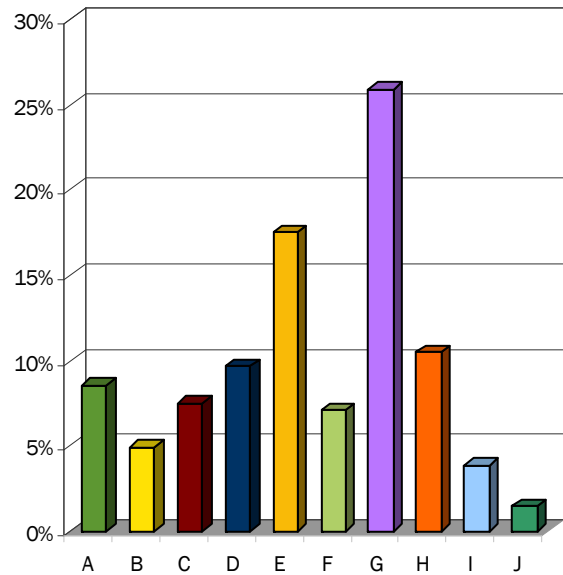


ECONOMIC DEVELOPMENT

49. What types of businesses do you want more of in Greenville County? (Please rank your top three choices.)

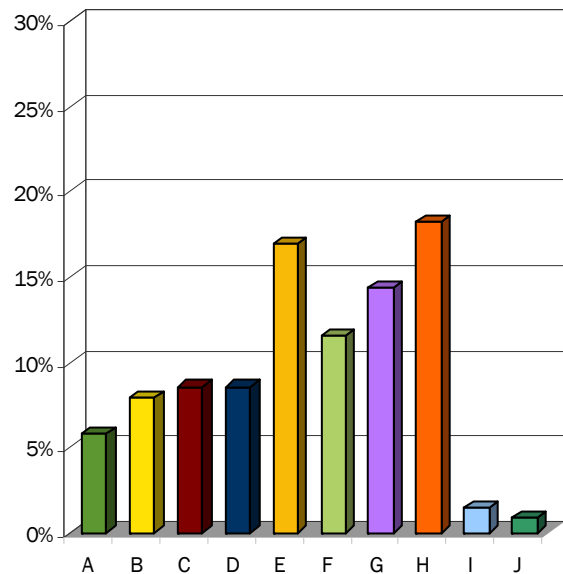
1st choice

	Count	Percentage
A. Service	40	8.57%
B. Retail	23	4.93%
C. Agriculture	35	7.49%
D. Tourism	45	9.64%
E. Light manufacturing/industry	82	17.56%
F. Heavy manufacturing/industry	33	7.07%
G. High tech	121	25.91%
H. Professional	49	10.49%
I. None	18	3.85%
J. Other	7	1.50%
No response	14	3.00%
Total	467	100.00%



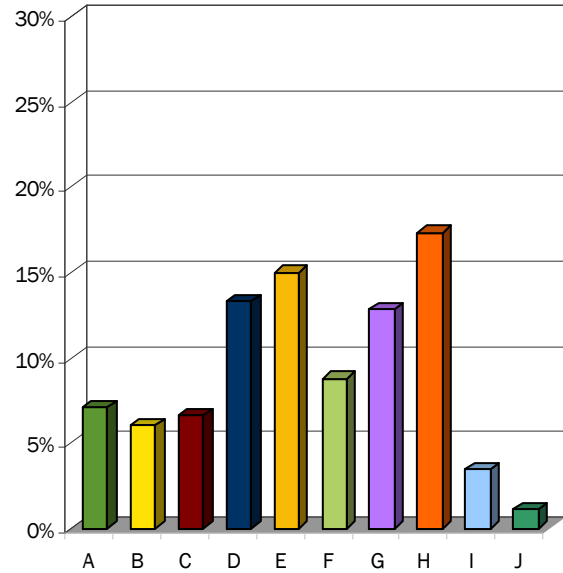
2nd choice

	Count	Percentage
A. Service	27	5.78%
B. Retail	37	7.92%
C. Agriculture	40	8.57%
D. Tourism	40	8.57%
E. Light manufacturing/industry	79	16.92%
F. Heavy manufacturing/industry	54	11.56%
G. High tech	67	14.35%
H. Professional	85	18.20%
I. None	7	1.50%
J. Other	4	0.86%
No response	27	5.78%
Total	467	100.00%



3rd choice

	Count	Percentage
A. Service	33	7.07%
B. Retail	28	6.00%
C. Agriculture	31	6.64%
D. Tourism	62	13.28%
E. Light manufacturing/industry	70	14.99%
F. Heavy manufacturing/industry	41	8.78%
G. High tech	60	12.85%
H. Professional	81	17.34%
I. None	16	3.43%
J. Other	5	1.07%
No response	40	8.57%
Total	467	100.00%



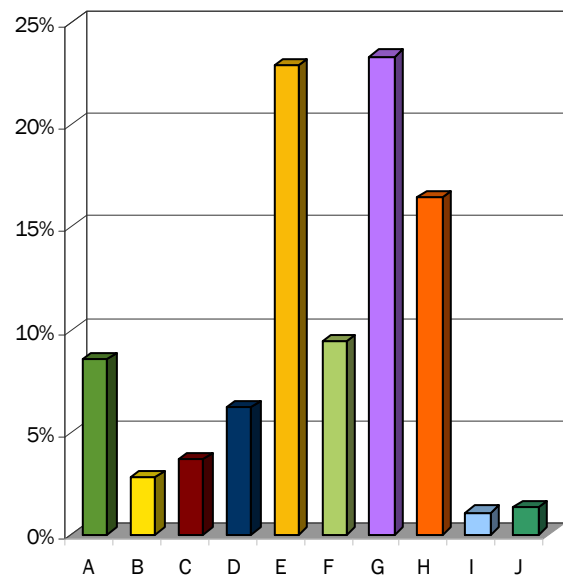
Respondents chose answer choice “J—Other” in 16 instances. Below are examples of additional types of businesses one or more respondents would like to see in Greenville County. (Verbatim comments can be found beginning on page 62.)

- Private schools
- Advanced manufacturing
- Corporate headquarters
- Assisted living facilities

50. What types of jobs do you believe are needed in Greenville County? (Please rank your top three choices.)

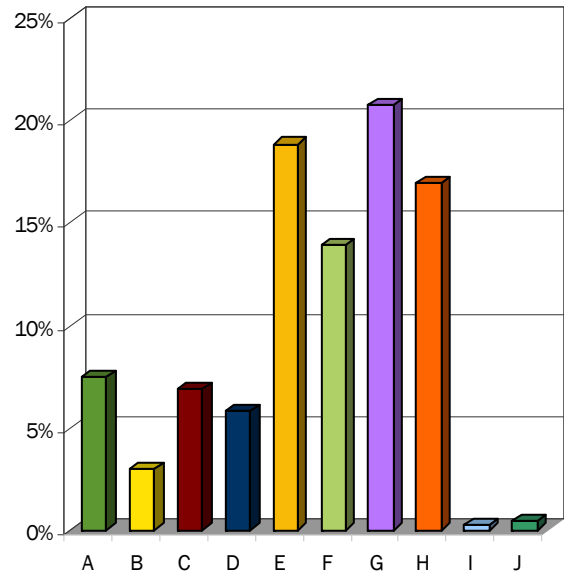
1st choice

	Count	Percentage
A. Service	40	8.57%
B. Retail	13	2.78%
C. Agriculture	17	3.64%
D. Tourism	29	6.21%
E. Light manufacturing/industry	107	22.91%
F. Heavy manufacturing/industry	44	9.42%
G. High tech	109	23.34%
H. Professional	77	16.49%
I. None	5	1.07%
J. Other	6	1.28%
No response	20	4.28%
Total	467	100.00%



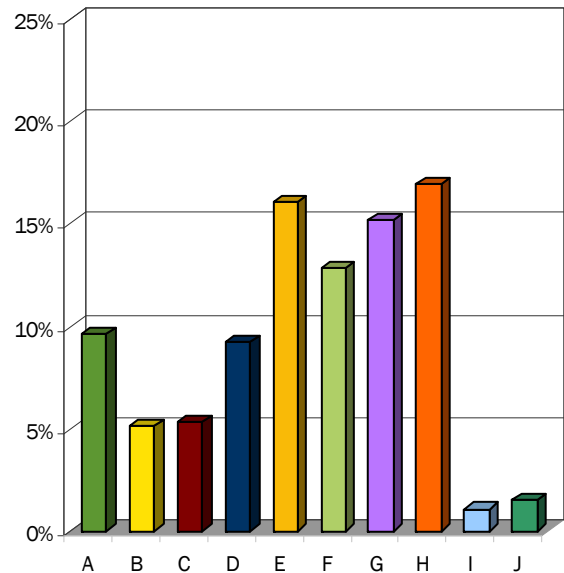
2nd choice

	Count	Percentage
A. Service	35	7.49%
B. Retail	14	3.00%
C. Agriculture	32	6.85%
D. Tourism	27	5.78%
E. Light manufacturing/industry	88	18.84%
F. Heavy manufacturing/industry	65	13.92%
G. High tech	97	20.77%
H. Professional	79	16.92%
I. None	1	0.21%
J. Other	2	0.43%
No response	27	5.78%
Total	467	100.00%



3rd choice

	Count	Percentage
A. Service	45	9.64%
B. Retail	24	5.14%
C. Agriculture	25	5.35%
D. Tourism	43	9.21%
E. Light manufacturing/industry	75	16.06%
F. Heavy manufacturing/industry	60	12.85%
G. High tech	71	15.20%
H. Professional	79	16.92%
I. None	5	1.07%
J. Other	7	1.50%
No response	33	7.07%
Total	467	100.00%



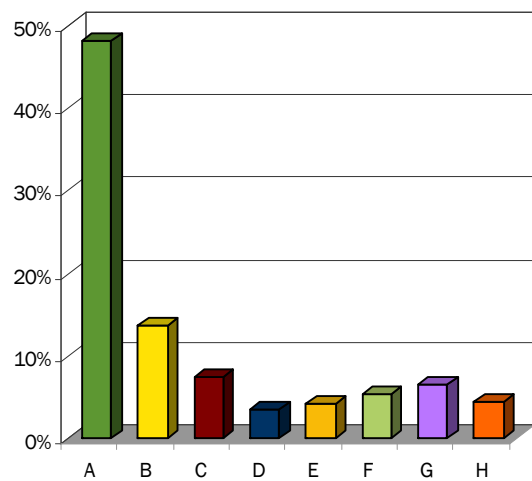
Respondents chose answer choice “J—Other” in 15 instances. Below are examples of additional types of jobs one or more respondents would like to see in Greenville County. (Verbatim comments can be found on page 63.)

- Healthcare
- Green energy
- Advanced manufacturing
- Jobs for those without college degrees

51A. Addressing some of the issues identified in this survey may require additional revenue. (Please rank your top three choices.)

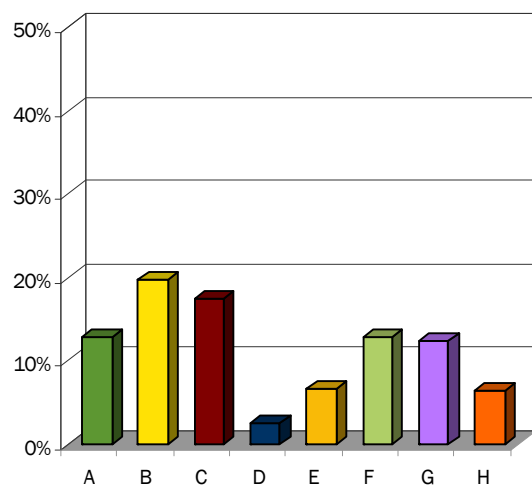
1st choice

	Count	Percentage
A. Federal or state grants	225	48.18%
B. User fees	64	13.70%
C. License, permit and utility fees	35	7.49%
D. Property tax increase	16	3.43%
E. Establish a county sales tax	19	4.07%
F. Debt service	25	5.35%
G. Hospitality and accommodations tax	30	6.42%
H. Capital projects tax	21	4.50%
No response	32	6.85%
Total	467	100.00%



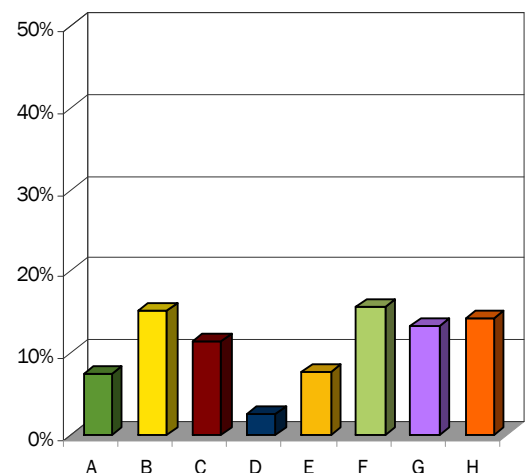
2nd choice

	Count	Percentage
A. Federal or state grants	60	12.85%
B. User fees	92	19.70%
C. License, permit and utility fees	81	17.34%
D. Property tax increase	12	2.57%
E. Establish a county sales tax	31	6.64%
F. Debt service	60	12.85%
G. Hospitality and accommodations tax	58	12.42%
H. Capital projects tax	30	6.42%
No response	43	9.21%
Total	467	100.00%



3rd choice

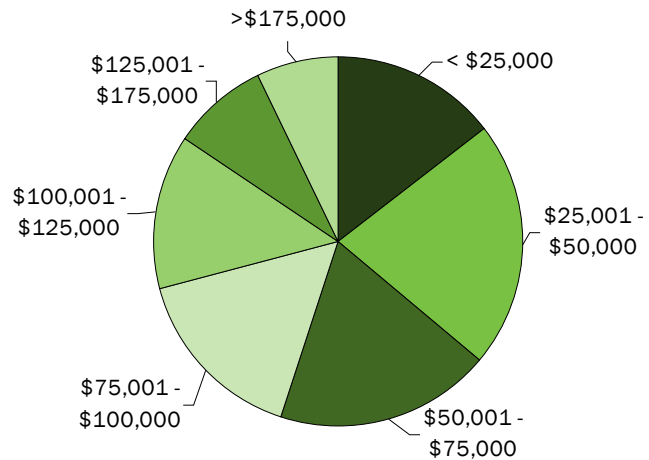
	Count	Percentage
A. Federal or state grants	35	7.49%
B. User fees	71	15.20%
C. License, permit and utility fees	53	11.35%
D. Property tax increase	12	2.57%
E. Establish a county sales tax	36	7.71%
F. Debt service	73	15.63%
G. Hospitality and accommodations tax	62	13.28%
H. Capital projects tax	67	14.35%
No response	58	12.42%
Total	467	100.00%



DEMOGRAPHICS

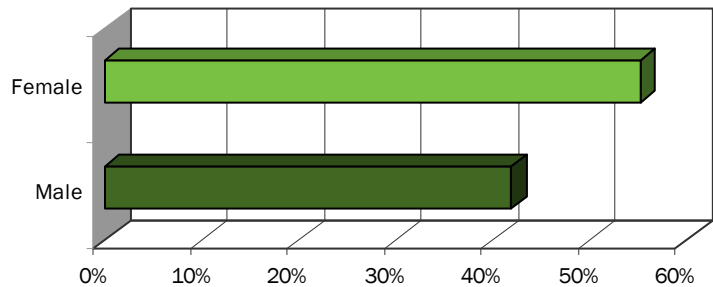
52. What is your household's total income?

	Count	Percentage
< \$25,000	64	13.70%
\$25,001 - \$50,000	96	20.56%
\$50,001 - \$75,000	84	17.99%
\$75,001 - \$100,000	70	14.99%
\$100,001 - \$125,000	60	12.85%
\$125,001 - \$175,000	37	7.92%
>\$175,000	32	6.85%
No response	24	5.14%
Total	467	100.00%



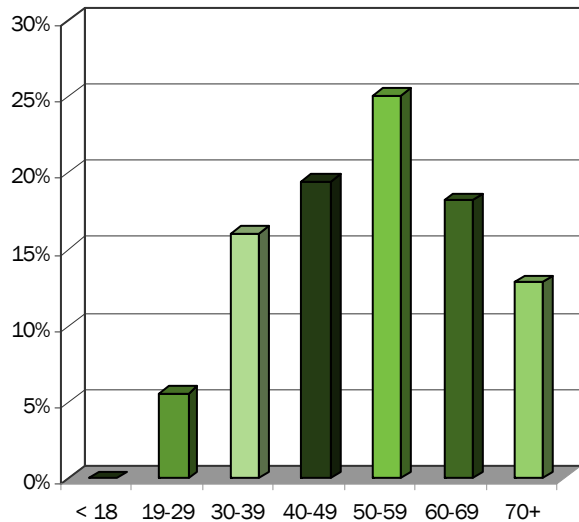
53. Gender

	Count	Percentage
Male	196	41.97%
Female	258	55.25%
No response	13	2.78%
Total	467	100.00%



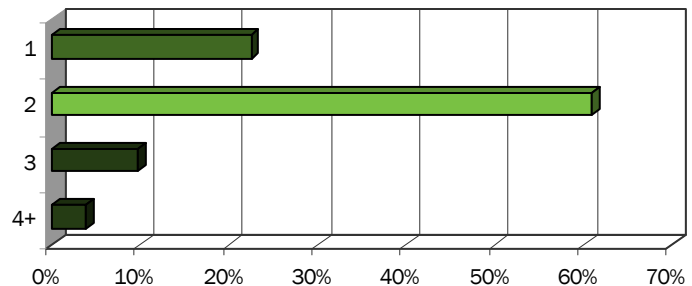
54. Age

	Count	Percentage
18 and under	0	0.00%
19-29	26	5.57%
30-39	75	16.06%
40-49	91	19.49%
50-59	117	25.05%
60-69	85	18.20%
70 +	60	12.85%
No response	13	2.78%
Total	467	100.00%



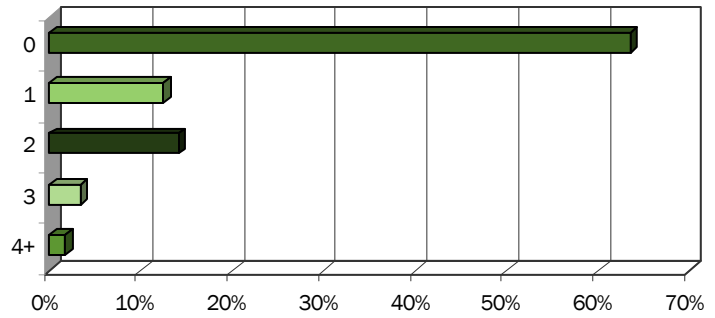
55. How many adults live in your household?

	Count	Percentage
1	105	22.48%
2	285	61.03%
3	45	9.64%
4+	18	3.85%
No response	14	3.00%
Total	467	100.00%



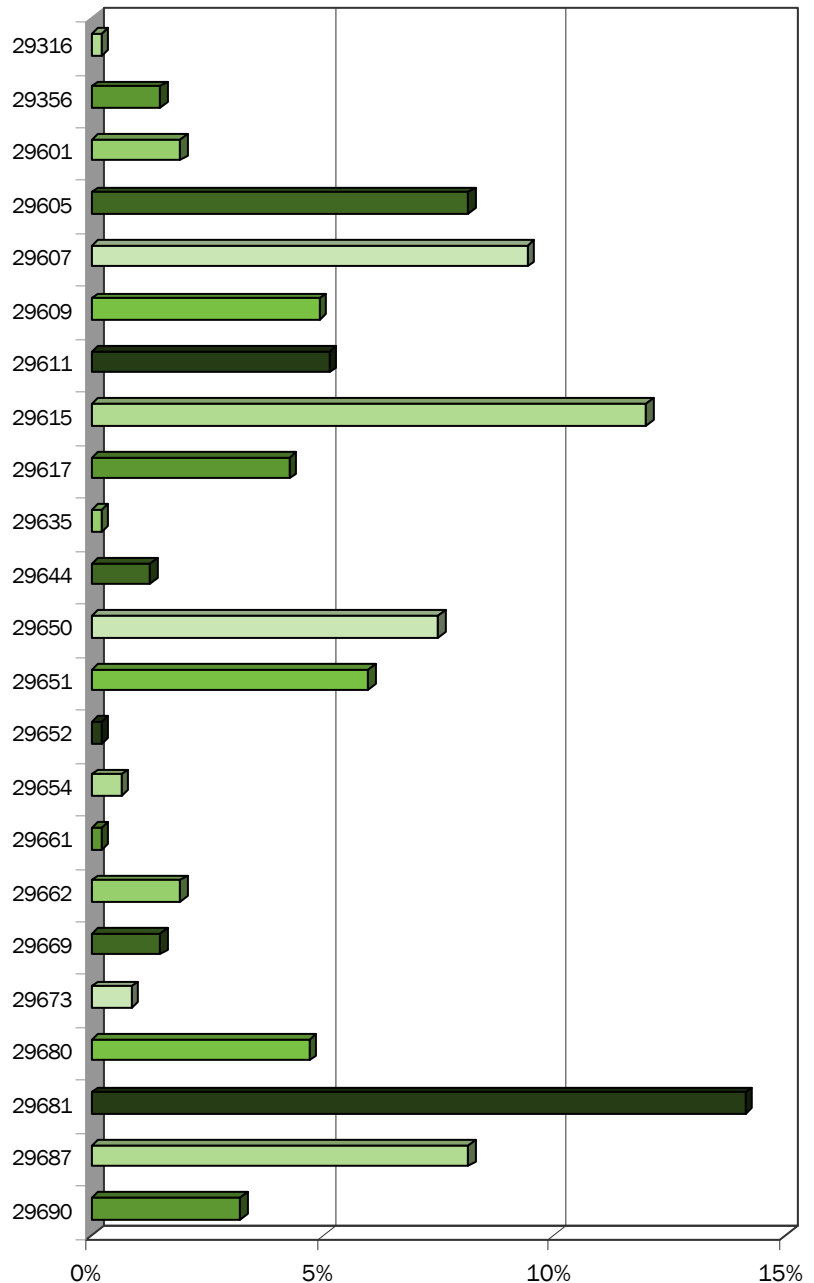
56. How many children (17 and younger) live in your household?

	Count	Percentage
0	297	63.60%
1	58	12.42%
2	66	14.13%
3	16	3.43%
4+	8	1.71%
No response	22	4.71%
Total	467	100.00%



57. Zip Code

	Count	Percentage
No response	9	1.93%
29316	1	0.21%
29356	7	1.50%
29601	9	1.93%
29605	38	8.14%
29607	44	9.42%
29609	23	4.93%
29611	24	5.14%
29615	56	11.99%
29617	20	4.28%
29635	1	0.21%
29644	6	1.28%
29650	35	7.49%
29651	28	6.00%
29652	1	0.21%
29654	3	0.64%
29661	1	0.21%
29662	9	1.93%
29669	7	1.50%
29673	4	0.86%
29680	22	4.71%
29681	66	14.13%
29687	38	8.14%
29690	15	3.21%
Total	467	100.00%



QUALITATIVE INFORMATION

58. In closing, please briefly describe your vision of what Greenville County should be twenty years from now.

500,000 plus, light rail system, vibrant downtown.

A community with walking and bicycle trails with more sidewalks to parks.

A beautiful county with lush greenery, trees and protected wildlife combined w/ managed urban sprawl using green practices. Great views. No back to back neighborhoods.

A beautiful place to live with affordable housing and neighborhood parks where children can get a great education and people feel safe.

A beautiful town to live, work and play in.

A beautiful town with a lead in the high tech industry, driving new green projects and energy breakthroughs. A cultural hub that eclipses Asheville, NC.

A beautiful, well-planned county.

A beautifully planned mixture of green space and living / commerce with importance placed on historic preservation.

A city that is an outstanding destination for tourists & big business and easily accessible by train, plane or auto.

A clean, welcoming place where people can work and live and prosper.

A community based town, not Atlanta! We need a rail system to ease the impending traffic challenges.

A community w/ "green" industry growth and a wide range of community parks and railway transportation from all parts of the county.

A community whose infrastructure was closely watched. Beautiful scenic pristine resources. A place people yearn to visit because of the beauty and quality of life.

A continuous traffic jam like Atlanta.

A cost effective pace to live with adequate housing, good paying jobs and an abundance of natural resources.

A county proud to be a small county.

A county is only as good as the people living here who are responsible and accountable for their actions. Government needs well-qualified, upstanding leaders, not those who cannot accept ideas and concerns except their own. The in-fighting in council is really a sign of people who cannot do a good job for all. Much like our current Congress in Washington.

58. Continued

A family-friendly community that fosters growth intelligently and responsibly.

A good place to live, work and enjoy life.

A green community dedicated to a quality of life instead of ignorant money grabbing.

A growing commercial center in the southeast.

A growing metropolitan with fair wages. Better opportunities for your children who aren't financially able to go to college but have the grades to.

A hub of technical know-how, tourist destination, with walkable, bikable neighborhoods which connect healthy citizens and visitors alike.

A mass transit system that supports our growing population without adding to fuel issues.

A mid size city, with the small town feel it has now.

A model community for others to measure themselves as a benchmark to strive for - balancing economic sustained viability with culture & quality of life. A place to raise your family.

A more diverse community, not so conservative.

A more diversified economy with a mix of light industrial, high tech, and professional firms. A good transportation infrastructure with light rail and bus options; planned green space, bike trails, and other recreational opportunities. Reduction of Pleasantburg/Laurens Rd.-style eyesores; more planned development such as on Main Street downtown.

A much larger, diverse county.

A place for families to grow.

A place of combined beauty and bustling businesses.

A place of great growth and great schools!

A place to live with no homelessness and safe places for our elderly and young people.

A place where my grandchildren can grow up, have a decent job and a nice home without having to work two jobs to have anything.

A safe place for families to work, live, learn and play.

A prosperous, modernistic, tourist oriented, celebrated as one of the ten best places to live in the United States.

58. Continued

A safe place to live, work and visit with good housing, schools and work opportunities. Places that allow us to observe our natural environment and that is a leader among "green living."

A safe, affordable place to live, work, and play.

A safe, clean place for our children to grow up! Free of drugs and prostitution.

A small, affordable city allowing access to and from by plane train and bus to local areas, Columbia, Myrtle Beach / Hilton Head or Greenville, Asheville lines. Open up commerce and trade, help elderly, too. And reduce care emissions and travel times.

A stronger version of what it is now - a wholesome, family-friendly community with a charming feel that provides enough opportunity for growth and development economically and culturally that we bring in others with similar goals and strong moral values.

A thriving cultural center that addresses new alternative energy strategies; "going green;" preserves our natural beautiful landscape as much as possible; the upgrading of all "ghetto" areas.

A thriving economically viable community with low taxes and small government.

A thriving metro area with good public transportations. The traffic problems on the eastside solved. More industry. More control over development. Save our green areas.

A thriving metropolis where per capita income is on an equal par with the rest of the country, instead of the current situation where it stands as one of the lowest paying areas.

A tourist attraction due to small city charm. Increased neighborhoods with close-by amenities.

A transportation system that takes people to jobs that pay enough to get people out of poverty into owning their own homes.

A very important business hub.

A vibrant, clean, family-friendly community that planned its growth to encourage great infrastructure thru reducing traffic, pollution and crime.

A zoning board / commission elected by the people. Let's put the Green back in Greenville.

All abandoned buildings restored, less homeless people, more jobs, lower crime, lower taxes.

All entities working together for the good of the county. A place of opportunity for all people.

All mobile homes underpinned are moved out.

An area surrounded by the beauty of nature. Not a large city / county environment. Not an Atlanta!!! Keep it small!

58. Continued

An environmentally friendly county with a diverse group of residents. An area that continues to produce jobs and draw people to this area and lifestyle.

An expanded downtown. More high tech jobs. Light rail system for transportation. Be a leader in the sustainable movement. Especially with a name like GREENville...

A place where people who are in need can get in and not a place where those who will not work do not get help. Get rid of the bums.

As a member of the baby boom, I am interested in retirement aspects and offerings in all areas of Greenville county. We need more charitable outlets and environmentally friendly growth.

At 84 1/2 years I don't figure I will be around then.

Atlanta/Charlotte mix. No low income, Section 8, etc. And full of yankees.

Beautiful town for families. Historic feel and many community activities.

Beautiful.

Become more resourceful in energy and recycling efforts!

Best place to live in the southeast.

Better infrastructure, train services, road repairs.

Better infrastructure through better residential and commercial development management.

Better jobs. No illegal immigrants. Stiff law enforcement.

Better mass transit. Better facilities for senior citizens. More technology.

Better planned, multi use neighborhoods with recreational areas.

Better public transportation, more controlled growth so our schools are not overwhelmed. Better tech schools

Better Roads. Continue to support arts i.e. Peace Center. Mass transportation: Better and more. Fix Wade Hampton and Pleasantburg intersection. Left hand turn signals for all intersections.

Better schools - more available that's family/children oriented. Building control. Better traffic control / transportation.

Better than ever.

Better than it is right now. :)

58. Continued

Better transportation (less pollution); better education (we're tired of being on the bottom in SC); more green spaces (less concrete); better leaders (no more "good ol' boy" politics and pork barrel spending).

Better transportation system. What we have now are buses with only a few people on them wasting our tax dollars and gas. I have never seen a bus even half full. No wonder it's losing money.

Between Anderson & Spartanburg.

Build more parks and recreation.

Carefully limit growth before road and access in place.

Clean environment, mass transportation system in heavy use, high tech basis for industrial growth, strong educational environment (k-graduate college).

Clean, green and beautiful. Highways need to be moved. Flowers planted. Clean up the west side. Need more trash pick up on road sides.

Clean, lots of trees, flowers

Clean, well-developed.

Cleaner - air, water, land and roadways; better planned and more available infrastructure - especially roads, transportation (light rail, etc.). An improved council government and council - more efficient!

Close as today (like today)

Community related family friendly oriented - Better local jobs for families.

Community where residential neighborhoods are adjacent to community-based.

Continue to be a growing city.

Continued growth should be the goal but with better management of commercial development and road infrastructure.

Continued growth that is balanced. Don't get too 'green'.

Continued growth, more quality of life for residents.

Continued growth.

Continued professional growth.

Controlled growth.

58. Continued

Controlled area development enhanced by expanses of forests and fields and much farmland. Have services within minutes of rural areas.

Controlled growth with plenty of green space. I'd love to see light rail to Asheville, Charleston, Atlanta, Charlotte. I know Amtrak comes thru once a day, but it's not a workable time.

Controlled/planned growth.

County needs low income housing, better public transportation, and neighborhood parks. More law enforcement patrolling.

Crowded - available jobs - hopefully happier people

Culturally diverse and accepting of that diversity.

Definitely Not 'big city feel', fewer cars, more bicycle and pedestrian traffic no more housing developments, no more restaurants and stores.

Don't know - just moved here

Drastically better/stricter planning/growth control which: 1) promotes useful public transit (light rail) and 2) preserves the greenspace.

Easy to follow, clean, user-friendly environments.

Economically vibrant and diverse, naturally beautiful (trees, greenscapes, flowers) activities, desirable.

English-speaking.

Every house uses solar energy.

Expressing the "Green" in Greenville Co.

Fair and balanced.

Family county, more jobs, growth in all the places we need to grow to make this a place where everyone would love to live.

Family-friendly county

Frankly, I think Greenville is growing too quickly. I have no desire to see it turn into a mini-Atlanta. That's not my vision for Greenville. If people want Atlanta, drive there, or live there.

Great residential areas, near high tech and professional work areas with easy access and parking.

Green and prospering.

58. Continued

Good schools, good roads, better job possibilities, a County Council that can work in harmony and peace for the betterment of all people in the County.

Green space preserved; vehicular use reduced (i.e., Woodruff Rd.), and each municipality "neighborhood-focused."

Green, active, progressive, self-sustaining, healthy. Our spaces and economy should be described this way.

GREEN. Keep as much of the natural woodlands which we have now. Re-use vacant big box lots rather than build on virgin land. "Village" like developments where people can walk or bike to local shops near home.

Greenville 2028/2029 The Greenville metro is zooming thru all the towns and is always on schedule. If you miss the line you wanted to take-- not to worry, another will arrive soon. No water restrictions. Yes, you can water your lawns and gardens. You can have a glass of the finest and purest water and it's not from a purchased plastic bottle. Thank goodness for the quality of homes in our area NOW. Yes, we are still seeing the results of the sub-standard houses from 30 years ago that have become slums, but hopefully we will be able to reconstruct some of these areas into Safe Family Housing. Our Nationally recognized police force has set the standard for removing gangs from our county. We now feel safe. We are so fortunate to call Greenville County "Home".

Greenville County should be a place we like to live, but the way our county government is going and our schools are going, I do not see great things for Greenville. We need less tax and more answers to questions of the average citizen.

Greenville County should be an area that carefully and thoughtfully preserves the beauty it has while encouraging environmentally responsible employers who provide professional, technical and skilled employment for its residents.

Greenville County should be not only welcome the wealthy but the creative people who could be more of an asset to Greenville County than the snobby wealthy chic.

Greenville County should continue to grow and attract more business owners for residential and commercial growth.

Greenville has lost its base in textiles. We need to build Greenville back up to the economic growth that is needed. Instead of building new facilities, refurbish existing locations showing our history and providing more jobs.

Greenville is a great city. Some neighborhoods somewhat neglected. A question of income I suppose...

Greenville should be an attractive city with mass transit, bike lanes, trails & enough good roads and housing affordable for all people.

Greenville should be on the same class of cities as Atlanta, GA.

58. Continued

Greenville should have a mixture of all age ranges, cultural activities, parks and recreation, more entrepreneurship, more high tech jobs with a mixture of higher tech manufacturing.

Grow smartly! Have roads well thought out before you start.

Growing property, highly educated

Growth - Including employment opportunities.

Haven't lived here long, but it sure has changed in the last ten years.

Having a good quality of life. Financial stability, jobs and opportunities to improve one's standard of living.

Help the poor! Make it beautiful and a place to be proud of. Think of all walks of life as you put this plan in motion. May god bless you all!

High-tech center of the Southeast. Major hub between ATL and Charlotte. Best schools in the Upstate. A safe, park-friendly place to raise a family.

Hope we have more jobs in the county in the next 20 years.

Hopefully just like it was twenty years ago

Hopefully not over developed. People friendly.

Hopefully something we still recognize.

Housing, transportation more economical and affordable. Salaries closer matching the cost of living in Greenville County.

I am amazed at the lack of forethought in this community. Shopping centers and big box stores are constructed with no planning for roads and traffic. Woodruff Road and Pelham Road are good examples of this. We need planning. We need green space. We need energy conservation. We need officials to work for the people, not themselves.

I believe clean air, clean water, friendly environment and safe neighborhoods would be great.

I can't do that. I don't think 20 years in the future.

I don't really have any vision for the future.

I enjoy having the business district separate from the residential communities. Wade Hampton is very convenient for shopping with communities close.

Greenspace, more opportunity to walk/bike to shopping

58. Continued

I feel families that have underpaying jobs should be able to get housing. I feel that the ability to get a drivers license after not having one for fifteen years should be able to get a lower cost. I feel that drug pushers need stiffer penalties.

I hope in twenty years textiles will be back in the County.

I hope it's not like South Florida. That is why I moved here!

I hope there are still undeveloped greenspaces and farms. I hate to see every inch of land covered with concrete.

I hope we are still part of the United States, and English is still the official language.

I like how Greenville is growing with different cultures. The "New Melting Pot" where anyone has a chance to develop personal skills.

I love G'ville but very concerned about the massive growth and road infrastructure, make it people and public transportation friendly.

I see Greenville as an area that anyone would like to visit or live. Greenville should have even more art, recreation, industrial and service industry in the future.

I think Greenville should work to control the sprawl that has increased recently. Communities planned carefully and densely to avoid gobbling up our green space. A balance of new high-tech and manufacturing jobs with continued agriculture would be ideal.

I think that it's becoming extremely nice. I imagine a Charlotte-type city with more professional jobs and maybe a professional sports team but with great attention and detail paid to aesthetics & greenways (e.g. Falls Park).

I think we should work with new industries to utilize existing big box and strip mall stores. Possibly incentivizing new clients with lower permitting fees for remodels.

I think you should spend money on the west side of Greenville instead of all money on east side and downtown.

I wish hospitalization costs could go down. Where is funding for that? We have people who won't go to the doctor because we can't afford it.

I would hope that it would supply the spread out areas with public transportation. School system would be split up. It is entirely too large. People would not have to go to Woodruff Road or Haywood Road to shop. All of my comments are referring to the Greer Area as I live there. I cannot speak of conditions in surrounding towns.

I would like Greenville Co. to be successful and vibrant but not congested. I do not want to see our beautiful city turn into an 'Atlanta'. We have charm and it is being destroyed with traffic. I.e.. Woodruff Road.

58. Continued

I would like Greenville County to be a family focused county. Parks, trail, etc... for families, small businesses, sidewalks, etc.

I would like to see fewer "big box" retailers with huge asphalt parking lots. More neighborhood businesses. Less traffic and cookie-cutter subdivisions. A good tree ordinance.

I would like to see it green like the name itself.

I would like to see more care and preservation for our natural resources, more importance placed on our farms and country areas - not let the growth overtake these areas.

I would like to see more safe places for the children to play. More activities for the older and more jobs for those of us that all we know is textile work, and at better pay. More programs to help provide training for people who can't afford it.

I would like to see proper growth proportional to this time frame. Such as widening roads before major growth.

I would love to see a dependable, wide-spread public transportation system in place. The current bus system doesn't go anywhere near where I love or work, so I am unable to utilize it. Also, there aren't many sidewalks in my area so I don't feel safe walking to nearby stores and cafes.

I would very much like for Greenville to be much the same as it is now. Greenville is small compared to some cities, but very quaint, friendly and very beautiful. Sometimes change is not a good thing.

I'd like to see more neighborhood schools in outlying areas, not just the huge 1,000 student schools. Bike trails - new developments incorporating both (i.e. Riverwalk)

I'd like to see our public schools ranked in the top ten nationwide. I'd like to see attraction of tourists to generate income for the County, to pay our public servants and increase in benefits, especially salary for teachers to obtain quality teachers and increase education.

If land development is not controlled, Greenville county will be another Atlanta.

I'm from up north and Greenville has growth but keeps its down-south warmth.

Improve education with support of charter school growth, retention of good jobs & employment opportunities, manufacturing & high tech based

Prayers back in schools and more communities would probably work better together.

In twenty years, I would like for Greenville County to be the ideal place for raising children, excellent schools and a very safe environment. Also, better job opportunities.

Interconnected neighborhoods and retail; lots of trees & greenspace. Good parks & recreation, solid middle class job opportunities.

58. Continued

Into full recycling of paper, glass, cans starting now!!!!

It can only get better!

It is difficult to predict twenty years from now, but the quality of life in Greenville County is good today, therefore if we plan as we go through the next twenty years it can remain the same or get even better.

It should be a better place to live.

It should be a place where families can stay together and live without being scared.

It should be on a level of other bigger cities but at the same time should continue to try and keep the beauty alive and the "Southern Hospitality".

It should still be 'green'... Too much development is going on now.

It will be all county; not city.

It will have more housing developments, many more businesses, and more traffic than ever.

Jobs.

Keep it Green!!!

Keep it simple. Keep it pretty!

Keep the downtown area growing. I think this is good for the county and the people.

Keep up the good work.

Largest county in SC.

Less congestion in residential areas. More green areas for walkers, bikers - and fuel efficient growth. Pollution - is great here. TRUE info reported.

Less crime, less litter, roads repaired or repaved.

Less crime, more businesses, people working, lots of public transportation and sidewalks and bike paths. I could ride a bike to work safely.

Less crime, more people, and more homes and industry

Less population.

Less population, more farm land, no billboards and signs, saving our rivers and mountains.

58. Continued

Less road congestion, better public transportation and no illegal immigrants

Less taxes. No property tax. No sales tax. Less spending.

Like it is now... a wonderful somewhat conservative family place to raise a family. Many options for CLEAN entertainment and not polluted with bars, strip clubs and other adult entertainment facilities.

Look at the People who run this County and State. That's why we are behind I everything GOOD and ahead in everything BAD. The Dumb People of South Carolina vote against themselves.

Lots of high tech & professional jobs as well as industry. Lots of cultural events and parks, bicycle & sidewalks. Growth is good.

Lower taxes so we can afford to live in Greenville.

Maintain a progressive, yet small town feel. Not a metropolitan!

Managed growth, preserving land use to ensure Greenville doesn't turn into another "concrete" community

Medium to heavy manufacturing with great tourism for all to enjoy.

Mixture of arts, manufacturing, high tech, tourism, green areas plentiful. Housing for low income. Continue to increase job training; e.g. Gvl Tech. Improve public transportation. Support mental health centers with money. Plan development in a much better manner.

Modern industry, high tech, tourism.

More & better professional jobs. Not an Atlanta or Charlotte, want growth, but not too much.

More commercial development between city of Greenville and Greer. More housing in Greenville County.

More diversified with more high tech and professional jobs and smart growth.

More diversity...too segregated.

More industrial jobs to replace the loss of textiles. Continue to beautify downtown and spark more tourism.

More jobs and more homes for those that can't afford large homes.

More jobs.

More neighborhood communities with retail and services near housing to lessen the need for transportation and eliminate urban sprawl.

58. Continued

More parks and recreation opportunities with connectivity between neighborhoods and parks, (sidewalks and bike trails or bike lanes).

More parks, trails and recreation areas, as well as cultural programs. Sufficient high tech and professional jobs to support a healthy and growing economy.

More public transportation. Abandoned buildings and homes should be used or torn down and not left to decay and be an eyesore. Stricter enforcement across the county for people to keep trash and abandoned cars, etc., off their property.

More recreational opportunities - need more public (large scale) tennis facilities and/or basketball facilities (e.g. Easley).

More roads/freeways to assist with the growing city.

More strip shopping centers with stores like Crate & Barrel, Container Store, IKEA, Saks 5th Avenue and Neiman Marcus.

More traffic lights at intersection.

More trees- Protecting those here now, Keep billboards Out completely.

More welcoming and greener than Atlanta. More cultured and cosmopolitan than Charlotte. Forward thinking, environmentally proactive, encouraging a healthy lifestyle, clean, charming. The benefits of a big city with the heart of an authentic Southern town.

Most important, it must be kept very clean.

Much more bicycle & pedestrian friendly. Few sidewalks & narrow roads w/o shoulders make biking very dangerous. Developers must provide better access to their sub-divisions

Multi-cultural, family friendly & safe

My vision of Greenville County in twenty years would [be] that of more job opportunities, historical place to go, more arts available, easy to get in Greenville and easy to travel out of Greenville, and to stay somewhat that lovely little town that I know and loved.

My vision would be a safe and beautifully "green" place in which to live, and refined population, with culturally diverse opportunities for all.

Natural habitat taken care of & growth properly managed.

Need better road system to prevent gridlock. It should not look like Atlanta.

Need rail service from Charlotte to Greenville to Atlanta. This is very important. Train travel a must.

Need to improve roads. More people are living here and need better highway development.

58. Continued

Needs more jobs for people with less education. Some people are harder to learn but still need jobs.

No more clear cutting. Keep the land the way it is. More education and skills (incentives) for our people offered. Don't ask illegals what they think, it's criminal. We are 7th Generation S.Carolinians. Ask us.

No property taxes, better schools, more extracurricular activities for students after school so they wont go toward trouble.

Not a big city environment. Keep it as rural as possible.

Not as congested, we are growing faster than we can handle

NOT Atlanta! Growth and infrastructure should be planned, managed and controlled.

Not Atlanta.

Not like Atlanta with their traffic problems! Please - more public transportation to relieve existing roads. Better planning (for instance) on Woodruff Rd.

Not too big; A city for all people, a city that leave's someone with a great feeling.

One of the top Counties in SC / US to live in. Quality of life, safe, recreation facilities, elder friendly, mass transportation.

Over populated

Over-congested - like Woodruff Rd, without better planning!!! Need to recycle, recycle, recycle!!!

Peaceful, big and environmental place full of culture and history.

Perhaps like Albemarle County, VA.

Planned for growth

Pleasant place to live and work without the "Woodruff Road" type gridlock.

Plenty of green spaces.

Plenty of well-paying jobs so that only one member of the family could work (preferably the father) and the mother stay home to care for the house and children.

Poor planning of Greenville County's roads, infrastructure and too elaborate school facilities. These areas need to be planned more carefully. Sometimes pouring money into problem areas is not the best idea.

Progressive, advanced city.

58. Continued

Preservation of the green in Greenville County. Require strict management of natural resources (trees, wildlands, etc.) in new developments. If this is done, I would like to think the entire county would be a healthier, more beautiful place and held up as a national example of how new development can happen without destroying our natural beauty/resources (mainly trees) as is done now. Hopefully, Greenville will still be a beautiful, healthy place for future generations.

Priority No.1: We need another BMW-type plant. Priority No. 2: We need safe sidewalks in residential communities. Priority No. 3: As developers build further from already populated areas, make them pay for new roads, traffic lights and other upgrades needed to avoid chronic traffic jams.

Progressive, modern, full of diversity, choice and arts education that provides future participation in Greenville.

Progressive. Leaders of the State.

Protection of green areas. Better/safer/efficient roadways. Planned growth.

Provide job training and hope people are placed on jobs. The average income people don't qualify for grants for schooling. We need a program in place to allow help for average income people for school. There are more older or mature adults that need help for technical college and training for new skills, because of job lay offs.

Quality growth, with a network of roads, parks and hospitals to support the community.

Ranked #1 in USA's safest place to live (Re: drugs, murders, robberies, etc.)

Rebuild houses. Build condos, apartments.

Safe, beautiful place to raise a family or affordable retirement choices

SC's center for high tech jobs that generate tax revenue to improve schools, roads and overall quality of life.

Secure, pleasant, calm place to live and raise a family.

Self sufficient communities to omit driving - better public transportation

Semi-rural

Should look and be much nicer for all people. Should be able to have and live better lives.

Similar to Atlanta or Charlotte with the cultural diversity that is offered in Asheville, 45 minutes away.

Similar to the way it is now. Not too big...not too small.

Since I won't be here, I can't guess.

58. Continued

Small town feel, but big city conveniences.

Small version of Atlanta, GA. Very metro.

Still family friendly like it is now - large but not too big - variety of possibilities for people of many different backgrounds and educational levels to find their "place" in our community.

Still small city feeling, but with significantly better schools and roads. Keep cultural activities and multigenerational activities strong in downtown area.

Stop urban and suburban sprawl. Focus on higher density, mixed-use development and lots of protected undeveloped areas.

That we will have grown a lot and that tourism would be so high that there would be no need to increase any taxes.

The best planned and functioning county in the country.

The Hub - Stopping Point - Meeting Spot

The infrastructure HAS to be upgraded to keep pace with growth. We need better roads, left hand turn lanes, bike lanes to help with bicyclists, right hand turn lanes, etc. With minor improvements, traffic flow can be greatly improved. The California road system is a GREAT example of modern infrastructure!

The place where everyone wants to live.

The poor in getting poor.

The same as it is today. We do NOT want another Atlanta or Charlotte!!

Thriving metropolis. High-tech sector.

Thriving, still a good place to work, live and play.

To basically continue what you are doing in most areas. We do not need any more bars, and auto lots and jumbo places that these Mexicans are getting in the Berea area. I hope you do more about the illegals that are coming all the time, and taking over our area. It is a major problem, with crime and violence. My husband and I don't go out at night anymore.

Traffic on I-85 will be at a standstill at Pelham and Woodruff exits.

Traffic situation should be addressed with mass transit and HOV lanes - more sidewalks connecting subdivisions, less commercial development.

Transit system

58. Continued

Unsure

User-friendly. Much the same.

User-friendly transportation, better roads.

Very low crime rate. No street gangs, tough on crime. A safe place to live and work.

Very thickly populated.

Vibrant. Relatively light congestion. High quality of life

We have a great location between Charlotte & Atlanta on I-85 corridor. I envision an opportunity to grow and develop with quality and style - upbeat, modern technology, high quality, but maintaining integrity of history.

We need housing cheap to live in for senior citizens.

We need more manufacturing jobs and more control over what is happening to the beauty of our area.

We need to provide viable opportunities to link low-skilled and low wage workers to the training and support necessary so that they can move up into the middle skill jobs. This will fill a critical need and help our community members to earn family sustaining wages with career growth opportunities. We need to invest in the education and support of our community rather than simply import workers from other areas. Raising the skills and earnings level of our lower level workers will greatly improve our community's health. We need to invest in our teachers as well. Look for ways to attract and retain great K-12 teachers!

We should lower taxes.

Well-managed, unspoiled.

Well-planned mix of mfg., tech., educational, gov. businesses with good schools and good use of our environment.

Westside and North will have large growth

What it should not be is another Atlanta.

What's going on right now in bad, bad shape.

Wholesome family place... clean jobs.... Better planned city by cleaning up streets that allow any form of advertising.

Will be like Atlanta or many other metropolitan areas.

58. Continued

Would like to see more county-wide transportation. Also, a way (prefer trains) to link upstate with other parts of the state.

59. Any other comments you would like to offer.

A regional recreation center for youth. Keep them off the streets and give them a safe and fun place to go for activities.

A good aquatic center - Downtown. Please see letter mailed to our councilman in Aug. 07.

A major discussion needs to address the heavy traffic at all Greenville County schools in the afternoons and what can be done to keep cars out of the streets and still have room to pick children up.

A place to work, to retire & to enjoy. A place where the citizens are proud to live & can call "home" through all stages of life.

A place you want to raise a family and stay in to see them do the same. Low crime, American ideals and modern convenience.

Bet on it!

Bike paths and sidewalks might allow folks to stop being so dependent on cars. Public transit would also help.

Builders who build subdivisions with hundreds of homes should also have to build the schools. We have plenty of room for homes within existing infrastructure.

Cable company other than Charter.

Commercial development allowed without restraint or allowance for impact on traffic, environment or any factor. Zoning is not anti-American!

Comprehensive public transportation intra- and inter-county/regional is essential. Need for more/better community centers and activities for youth. Urban planning, better network of roads and freeways; cloverleaf ramps/exits of highway.

County Council members need to listen to and recognize speakers more respectfully. Every public hearing I have been to the Council members act omnipotent.

Currently, large disparity between the rich and poor. Most unable to afford decent housing on salaries provided.

Do not let Greenville become like Atlanta, where it is all highways, traffic and smog. Keep our quality of life.

Do not overpopulate!

59. Continued

Don't build ahead of what you can supply, as water sewer, garbage, police, fire, school, etc. it happens a lot. Learn from other states' experience.

Don't need to rely on federal government for so much of the funding needs.

Downtown festivities are great. Historic preservation is very important. Main Street looks amazing!

Downtown is wonderful.

Economic development must be coordinated with education, workforce development, transportation and wages that provide financial stability.

Eliminate property taxes, school vouchers.

Embrace everyone's history - yeah slaves did exist!!

Fix traffic issues on Woodruff Rd @ [Interstates] 85 & 385.

Get rid of Blue Laws.

Get rid of half the Baptist cult places.

Go up on sales tax. Go down on other taxes.

Growth in the last 20 years has been mind boggling. The next 20 needs very thoughtful control. Where is the water going to come from.

Greenville County schools need to manage money better at high levels!

Greenville County should concentrate more or at least as much on the middle to lower class –Not always on the wealthy.

Greenville is a wonderful city with charm. We need to keep that looking after our families and elderly.

Greenville is attracting a lot of big business knocking out community-based, family-owned businesses. This is not necessarily good. Greenville needs to use discretion when attracting businesses to the area.

Greenville is building tomorrow's slums today.

Greenville needs public transportation very, very bad!!

Have a Great Day!

I am appalled by the lack of support by communities for growth & development. The recent fight over Pelham road Wal-Mart was disgusting. It has turned into a lovely development and is much needed.

59. Continued

I am very disappointed with the decision to allow Wal-Mart on Pelham Road. We have a wonderful "family hometown atmosphere" and we do not want Pelham Road to become the next Woodruff Road. We have enough retail!

I am willing to pay higher taxes for better schools, sidewalks, buses and libraries.

I feel there is a great need for City and County public servants to work together and have goals for city and county.

I have ideas pertaining to better usage of sewage and landfill facilities but are too expanded to explain in three lines.

I have only lived here 1 year and don't feel I can answer your questions properly.

I hope the County will have leaders that will not rush into developing areas such as Woodruff Road. See more trees.

I like to bike... Please make more bike lanes.

I love downtown! I wish there was more truly affordable housing there though; it is getting too expensive and "luxury" is all that is being built.

I love Greenville/ Simpsonville.

I love the Swamp Rabbit Trail!!

I moved to Greenville in 1993 and the change that has taken place... It was dead when I came, and now it is alive and moving!

I strongly oppose all these condos going up in and around our city parks and cemeteries. Its shameful!!!

I think County Council should get behind people with junk businesses in front yards of homes, old cars and trash on property.

I think our county school system needs the most attention. We need to attract great teachers and build more schools, especially middle & high.

I think the growth on Woodruff Road is ridiculous. Traffic on Woodruff is ridiculous because of the aggressive expansion. More thought was needed before the road network was designed in that area. Laurens Road (motor mile) should have been maintained.

I think West Greenville needs a nice park for all the children to play in.

I won't be alive in 20 years, but have lived here for 45 years and hope Greenville County prospers and grows.

59. Continued

I think you all have done a beautiful downtown in keeping the older look in the buildings and new ones downtown. We love the waterfall and park and all the trees and flowers downtown. We come often to enjoy it and have not met a lot of people from other places that are very impressed with our downtown area and envy us living here.

I would like to see a park south of I-85 and east of Woodruff Road that has a lake, paddle boats, fishing, picnic area playground with dock and flat fields, not located on or next to I-85 like the other park.

I would like to see communities like Baxter in Fort Mill. I know Acadia, Griffin Park are in the works, but they pale in comparison.

I would like to see enforcement of illegal immigration laws. It is costing us dearly. That money could be used to improve everyone's quality of life in Greenville County.

I would like to see lowered advertising signs like Hilton Head, SC has. It makes for a much cleaner uniformed look.

I would like to see more places geared toward getting teens out of the streets and involved in things that interest them.

I would like to see stiff fines on all businesses hiring illegals per offense.

I would love to live in a beautiful community that cares about the environment and smart use of energy. Let's combine an emphasis on preserving and enhancing Greenville's beauty and livability by investing in our low skilled population to help them move into conservation/new energy jobs that move them out of poverty while also improving our environment. Now is the time!!! We need to move away from the ridiculously massive homes and wasteful use of resources that so many people use as status symbols.

I'm 69 years old now and Greenville County has come a long way in my lifetime but I don't think I could predict twenty years ahead. I just live one day at a time, and hope for the best.

Important to keep taxes low - fiscal responsibility - stop waste!

Improve public transport so those who rely on it can rely on it. Sidewalks. Universal health care.

Improve public transport so those who rely on it can rely on it. Sidewalks. Universal health care.

Huge competing health care systems are a waste of money - doubled up services, when one good system would be better.

Invest in a running track at Hillcrest High School.

Invest in infrastructure at Hillcrest High School.

59. Continued

It amazes me how Greenville has grown - very well indeed. I've lived here 51 years and can't help noticing all the progress and wonderful new changes. I can't imagine what's next.

It would be nice to see a cleaner, more well-kept city like it was when we moved here 35 years ago.

Mayor Max Heller seemed to know how to do this.

It's a very good county for my retirement.

Keep rural areas rural!

Keep taxes down. Reduce spending.

Keep up the median plantings adopted recently. Help art festivals. Can't compete! City has other things to do.

Let people who want bigger ball parks, more amusement, more services, more, more, more, pay for it.

Limit how close homes can be built. Require more land for homes.

Maintain Southern charm while incorporating diverse population.

Make developers include sidewalks in neighborhoods, keep existing (older) trees, and when warranted, pay for infrastructure upgrades (e.g. widening of Woodruff Rd. to 8 lanes should have been done before Greenridge went in).

Make do with what we have.

Make owners responsible for keeping property clean.

Make schools safe. Invest in our children! Protect them. Create sidewalks in every new development.

More active program for healthy seniors, such as senior softball programs. Currently Greenville has no such activities. I would be willing to help to establish such programs. Albert Jillson 297-3556

More nonfiction in the library. A better music scene would be great too.

Much help is needed for our elderly for medical and retirement.

Must have regulations for cats and not just dogs.

Need a new bus system that addresses all needs. 2nd shifts - 3rd shifts.

Need better housing opportunities for elderly couples and singles. As that population grows the help available is very slow/complicated and sometimes very costly.

59. Continued

Need libraries and recreation facilities. Greenville County needs to pay attention to Southern Greenville County: Moonville, Pelzer, Donaldson & Powdersville.

Need to establish American workforces and eliminate illegal aliens from our workforces which are limited (close Berea)!!

Need to have more community gardens. Use land to plant gardens so each community or neighborhood block to have its own garden.

Needs to be wider lanes or something done on Woodruff Rd. Congestion is simply horrible - too much traffic & too much housing!!

No more growth!

No more Wal-Marts. Thanks for asking our opinions!

No more Woodruff Rd. "big box" development.

Our current roads and infrastructure are terrible. These two issues need to be corrected and improved immediately.

Overall, I am very proud of the way my county has been managed and developed.

Pay teachers, police and firemen enough so they could take care of their families.

People need to use vacated buildings before constructing new buildings and cluttering up the landscape. More and bigger is not always better.

Please conserve trees/green spaces.

Please improve current infrastructure along with better planned growth.

Please listen to the people!

Please make Greenville business-friendly and avoid making it a "smaller version of Atlanta" (sprawl).

Please put a light in front of Southside Christian to help control traffic better on Woodruff Road.

Please try harder to save our trees. We're losing so many acres of older tall trees and putting up buildings & parking lots in their place. We're going to lose in the long run if we don't do better about replacing them both aesthetically & environmentally.

Please try to learn from the mistakes of other metropolitan areas; the county has many desirable areas, please don't allow its country roads to become simply access routes to one development after another. Thank you for listening!

59. Continued

Preserve breathing room!

Property tax reform.

Protection of natural resources and limiting development is highest priority.

Pull over all the speeders. No cell phones in hand while driving.

Rebuild more houses. Expand the building for this area.

Recent infighting of council leaves a bad mark and taste for our county – Handle it!!

Recycling programs do not take 50% of household plastics. Only items with "necks"? Please improve!

Reduce illegals. They have overburdened all systems: schools, hospitals, police - which costs taxpayers money. If people want to enjoy our great town they should follow the same laws my great-grandparents followed to become legal citizens.

Repair the roads. Vote Democrat. Move away from the "Christian values" community.

Residential and commercial developers should improve roads (add turn lanes & sidewalks) and intersections in front of their properties BEFORE construction begins on improvements.

Restrict excessive commercial development.

Road congestion leads to a sense of lower quality of life. We need to aggressively plan for growth - more roads, require developers to put in turn lanes on new subdivisions and shopping malls, etc. Road quality is poor. Needs to be improved to handle increased traffic volume.

Roads such as Woodruff Road should have better development. There should be a frontage road on each side with a traffic light where people would turn left to go to the business and not all business having people turning in and out from the main road. I have seen these in other large cities and traffic flows much better.

Say no to sprawl.

Sewer fees are extremely high in Greenville County.

Slow down on downtown development until more free parking is available.

Someone needs to monitor home owner associations. They are ripping people off.

Someone needs to stop allowing neighborhood developments to be built without any consideration for road expansion. Make the developers pay to widen roads. Our existing infrastructure is a joke - and not a funny one.

59. Continued

Stay concentrated on our schools and our youth because they are the future and our change for the better (hopefully!).

Stop increasing property taxes for projects and purposes of the general public who do not pay property taxes.

Stop the type of growth that's found on Woodruff Road. Make those companies that abandon big box stores in order to move to another location pay to have the land restored to a natural environment.

Stop trying to make Greenville like Atlanta or Charlotte we've already lost the small town or city charm and appeal.

Subdivision lots need to be at least 3/4 acre instead of 1/4 acre. Let's not build houses on top of houses.

Survey ignores traffic issues!

Taxes low- dissolve property tax. Negative population growth- better roads.

Taxes. Taxes.

Thank you for the opportunity to contribute.

Thank you for trying to make Greenville a more beautiful place to live.

Thank you!

Thank you.

Thank you.

Thanks for all you've accomplished in the last ten years!

Thanks for asking for opinion.

Thanks for this opportunity.

The development of Greenville has exceeded my expectations over the quarter century I have lived here. Well done!

The sale of the land to the Cliffs owners/developers was an abomination. Greenville County does not benefit enough from the big businesses we do have, nor does the "trickle-down" effect come from the rich down to the middle class. We need industry to inform us more of volunteer opportunities and available help in areas such as health and job opportunities.

Think outside Dr. Bob's Box.

59. Continued

There are very good subdivisions, but roads to subdivisions are very undeveloped. New subdivision developers should be asked to widen the road.

There is a gang problem in Greenville. This problem must be eliminated.

There should be a maximum of business that could be placed in one area to prevent the craziness like Woodruff Road. Also new bldgs. Should not be built and sit empty just for a tax purpose.

This is a very backwards county. It's extremely close-minded to true diversity. Needs to open up its eyes to the Gay and Lesbian community. Protection under the law!

This is a wonderful place to raise a family.

Too many houses on the market. Need to make existing homes better, we are putting up slums with all the cheap housing.

Traffic issues need to be addressed ASAP. Growth is exceeding our existing road network and better planning is needed when new retail developments are created. Woodruff Road is a perfect example of bad planning for the size of the retail development that was created.

Twenty years ago when I arrived in this state, I had confidence in the police. Now I don't.

Very good job. Keep up the good work.

Want to keep downtown crime free, clean, no large gatherings late night.

We are growing too fast. In the 15 years I have lived in Greenville it has grown way too fast.

We don't need anymore taxes or beautifying the neighborhood. We should have the best schools (County or City, no private) in the state. More emphasis on seniors & handicapped.

We have to work on raising our elementary education standing if we are to attract new industry to this area.

We need a light rail system – 50 mile radius of Greenville.

We need better public transportation especially with the energy crisis rising.

We need better roads & traffic planning. Need roads - frontage roads that could keep traffic off of Woodruff and stop development that adds more cars.

We need more money to hire more security police and police dogs. County roads need more police.

We need more sidewalks / bike paths so people have more than one option for getting around town.

This would also help make for a cleaner and greener county.

59. Continued

We need public transportation (train, MARTA) or Greenville is not going to stay green very long. I have lived here all my life and it is deplorable that neighborhoods on one side of town get roads repaired, sidewalks, etc., while other areas suffer. There needs to be a limit on strip malls, signs and more housing than the roads can accommodate. There are lots of things about Greenville that I love; that's why I continue to live here. But, the direction I think we are going in leaves much to be desired. I've traveled quite a bit and sometimes I'm just disgusted with the lavish excess of money that could be used in better ways. All children, not just the ones that live on the "right" side of town need to be exposed to as much culture, history and art as they can. We need to slow down all these subdivisions being built on every corner (like used car lots) and preserve our farmlands and natural habitats for animals. What do we want people to see when they visit our town? When they leave home, what memories will they take with them and what are we leaving for our children? Crowded roads, strip malls, rundown, crime-infested neighborhoods, along with too many lavish estates and failing schools. We can do better, County Council. We have to!

We need to add more support to the poorer schools.

We need to finish the trail system for walking, biking, etc. We need more attention for this.

We need to have a plan where we protect the natural resources we have while providing a wonderful community in which to live and work.

When building, make sure roads can handle the traffic from these new structures.

Where children can grow, learn and be happy in a pleasing and safe environment.

Widen roads prior to new developments going up.

With the current economy and soaring cost of gas, groceries, utilities, no new taxes.

Woodruff Road is a disaster and yet building continues. That road cannot be widened and it's already overcrowded. Greenridge was a HUGE mistake– dangerous inside and congested outside. Work on more culture and historical sites and values.

Would like for it to be more dog friendly and bike and walker friendly. Thanks.

Would like more military reserve units (Army, Marine Corps, Navy, Air Force) to be attracted to Greenville County.

Would like to see the board of education more concerned with recruiting and keeping quality teachers than rewarding those teachers. Currently the board appears to be more interested in promoting the board rather than improving the quality of education.

59. Continued

1) Mass transit rail system: Small towns need to connect. People, in every tax bracket, need to be able to walk or drive to a central location, park their car, jump on a train, and enjoy a hassle free commute to work or enjoy a day trip to the different locales. This would be an economic boom for the entire county! Plus this would save motorists and the environment. 2) Greenville County Water. We used to be known as having the second cleanest water in the world. Where do we stand, now? We need to protect our natural resources. We do not want to end up like the Atlanta area. 3) Control Growth. Quit allowing these "national builders" into our County. No more clear cutting and throwing up substandard housing... only to leave the state or file bankruptcy and leave us with future slums. Our local homebuilders would never have allowed this to happen. 4) Recruit and maintain police officers. Our Police officers need higher wages and incentives to stay in our county and state. Our state is rated second only behind Washington, D.C. in the nation for violent crimes. Gang activity in our county is thriving. We do not need these thugs influencing our children and grandchildren to become members of their society of murderers and thieves. This needs to stop!!! We need to protect our children and our grandchildren... our future leaders.

Additional Respondent Comments

Frequently, respondents added comments in the margins of their survey or included a note or letter in the return envelope. These comments have been grouped by the question to which they were in reference whenever possible. Please note that all comments are included, even if they are identical to that of another respondent.

2. What do you think are the three most important subject areas that need to be addressed in the update of the Comprehensive Plan?

[Growth and development are] uncontrolled! No more Woodruff Roads! No more rezoning of residential to commercial.

Better road repair! Empty business offices and bldgs! More police to service the areas. Collect delinquent tax money!!

Cafeteria in Greer Area. Wade Hampton has Italian, Mexican, burger places, etc. Greer definitely could finance a S&S if put on Wade Hampton. Enlarge Belk's or build another department store.

County roads

Dog parks

Education

Education

Gay & Lesbian community

Greenville County Schools' budget waste

Illegal aliens

2. Continued

Increase the number of deputies on patrol

Infrastructure

Litter

Mass transit

Medical (especially hosp. care)

Other: Crime, illegals, violence

Over housing

Police & emergency medical services

Recreation for seniors

Redevelop Westside and less focus on the Eastside and Woodruff Rd.

Renewable energy

Repair roads

Road and bridge improvement

Roads

Roads and traffic

Roads need paving! Boling Road is crumbling! Help!

Roadside pollution

School improvements

Schools

Schools

Schools/education

Sidewalks, street lights, speed bumps on Westside like is done for all eastside property.

Signage

Traffic & taxes

2. Continued

Some of the answers are interchangeable. The comprehensive plan needs to have more green space that helps to protect the natural resources that makes Greenville County unique. It sickens us to see developers come in and clear-cut the land and completely change the contour of the land. Making builders build on the natural layout of the land would help with water runoff and erosion issues.

Training/employment & economic development

Urban Planning; Ex: Woodruff Rd is junky! No limits on signs color, size, etc.

Using vacant buildings / properties that sit empty!

Woodruff Road's congestion

5. Mixing residential and commercial development

Don't want it!

Mixing residential and commercial is not needed and will cause more issues than not. If the store fronts do not make enough money then they will close, causing an unsightly empty store and detracting from the neighborhood's value. Instead of having commercial space, convert it to green space.

Since taxes are deferred anyway.

Zone them away from each other.

6. Identifying funding sources to help pay for infrastructure costs such as roads, schools and parks

Keyword: identifying

Making people and departments accountable for monies spent.

Parks after you figure out roads, schools.

Require developers to pay into a fund to build schools, etc.

Should come from commercial business.

Sidewalks and bike paths.

7. Which of the following statements best describes your opinion about the quality of new development in Greenville County over the past five years?

Residential Development

Forget the quality, it's a shame to look at the quantity [of residential and commercial development]

Poor quality with above-average quantity and costing \$140k-\$400k on SC wages???

Residential development - I see siding falling off homes in brand new developments.

Unknown - just moved w/in 6 mos.

Commercial Development

Commercial development - getting better.

Forget the quality, it's a shame to look at the quantity [of residential and commercial development].

Woodruff Rd. & Laurens Rd. overdone. Bad traffic problems!

Would like to see no billboards and advertising stick signs in the ground.

8. (What type of housing do you feel is needed?) Single-family homes

Have a glut [of single-family homes] on market. Need to develop more subdivisions/condos/homes geared toward our maturing population. Must include amenities for active lifestyle, shopping, etc.

Local Builders, not lower standard national chain construction.

[Need] affordable [single-family homes].

9. (What type of housing do you feel is needed?) Large-estate homes

Too many already!

12. (What type of housing do you feel is needed?) Condominiums

Garden homes

13. (What type of housing do you feel is needed?) Manufactured homes

Prefab or mobile homes? Very unclear terminology.

14. (What type of housing do you feel is needed?) Retirement housing

[Need] affordable [retirement housing].

Tax help for 55+ community.

15. (What type of housing do you feel is needed?) Assisted living

Medicaid housing for seniors

16. Existing road network

[Rated poor] Especially on Woodruff Rd.

Not good design plan

Pot hole repair is pitiful. Woodruff Road planning is poor.

17. Transit options, such as train and bus transportation

Very [poor]

Trains should go across SC for jobs.

18. Sidewalk network

Need sidewalks in neighborhoods. Encourages students to be able to safely walk to schools. Give everyone a safe place to walk for exercise. Should be required of developers.

New development should have [sidewalks].

Where? [re: sidewalk network]

Where is the bicycle and sidewalk network? Kids walk on streets and can't ride bikes!

19. Bicycle network

Low speed electric vehicle networks should be encouraged.

Need very much in suburbs!

[Rated poor] But getting better.

There shouldn't be one. You can ride a bike on a sidewalk, you don't need a separate place for bikes, wasting money.

Very poor.

Where is the bicycle and sidewalk network? Kids walk on streets and can't ride bikes!

20. Farmland preservation

Should be the property owners choice.

20. Continued

We need to replant the large areas that are being clear cut for timber or we won't have to worry about [preservation/conservation]

21. Land conservation

Should be the property owners choice.

23. Clean air

Depending on business development laws regarding environmental hazards.

27. Cultural facilities—museums, theaters, etc.

Original architecture Bld Heights Pink Lady Houses, Pettigrew etc.

Outdoor facilities needed. Friday movie nights music for all. Bluegrass, jazz, rock. outdoor skating rinks, community pools. Too many Picnic areas, need trails, bikeways. State parks on Rt 11 are plentiful.

We already have them, so why would we need more?

28. Police

County police very poor outside city.

We've had slow response twice.

Need our continued support.

Need more - population explosion.

Need more. Pay More!!

Way too many traffic violations go unenforced - major, major problem

29. Fire

Need our continued support.

31. Parks and recreation

Good for kids, poor for seniors.

Reedy Falls is a great asset.

32. Schools

Growth exceeds what schools can accommodate.

Need teachers who develop a good, responsible group of children with accountability for their actions.

37. Passive recreation facilities such as trails, picnic areas, etc.

Don't allow developers to take park/watershed property.

I use our parks every day. Need more connecting trails from park to park.

Need to preserve Nature, National Forests!

Outdoor facilities needed. Friday movie nights music for all. Bluegrass, jazz, rock. Outdoor skating rinks, community pools. Too many Picnic areas, need trails, bikeways. State parks on Rt 11 are plentiful.

40. The visual appearance of new residential developments

We don't need any more [new residential development]

41. The visual appearance of new commercial developments

We don't need any more [new commercial development]

42. Protecting and enhancing the character of our county

Depends on mix of people living here.

43. Planning for greenspace and development together

Don't cut down 100 yr. old trees on Arbor Foundation List!

If we slow down [residential and commercial development], we won't need to [plan for greenspace and development together]!!

44. Planning neighborhoods with a mixture of housing types

Too many high-priced developments w/ no yards to play in.

Why keep building?

Work with older neighborhoods.

45. Having a mixture of shopping, services, offices and housing at one location

This will never really transpire.

46. Better coordinated land use decisions with the local municipalities

It makes no sense that the city of Mauldin and Simpsonville have tree ordinances when Greenville County has one. The strictest one should apply, since the cities fall within Greenville County, and all should be working together toward one goal. On a side note, we are in the middle of a record drought and need to watch what is approved for building. When a development is approved you should be looking at the type of green technologies they are putting into the homes and common grounds.

47. Land use decisions that reduce infrastructure costs

Up to property owner and zoning.

48. Stronger growth management policies

Needed people who really are interested in good development policy - not those whose self-interest is serving them and their friends.

Stronger growth limitations management

You have to have a council that will listen to what the people want!

49. What types of businesses do you want more of in Greenville County?

Agriculture only. Too much of everything else!!

Corporate HQs

Gardening plots so condo owners can grow their own vegetable

Green energy jobs & advanced manufacturing

Growth opportunities, jobs, no more retail!

High minimum wage

I don't know a stable base of responsible community involved businesses that will support the service and retail development.

Medicaid assisted living facilities

Parks/trails

Preserve farmlands - without food/water, nothing else matters.

49. Continued

Private schools

Recreation

Renewable energy

Too many stores

50. What types of jobs do you want more of in Greenville County?

All of the above

All of the above!

Green energy jobs & advanced manufacturing

Healthcare

Human services

I don't know

Jobs for people to get that pays enough and benefits without having experience. Without the job where do you get the experience? Everyone needs a chance.

Jobs that the majority of lower educated local people could do, other than the minimum wage McDonald's type jobs.

Need to keep agricultural jobs, too.

Private schools

Quality

Small businesses

We have plenty of service jobs but not many who want their low wages.

51. Addressing some of the issues identified in this survey may require additional revenue. Please rank your top three revenue-generating choices.

Business licenses needed for new businesses. With all the new people moving here, seems the taxes the city gets should be more than enough to handle these problems. If they are not paid, the city should do something about it.

Depends on project

51. Continued

Impact fees to developers

Implement impact fees on the sale of new homes only for the building of new schools and infrastructure updates. This should be 1% of the sale price of the home and put into an escrow fund only for that purpose. Raising taxes will drive people from the area and you need to stay competitive, so do not raise any taxes and many of us are tired of being nickel and dimed to death for any type of activity.

None of these choices!

Paying too much tax now.

52. What is your household's total income?

Lost job!!

What's the relevance [of this question]?

Miscellaneous comments

Also, we should work very hard to make sure anyone who lives here is "legal" and does not get on our services keeping others from benefits they deserve!

First off, I want to thank you for taking the time to conduct this survey and ask many of us living in the communities for our opinion. I will be adding some extra discussion to some of the questions asked.

Housing: Need \$500 mortgages for SC wages.

I have observed with dismay the appalling commercial growth in the Cherrydale area. In my opinion, the Cherrydale Mall as brought nothing positive to the area besides minimum wage jobs. The construction of Lowe's over a beautiful piece of wetlands was an abomination. Without some care for our environment, I foresee Greenville County morphing into another area of cookie-cutter subdivisions surrounded by boring strip malls full of national chain restaurants and stores, further surrounded by asphalt and thousands of cars spewing exhaust. Trust me, no one wants to live in such a place. Most people who reside in the suburbs of Atlanta hate the traffic, pollution and poor quality of life.

If we stunt our growth, we will evolve into a "little old community," living in the past. What is our character?

Make churches pay property taxes.

Need mid-income (\$130-175K) housing.

Too much growth and development. Stop developing open areas for businesses.

Miscellaneous comments, continued

You send out these surveys, but you know the realtors and developers will flood you with surveys to further their own businesses. Not for the ordinary tax paying citizen that has to pay for everyone's mistakes.

