

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

MARCH 2023



UNIFIED DEVELOPMENT ORDINANCE (UDO)

The Greenville County Staff Technical Advisory Committee and the professional consultants are actively in review and development of the Land Development Regulations portions of the UDO listed below. Once drafts are ready for review, a joint Council and Planning Commission workshop will be scheduled in the Spring of 2023.

- Article 6 Tree Preservation, Buffers and Screens
- Article 7 Tree Preservation
- Article 11 Subdivisions and Group Developments
- Article 12 Access & Connectivity
- Article 14 Water Quality

HISTORIC PRESERVATION COMMISSION

This month the Historic Preservation Commission will visit the newest addition to the County's historic register: The Piedmont YWCA building located at 7 Piedmont Ave, Piedmont, SC. Recently purchased by the Piedmont Historical Preservation Society, this 140 year old building will become the new home of the Piedmont History Museum following interior and exterior renovation, made possible by grants and through generous donations to the Historical Society.



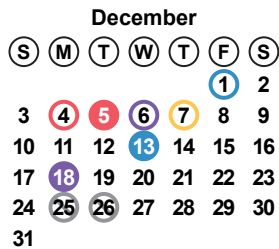
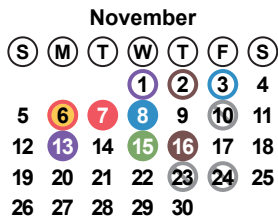
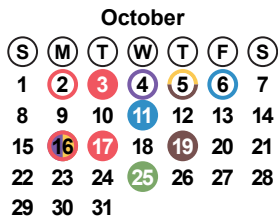
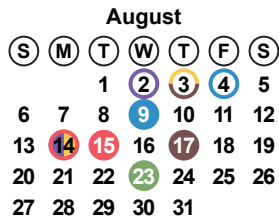
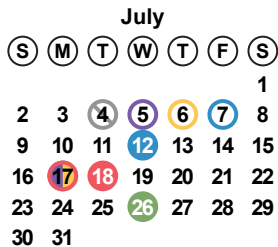
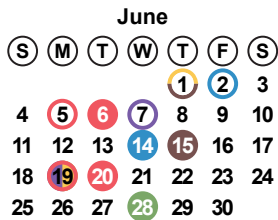
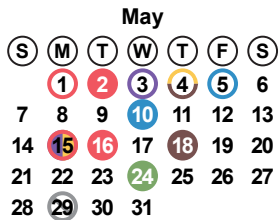
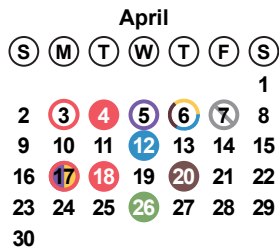
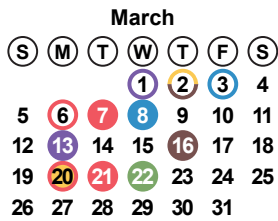
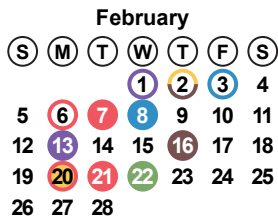
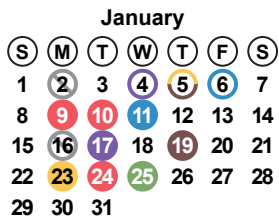
GPATS POLICY COMMITTEE

Staff will be scheduling a “GPATS 101” Training Session to serve as an introduction to GPATS as well as a refresher for and Policy Committee and Study Team member needing a refresher. Anyone wishing to participate, please contact Keith Brockington at kbrockington@greenvillecounty.org for notification once the date is set. Please note that due to the move of County Square to its new building, all GPATS meetings after February will be relocated. We will be sending out where the rest of the 2023 meetings will be held once it is known.



221130 NEM

2023 GREENVILLE COUNTY PLANNING CALENDAR

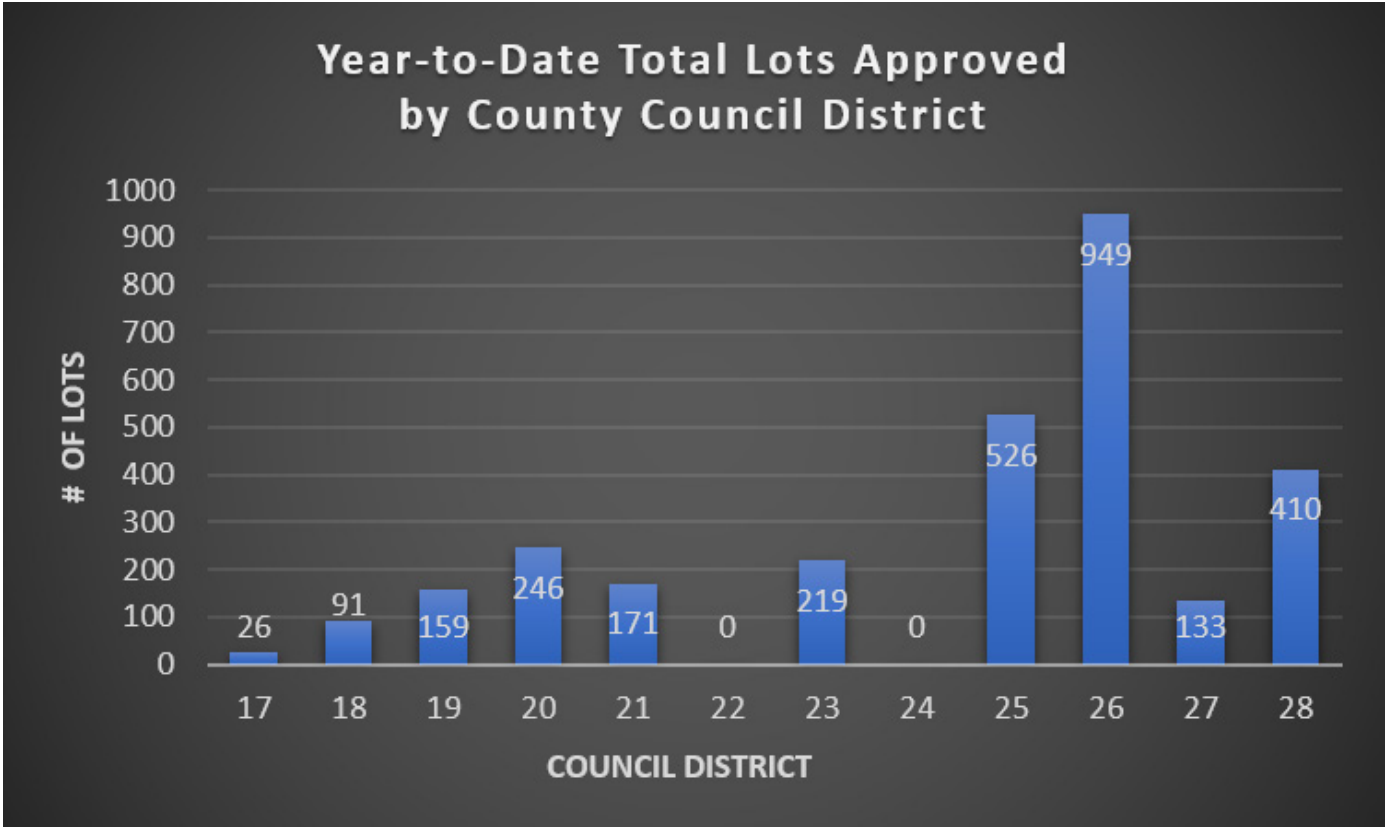


- County Council
1st and 3rd Tuesday (6:00 pm)
 - Zoning Public Hearing
3rd Monday (6:00 pm)
 - Board of Zoning Appeals (BZA)
2nd Wednesday (3:00 pm)
 - Subdivision Advisory Committee
2nd or 3rd Monday (9:30 am)
 - Planning & Development Committee
1st and 3rd Monday (5:00 pm, varies)
 - Rezoning Application Deadline
Thursday (12:00 pm)
 - BZA Application Deadline
1st or 2nd Friday (12:00 pm)
 - Subdivision Plan Application Deadline
1st Wednesday (12:00 pm)
 - Planning Commission (GCPC)
4th Wednesday (4:30 pm)
 - Historic Preservation Commission
3rd Thursday (12:00 pm)
 - HPC Application Deadline
1st Thursday (12:00 pm)
 - Holiday
- *All dates subject to change

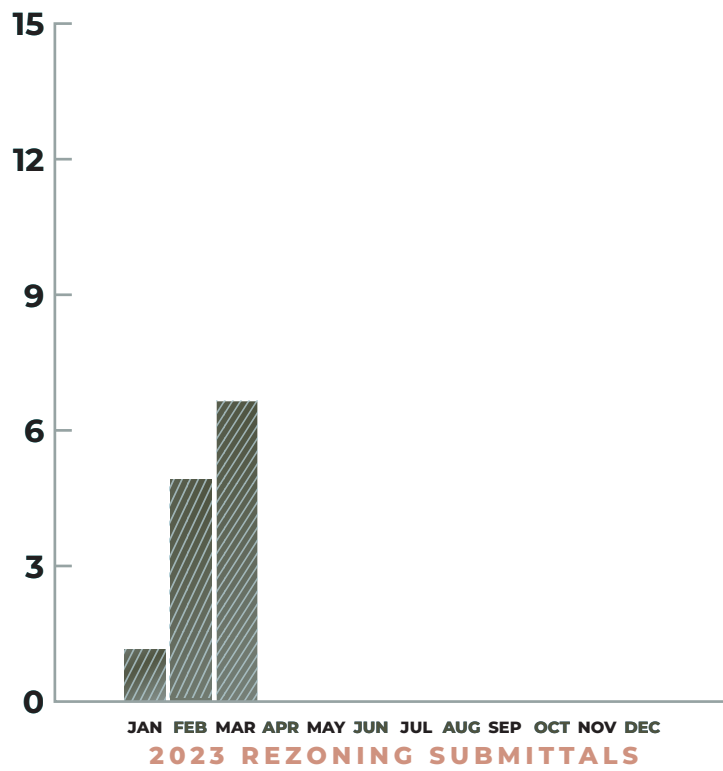
SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS

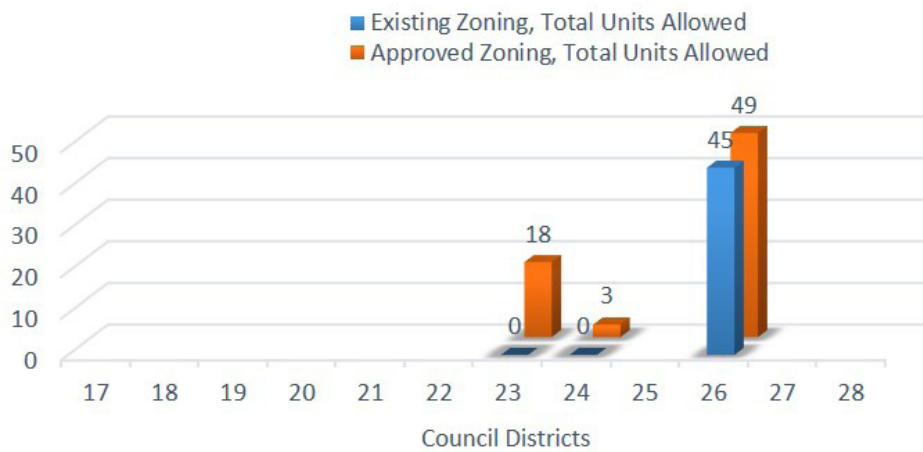
	Feb 2023 Total	Jul 22 - Feb 23 YTD
Acres Developed	0	1544.19
Lots Added	0	2771
Linear Feet of Public Roads Added	0	92,524.20
Linear Feet of Private Roads	0	13,396.79
Open Space Preserved (Acres)	0	606.97
Subdivisions Served by Septic	0	6
Subdivisions Served by Public Sewer	0	27
Subdivisions in Unincorporated Area	0	33
Subdivisions in Municipalities	0	4



REZONING ACTIVITY



YTD Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District



MONTHLY BUILDING REPORT

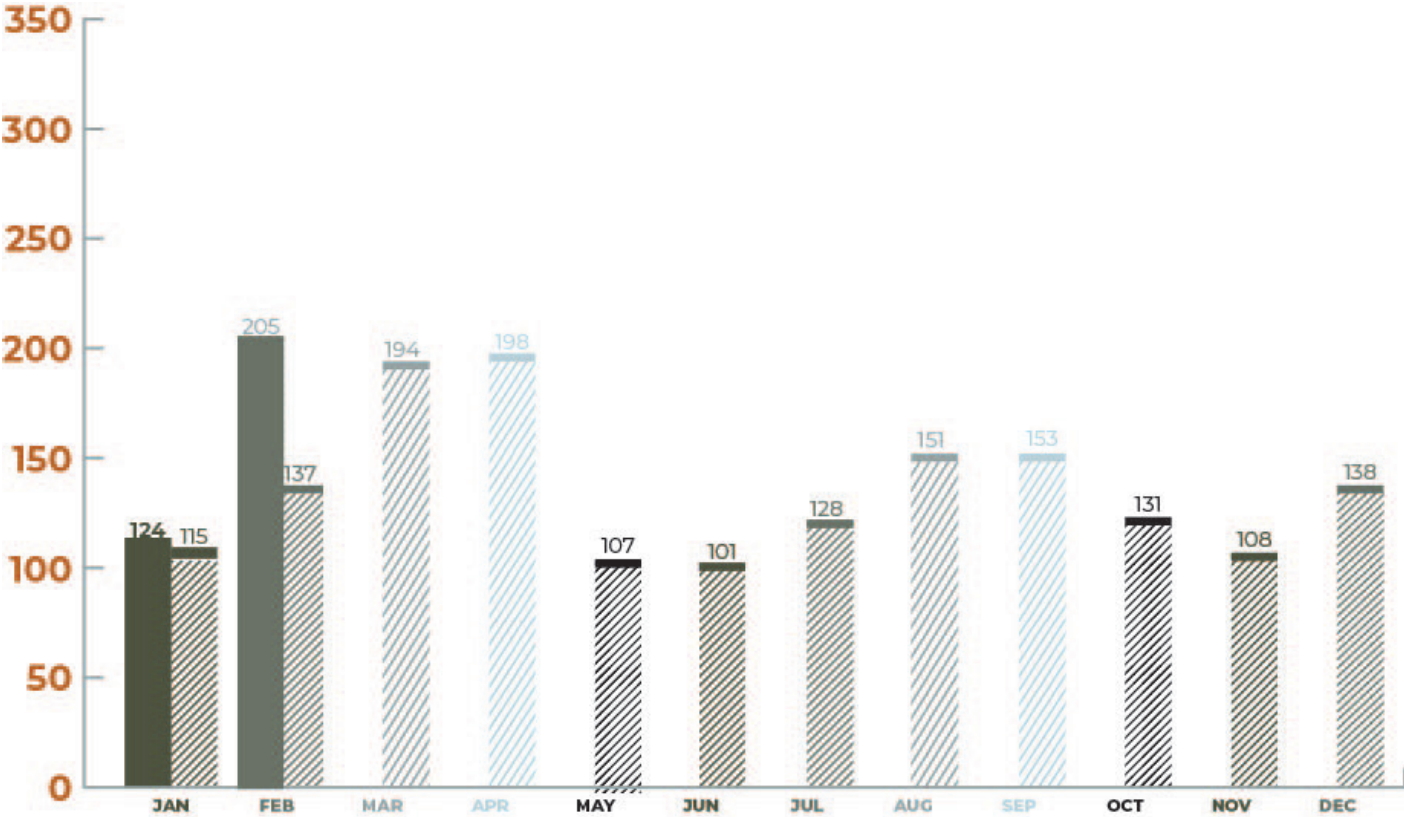
**Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report February 2023**

New Single Family Dwelling Starts (July 2022 - June 2023) -	1,138
New Single Family Dwelling Starts (Month of February 2023) -	205
New Townhouse - Starts (Month of February 2023) -	13
New Commercial Starts - (Month of February 2023) -	29

	Current Mth Feb-23	Last Month Jan-23	YTD - FY22 7/22 - 6/23	Prior Yr Same Mth Feb-22	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	872	593	5,496	696	6,242
COMMERCIAL NEW CONSTRUCTION	35	58	412	34	362
OTHER NEW CONSTRUCTION	166	124	1,058	141	1,122
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	420	252	2,520	252	2,378
SIGN PERMITS	26	26	225	39	306
RESIDENTIAL RENOVATION	376	484	3,243	436	3,360
COMMERCIAL RENOVATION	139	127	1,305	219	1,758
MOBILE HOMES	21	6	146	24	196
TOTAL PERMITS ISSUED	2,055	1,670	14,405	1,841	15,724
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$209,790.00	\$130,908.00	\$ 1,247,191.50	\$174,674.00	\$ 1,439,951.50
COMMERCIAL NEW CONSTRUCTION	\$31,043.00	\$147,804.50	\$ 771,124.00	\$46,050.50	\$ 366,167.90
OTHER NEW CONSTRUCTION	\$8,794.50	\$8,261.00	\$ 69,991.50	\$9,325.50	\$ 70,955.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$33,044.00	\$15,963.50	\$ 126,789.45	\$12,851.50	\$ 118,368.35
SIGN PERMITS	\$1,503.00	\$990.00	\$ 11,448.00	\$1,909.50	\$ 16,366.50
RESIDENTIAL RENOVATION	\$29,284.00	\$34,830.25	\$ 244,972.50	\$31,703.50	\$ 244,903.90
COMMERCIAL RENOVATION	\$31,594.50	\$21,426.50	\$ 269,587.00	\$64,998.00	\$ 309,742.80
MOBILE HOMES	\$1,620.00	\$480.00	\$ 11,100.00	\$1,920.00	\$ 15,330.00
TOTAL FEES COLLECTED - PERMITS	\$346,673.00	\$360,663.75	\$2,752,203.95	\$343,432.50	\$2,581,786.45
OTHER FEES (Collections for departmental/other agencies)	\$29,323.00	\$19,060.58	\$ 97,897.20	\$20,405.26	\$ 67,267.51
GRAND TOTAL FEES	\$375,996.00	\$379,724.33	\$2,850,101.15	\$363,837.76	\$2,649,053.96
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,912	1,844	15,316	1,891	16,927
PLUMBING	1,239	1,265	9,670	1,216	11,325
MECHANICAL	1,462	1,451	12,702	1,623	15,060
BUILDING	2,533	2,462	20,862	2,758	24,255
MANUFACTURED HOMES	35	26	348	60	401
Total Building Safety Inspections	7,181	7,048	58,898	7,548	67,968
CODE ENFORCEMENT	556	582	5,035	669	4,965
FLOODPLAIN	1	9	74	11	83
TOTAL ALL INSPECTIONS	7,738	7,639	64,007	8,228	73,016
Certificates of Occupancy (Res-118; Comm-61; MH-20)	199	119	1,867	270	2,256

CONSTRUCTION ACTIVITY

- Feb 2023 New Single-Family Detached Housing starts: 124
- Feb 2023 New Townhouse/Condo starts: 13
- Feb 2023 New Commercial starts: 29



2023/2022

NEW SINGLE-FAMILY DETACHED HOUSING STARTS

2023 TOTAL: 1,138

2022 TOTAL: 1661 2021 TOTAL: 2332

2020 TOTAL: 2129 2019 TOTAL: 1951 2018 TOTAL: 2275

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

February 2023:

- New construction projects: 22
- Total project value: **\$32,207,953**

2023 Calendar Year Totals:

Total commercial projects: 66
Total project value: \$104,677,261

February 2022:

New construction projects: 81
Total Project value: \$46,239,240

2022 Calendar Year Totals:

Total commercial projects: 687
Total project value: \$804,596,951

CODE ENFORCEMENT

Code Enforcement assisted the Sheriff's Deputies, Fire Departments and/or Animal Control with inspections for the following houses and properties. Structures that need to be condemned were placarded.

9 Chipwood Ln
120 Windward Peak Ct
400 Old Piedmont Hwy
651 Belvue Rd
204 South Wind Way
Quarter P Hookah Lounge (3am)
Travelers Motel Hwy 25 North
113 Alhambra Boulevard

FLOODPLAIN ADMINISTRATION

Land Acquisition:

Demolition Completed: 0

Floodplain Reviews:

17 Subdivisions/Summary Plats/Final Plats
1 Zoning Applications
28 Commercial Plans
63 Grading Permit Applications
43 General

Special Projects:

Met with the SC Emergency Management Division and the SC Department of Natural Resources on 09/21/2022 regarding status of Building Resilient Infrastructure and Communities and FEMA grant for Enoree Basin Study. Floodplain Administration is waiting on the grant award. The earliest award schedule is Spring of 2023.