

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

JANUARY 2024



LONG-RANGE PLANNING

Happy New Year from the Planning Division! Currently, a project charter is under development by staff for a project coined “the Collaborative Planning Approach.” The primary goal of the project is to update the future land use map of the 2020 Plan Greenville comprehensive plan to guide sustainable growth and to develop recommendations for amendments to the County’s Official Zoning Map. The broad intent of this project is to implement the county’s policy direction and other goals of the 2020 Comprehensive Plan:

- Identify growth and redevelopment areas (priority investment areas) in the County that are currently able to support projected growth or can through the efficient coordination between infrastructure and other service providers.
- Develop growth scenarios in the priority investment areas for the year 2040 to evaluate the balance of land use in the Official Zoning Map using the “focused growth” land use policy and cost to serve data to evaluate scenarios.
- Encourage the appropriate intensification and revitalization of development in priority investment areas to protect and preserve natural resources of the community.
- Evaluate the existing future land use map character areas against zoning district designations, development patterns, and recent development trends and rezoning activity for inconsistencies and recommend needed amendments to facilitate smooth market operations.

The Collaborative Planning Approach is being undertaken as a component of the five-year review of the 2020 Plan Greenville Comprehensive Plan required by the SC Planning Act and in response to an approved resolution by County Council on November 7, 2023. The approved resolution tasks the Planning Commission with the study and development of recommendations for amendments to the Future Land Use Map and Official Zoning map to ensure the sustainable growth and development of Greenville County. The resolution adopted by County Council was developed as a counterpart to an LDR amendment effective January 3, 2024 that establishes countywide riparian buffer requirements and limits the use of septic systems for major subdivisions to protect water quality and manage growth and development relative to the availability of public sewer. More specifically, the resolution was developed as a result of two public workshops in Fall 2023 to build consensus amongst key stakeholders and refine the proposed ordinance. The resolution is an answer to stakeholder concerns that the ordinance would result in lost economic activity primarily due to reduced lot yield resulting from the combination of minimum lot size requirements for major subdivisions served by septic systems and larger undisturbed riparian buffer requirements in developments. These costs could potentially be mitigated by permitting higher gross densities in the zoned and unzoned areas of the County called for in the Greenville County Comprehensive Plan. A Planning Commission workshop regarding the draft scope of work for the Collaborative Planning Approach and the 2025 Plan Greenville comprehensive five-year review project is forthcoming.

Other Updates:

Long Range Planning, in collaboration with Anderson County, will host a community meeting on Monday, January 29 at 6:00 PM at the Piedmont Community Center in support of The Piedmont Area Plan. The meeting will feature exhibits from the plan, as well as information about its estimated completion date and adoption process; a presentation from TreesUpstate about their NeighborWoods tree planting program to take place in Downtown Piedmont in March; and a special announcement from Studio Main, a landscape architecture firm in West Pelzer, regarding an exciting new project funded by Greenville and Anderson counties.

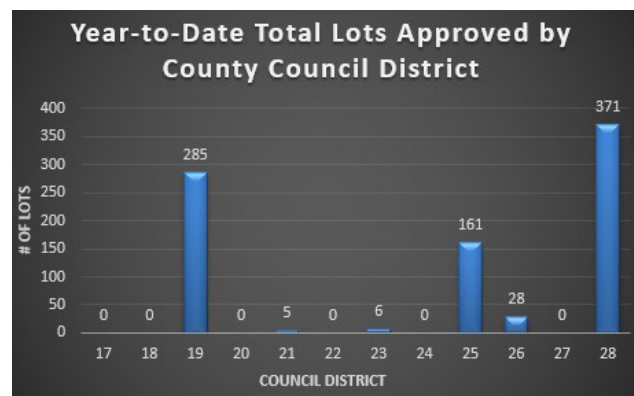
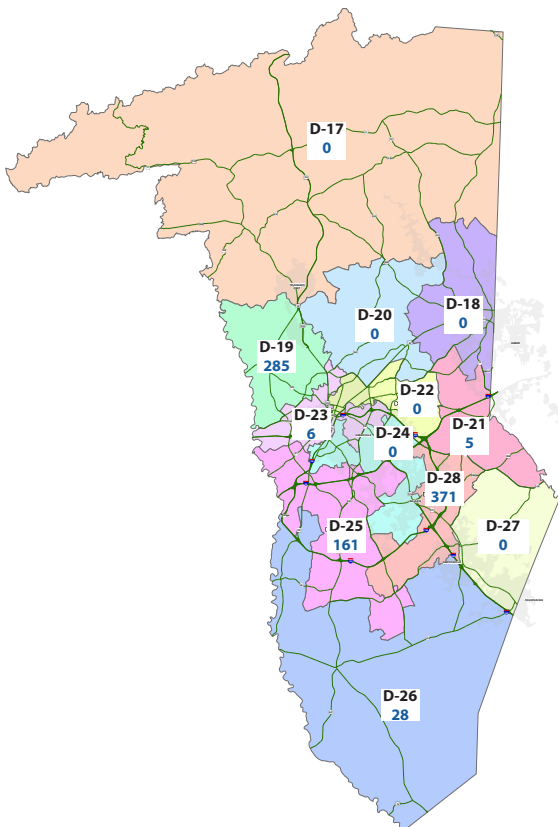
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, JANUARY FY 2024

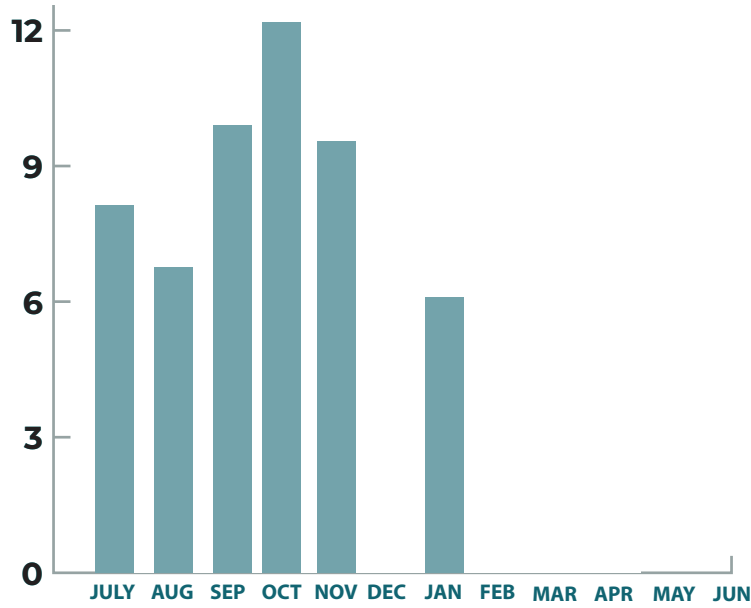
	Dec. 2023 Total	July 23' - Dec. 23'
Acres Developed	28.50	490.03
Lots Added	51	882
Linear Feet of Public Roads Added	3,242	35,614
Linear Feet of Private Roads	0	1,418
Open Space Preserved (Acres)	113.96	117.79
Subdivisions Served by Septic	0	1
Subdivisions Served by Public Sewer	3	9
Subdivisions in Unincorporated Area	3	10
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

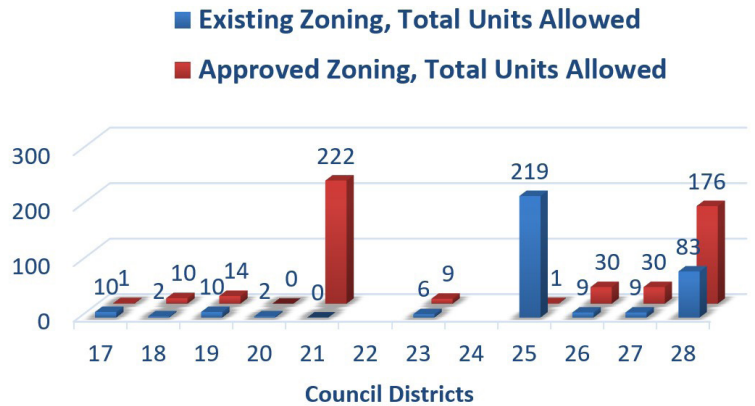
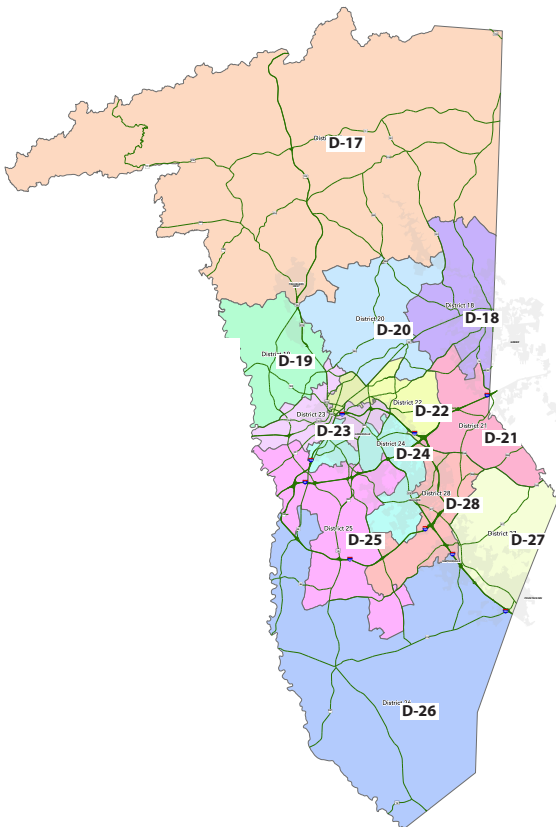


ZONING ADMINISTRATION

REZONING ACTIVITY (FY 2024)



Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2024)



MONTHLY BUILDING REPORT

Greenville County Planning and Code Compliance
 Fiscal Year 2024
 Summary Report December 2023

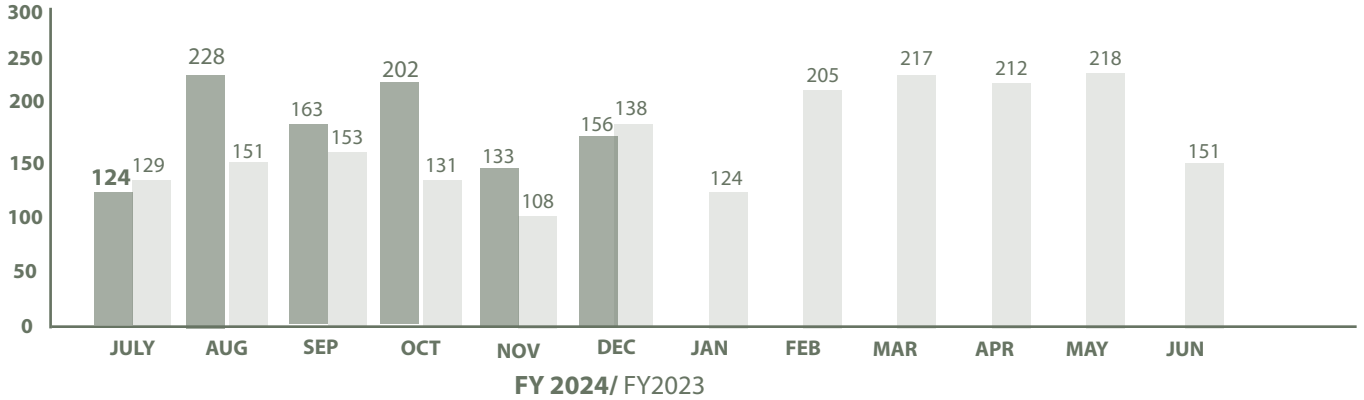
New Single Family Dwelling Starts (July 2023 - June 2024) -	987
New Single Family Dwelling Starts (Month of December 2023) -	156
New Commercial Starts - (Month of December 2023) -	27

	Current Mth Dec-23	Last Month Nov-23	YTD - FY24 7/23 - 6/24	Prior Yr Same Mth Dec-22	YTD - FY23 7/22 - 6/23
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	132	121	979	808	8,788
COMMERCIAL NEW CONSTRUCTION	26	2	47	57	579
OTHER NEW CONSTRUCTION	233	234	1,957	77	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	437	226	1,896	189	3,508
SIGN PERMITS	21	15	145	30	319
RESIDENTIAL RENOVATION	113	123	704	335	4,789
COMMERCIAL RENOVATION	61	66	596	143	1,852
MOBILE HOMES	24	26	175	13	226
TOTAL PERMITS ISSUED	1,047	813	6,499	1,652	21,924
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$347,513.25	\$350,703.75	\$ 2,577,979.60	\$187,733.00	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$456,931.02	\$41,837.75	\$ 976,497.61	\$59,545.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$34,209.38	\$41,799.05	\$ 295,094.33	\$5,216.50	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$69,490.40	\$37,684.50	\$ 392,592.61	\$10,189.00	\$ 186,157.95
SIGN PERMITS	\$2,246.25	\$2,426.25	\$ 20,352.77	\$1,477.50	\$ 15,739.50
RESIDENTIAL RENOVATION	\$53,631.00	\$62,942.00	\$ 372,217.82	\$26,195.50	\$ 371,460.25
COMMERCIAL RENOVATION	\$25,042.26	\$59,617.90	\$ 368,237.14	\$29,772.00	\$ 423,866.00
MOBILE HOMES	\$3,850.00	\$4,990.00	\$ 28,931.30	\$1,020.00	\$ 16,950.00
TOTAL FEES COLLECTED - PERMITS	\$992,913.56	\$602,001.20	\$5,031,903.18	\$321,148.50	\$4,103,806.20
OTHER FEES (Collections for departmental/other agencies)	\$11,591.92	\$45,343.41	\$ 296,945.51	\$11,537.93	\$ 132,002.89
GRAND TOTAL FEES	\$1,004,505.48	\$647,344.61	\$5,328,848.69	\$332,686.43	\$4,235,809.09
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,582	1,920	9,959	1,770	23,258
PLUMBING	1,053	1,182	7,429	1,215	15,288
MECHANICAL	1,390	1,554	9,908	1,636	19,493
BUILDING	2,535	3,940	18,073	2,447	32,338
MANUFACTURED HOMES	82	92	334	38	497
Total Building Safety Inspections	6,642	8,688	45,703	7,106	90,874
CODE ENFORCEMENT	867	521	4,641	483	8,193
FLOODPLAIN	15	36	109	7	134
TOTAL ALL INSPECTIONS	7,524	9,245	50,453	7,596	99,201
Certificates of Occupancy (Res-143;- Comm-40; MH-26)	209	239	1,467	298	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,014
 New Single Family Dwelling Starts (Month of December 2023): 156
 New Commercial Starts - (Month of December 2023): 27



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2275	2021 total: 2332
2019 total: 1951	2022 total: 1661
2020 total: 2129	2023 total: 2141

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

December 2023:

- New construction projects: **38**
- Total project value: **\$497,779,224.**

2023 Calendar Year Totals:

Total commercial projects: 429
 Total project value: \$1,051,141,659.55

December 2022:

New construction projects: **31**
 Total Project value: **\$48,733,338**
 2022 Calendar Year Totals:
 Total commercial projects: 751
 Total project value: \$870,497,940.00

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 181
 2023 Total: 2805

- FMA grant for Enoree Basin Study. Need contract signed and schedule kickoff.
- CRS Annual Recertification was approved on 10/04/2023.
- Awarded Woolpert two additional basin studies.