

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

APRIL 2023



LONG-RANGE PLANNING

Planning staff met with residents of the Gowensville area to discuss growth and development within their community. At this meeting, staff provided a summary of recent survey data, general development trends, and facilitated a discussion of zoning as a land management tool to achieve rural preservation. Some of those in attendance have since chosen to pursue the initiation of zoning in their area and have begun organizing others to achieve this goal. Staff will continue to provide guidance, resources and support to the Gowensville Community as they seek to preserve their rural way of life.

HISTORIC PRESERVATION COMMISSION

This month the Commission will be reviewing the application for Slater Hall for listing on Greenville County's Historic Register. Built in 1934, Slater Hall was donated by mill founder H. Nelson Slater to the Slater community to serve as a church, school, community meeting place, and recreational facility. Now, after weathering decades of use, Slater Hall is undergoing renovation of nearly every interior and exterior surface so that it can remain the center of the Slater community for generations to come.



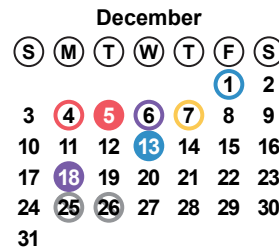
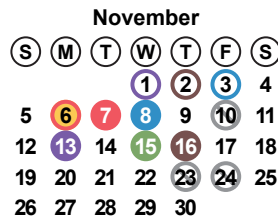
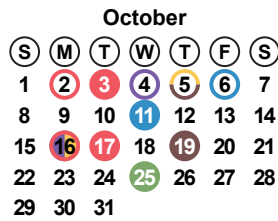
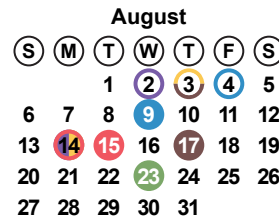
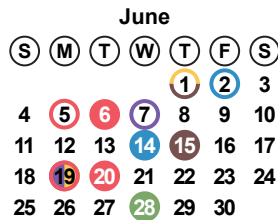
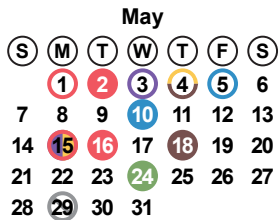
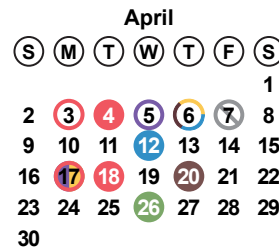
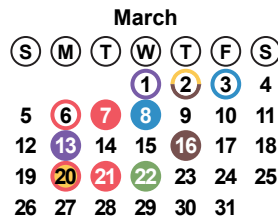
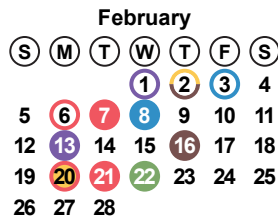
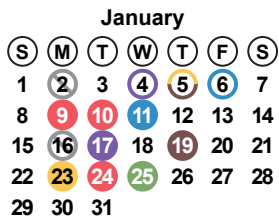
GPATS POLICY COMMITTEE

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.



v.221130 NEM

2023 GREENVILLE COUNTY PLANNING CALENDAR



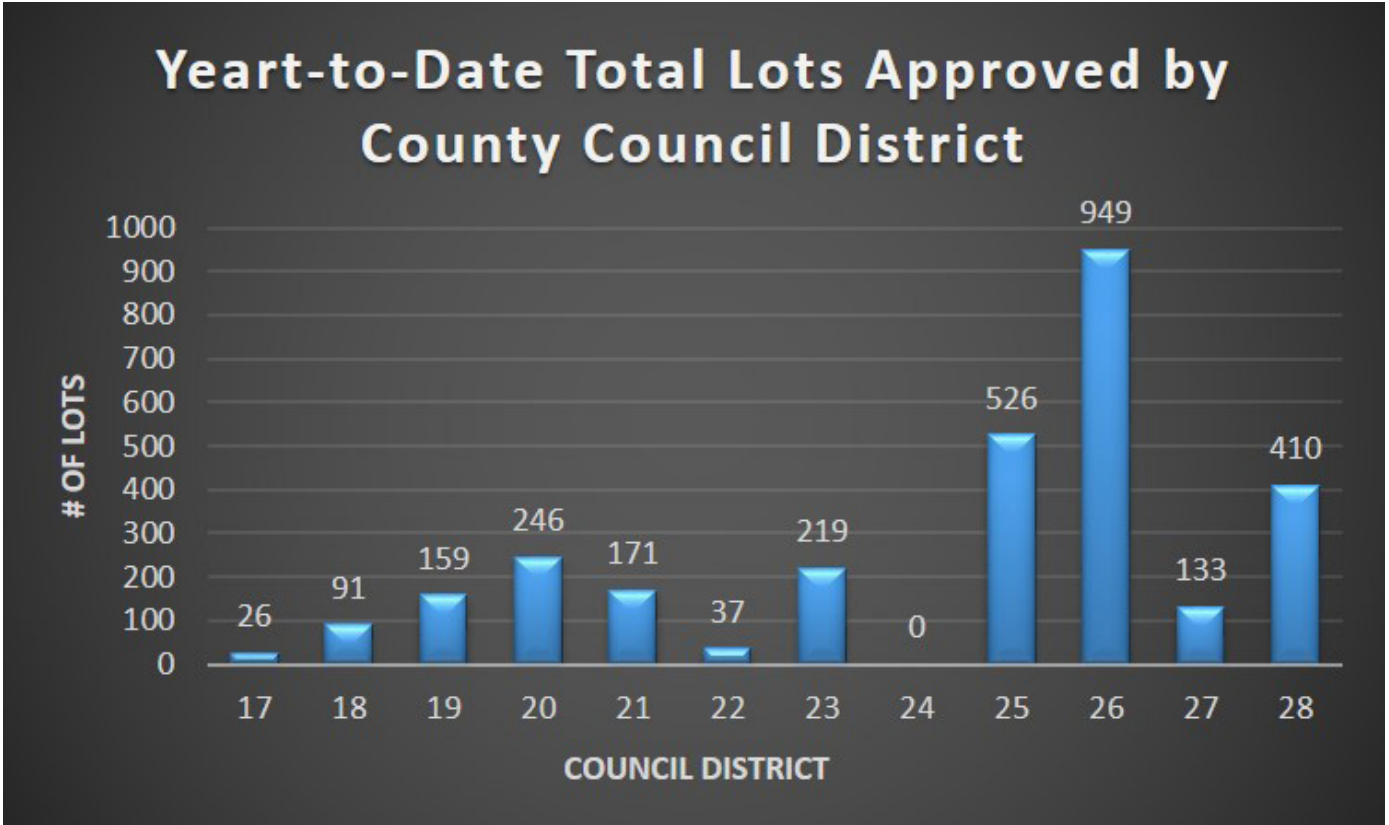
- County Council
1st and 3rd Tuesday (6:00 pm)
- Planning & Development Committee
1st and 3rd Monday (5:00 pm, varies)
- Planning Commission (GCPC)
4th Wednesday (4:30 pm)
- Zoning Public Hearing
3rd Monday (6:00 pm)
- Rezoning Application Deadline
Thursday (12:00 pm)
- Historic Preservation Commission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

*All dates subject to change

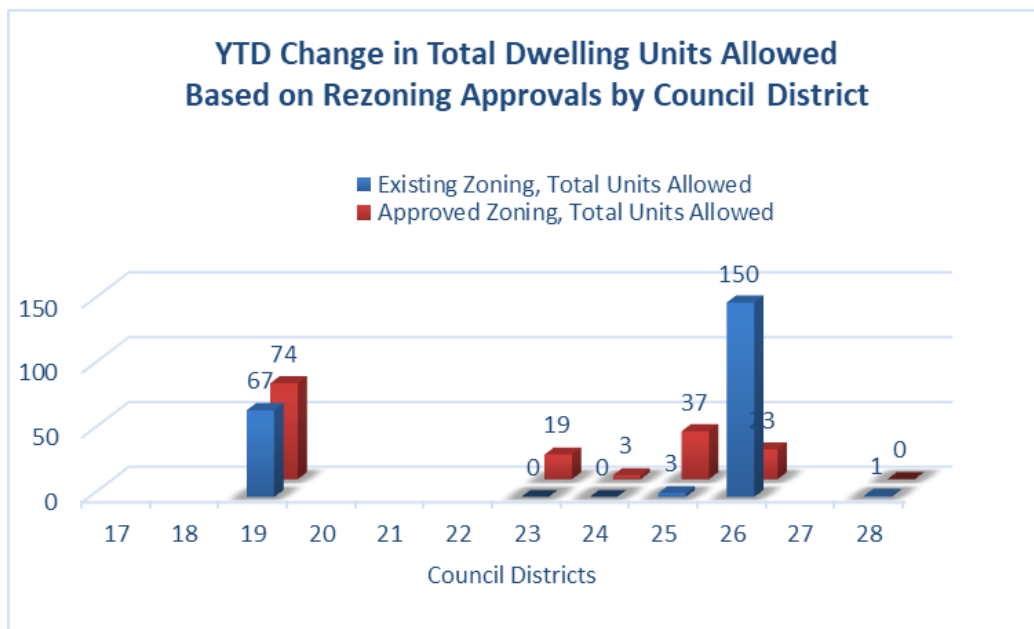
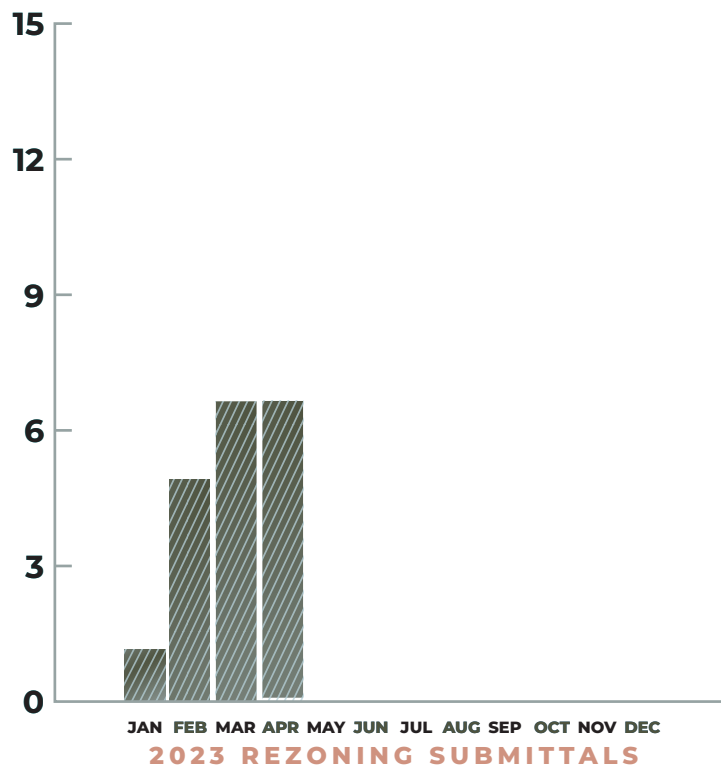
SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS

	March 2023 Total	Jul 22 - Mar 23 YTD
Acres Developed	11.11	1555.3
Lots Added	37	2808
Linear Feet of Public Roads Added	1176	93,700.2
Linear Feet of Private Roads	342	13,738.79
Open Space Preserved (Acres)	3.74	610.71
Subdivisions Served by Septic	0	6
Subdivisions Served by Public Sewer	1	28
Subdivisions in Unincorporated Area	1	34
Subdivisions in Municipalities	1	5



REZONING ACTIVITY



MONTHLY BUILDING REPORT

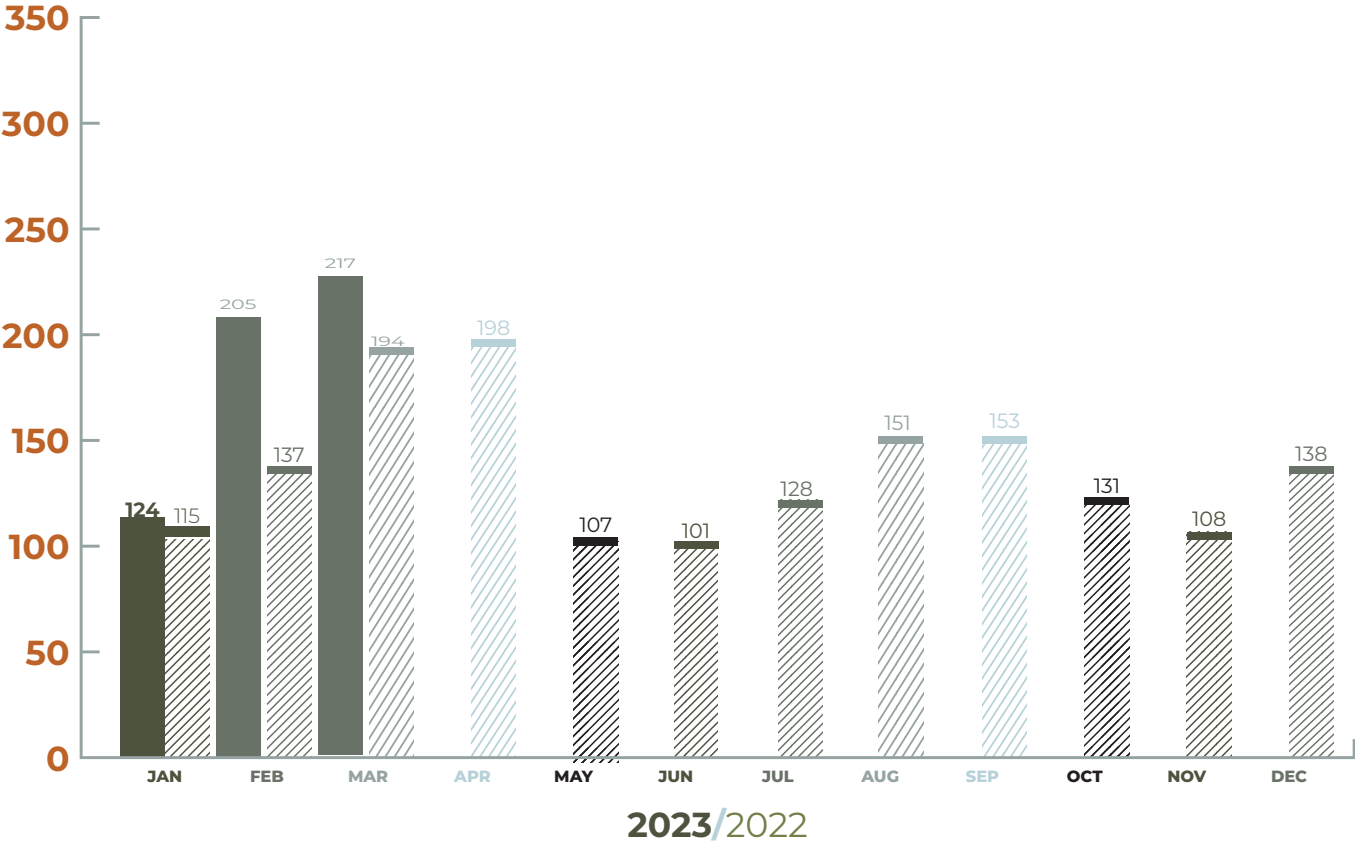
**Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report March 2023**

New Single Family Dwelling Starts (July 2022 - June 2023) -	1,355
New Single Family Dwelling Starts (Month of March 2023) -	217
New Townhouse - Starts (Month of March 2023) -	22
New Commercial Starts - (Month of March 2023) -	50

	Current Mth Mar-23	Last Month Feb-23	YTD - FY22 7/22 - 6/23	Prior Yr Same Mth Mar-22	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	954	872	6,447	835	6,242
COMMERCIAL NEW CONSTRUCTION	56	35	468	56	362
OTHER NEW CONSTRUCTION	153	166	1,211	192	1,122
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	249	420	2,769	244	2,378
SIGN PERMITS	27	26	252	31	306
RESIDENTIAL RENOVATION	427	376	3,670	459	3,360
COMMERCIAL RENOVATION	183	139	1,488	217	1,758
MOBILE HOMES	29	21	175	21	196
TOTAL PERMITS ISSUED	2,078	2,055	16,480	2,055	15,724
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$215,086.50	\$209,790.00	\$ 1,462,278.00	\$205,234.00	\$ 1,439,951.50
COMMERCIAL NEW CONSTRUCTION	\$24,246.50	\$31,043.00	\$ 795,370.50	\$110,511.90	\$ 366,167.90
OTHER NEW CONSTRUCTION	\$10,194.00	\$8,794.50	\$ 80,185.50	\$13,512.50	\$ 70,955.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$15,858.50	\$33,044.00	\$ 142,647.95	\$11,836.25	\$ 118,368.35
SIGN PERMITS	\$1,444.50	\$1,503.00	\$ 12,892.50	\$1,837.50	\$ 16,366.50
RESIDENTIAL RENOVATION	\$34,857.50	\$29,284.00	\$ 279,830.00	\$37,811.75	\$ 244,903.90
COMMERCIAL RENOVATION	\$58,437.50	\$31,594.50	\$ 328,024.50	\$26,569.00	\$ 309,742.80
MOBILE HOMES	\$2,070.00	\$1,620.00	\$ 13,170.00	\$1,650.00	\$ 15,330.00
TOTAL FEES COLLECTED - PERMITS	\$362,195.00	\$346,673.00	\$3,114,398.95	\$408,962.90	\$2,581,786.45
OTHER FEES (Collections for departmental/other agencies)	\$10,676.88	\$29,323.00	\$ 108,574.08	\$9,229.15	\$ 67,267.51
GRAND TOTAL FEES	\$372,871.88	\$375,996.00	\$3,222,973.03	\$418,192.05	\$2,649,053.96
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	2,400	1,912	17,716	2,164	16,927
PLUMBING	1,616	1,239	11,286	1,582	11,325
MECHANICAL	1,825	1,462	14,527	1,908	15,060
BUILDING	3,240	2,533	24,102	3,120	24,255
MANUFACTURED HOMES	28	35	376	54	401
Total Building Safety Inspections	9,109	7,181	68,007	8,828	67,968
CODE ENFORCEMENT	1,027	556	6,062	875	4,965
FLOODPLAIN	17	1	91	0	83
TOTAL ALL INSPECTIONS	10,153	7,738	74,160	9,703	73,016
Certificates of Occupancy (Res-180; Comm-82; MH-18)	280	199	2,147	255	2,256

CONSTRUCTION ACTIVITY

- Mar 2023 New Single-Family Detached Housing starts: 217
- Mar 2023 New Townhouse/Condo starts: 22
- Mar 2023 New Commercial starts: 50



New Single-Family Detached Housing Starts

2023 total: 1,355
 2022 total: 1661
 2021 total: 2332
 2020 total: 2129
 2019 total: 1951
 2018 total: 2275

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

March 2023:

- New construction projects: 32
- Total project value: **\$25,069,151.00**

2023 Calendar Year Totals:

Total commercial projects: 98
 Total project value: \$57,277,104.00

March 2022:

- New construction projects: 62
- Total Project value: \$43,999,962

2022 Calendar Year Totals:

Total commercial projects: 327
 Total project value: \$162,708,510

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.

- | | | |
|------------------------|------------------------|---------------------|
| Standford Road | 545 S Piedmont Highway | 491 Bessie Road |
| 512 McMahan Mill Road | 10 Gallon Street | 119 Matts Lake Road |
| 731 Howard Road | 8 Powell Road | 40 Bethany Road |
| 2604 Geer Highway | 114 Coleman Trail | 143 Trammell Road |
| 216 Fountain Inn Drive | 816 Chesley Drive | Homeless Camps/SO |

FLOODPLAIN ADMINISTRATION

Floodplain Reviews:

- 15 Subdivisions/Summary Plats/Final Plats
- 12 Zoning Applications
- 41 Commercial Plans
- 69 Grading Permit Applications
- 57 General

Special Projects:

Met with SCEMD and SCDNR on 09/21/2022 regarding status of BRIC and FMA grant for Enoree Basin Study. Indicated earliest award Spring of 2023