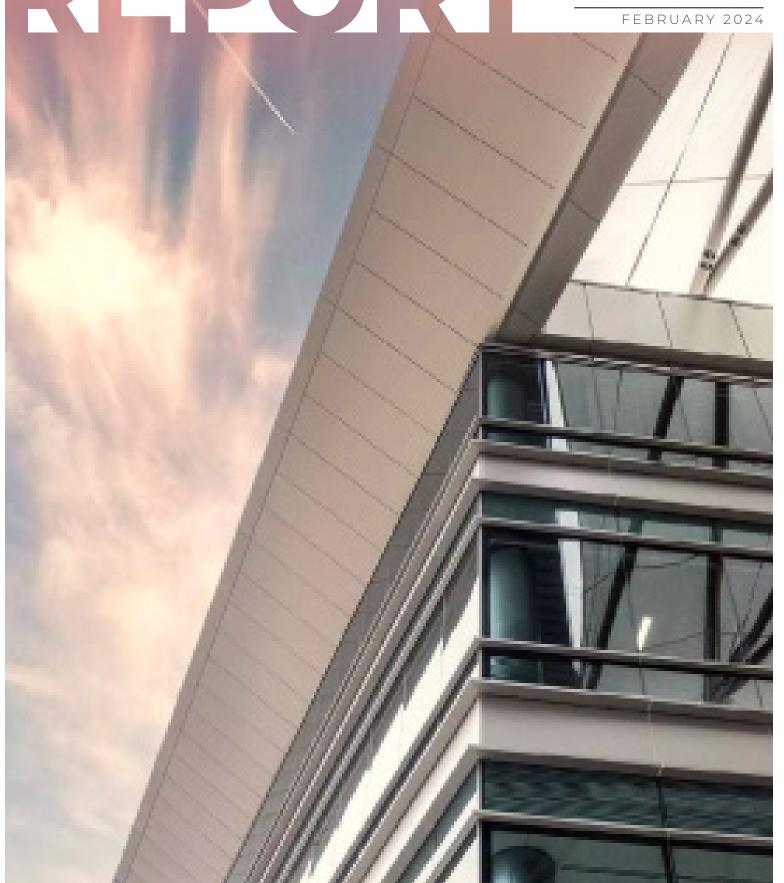
PLANNING REPORT



GREENVILLE COUNTY

PLANNING DIVISION CODE COMPLIANCE DIVISION



LONG-RANGE PLANNING

Greenville County Long Range Planning, in collaboration with Anderson County, hosted a community meeting on Monday, January 29 at the Piedmont Community Center. Anderson County Councilor Jimmy Davis (District 6) and Greenville County Councilor Rick Bradley (District 26) were present. 97 people were in attendance. Exhibits from The Piedmont Area Plan were on display before and after the meeting. The meeting included updates on the development of The Piedmont Area Plan, including the plan document outline and anticipated schedule of a public draft release, public review period, and adoption processes with each county. The public draft release will be available for review

online, or by request for a physical copy. The meetings related to the adoption of the plan document will take place at each county's respective facility. The specific date, time, and location of each meeting will be provided with the release of the public draft.

At the meeting, Blake Sanders with Studio Main announced the Piedmont Dam and Footbridge Small Area Master Plan. The project was initiated by Greenville County to study the feasibility of a new footbridge across the Saluda



River in downtown Piedmont, connecting both old mill sites with public green space and pathways on each side. The project was funded through discretionary funds approved by Greenville County Councilors Rick Bradley (District 26) [\$5,000]; Butch Kirven (District 27) [\$1,000]; Alan Mitchell (District 23) [\$1,000]; and Benton Blount (District 19) [\$1,000] from their respective Community Project Funds, with an \$8,000 match from Anderson County. The meeting also featured presentations from Joseph Barnes of the **Piedmont Community Alliance** and Evangeline Costa from **TreesUpstate** providing more information about the **NeighborWoods Tree Planting Program** taking place this March in Piedmont.

HISTORIC PRESERVATION COMMISSION

This month the Commission will be reviewing and preparing comments for Module 3 of the Unified Development Ordinance pertaining to historic preservation, as well as reviewing letters to be sent to owners of historic property that could potentially qualify for historic designation.



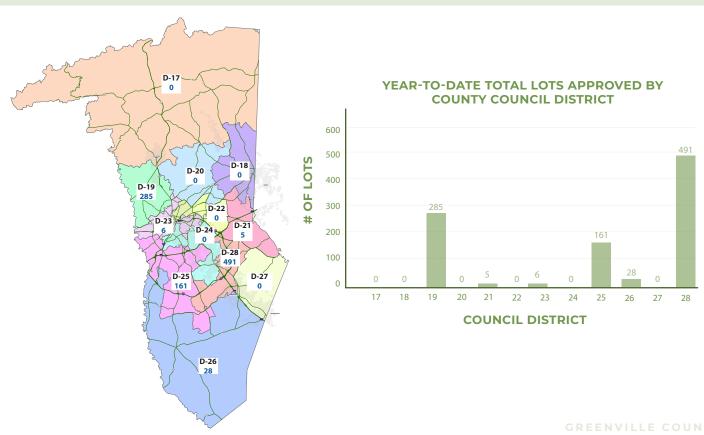
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, FEBRUARY FY 2024

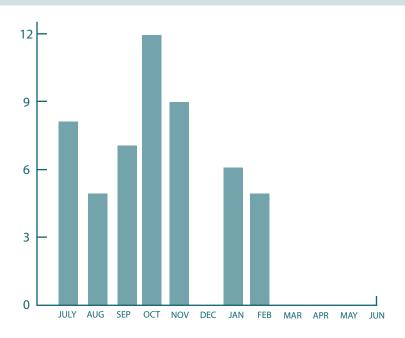
	Jan. 2024 Total	July 23' - Jan 24'	
Acres Developed	55.28	545.61	
Lots Added	206	1,028	
Linear Feet of Public Roads Added	3,696	39,310	
Linear Feet of Private Roads	1,444	2,862	
Open Space Preserved (Acres)	21.6	139.39	
Subdivisions Served by Septic	0	1	
Subdivisions Served by Public Sewer	2	11	
Subdivisions in Unincorporated Area	2	12	
Subdivisions in Municipalities	0	0	

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

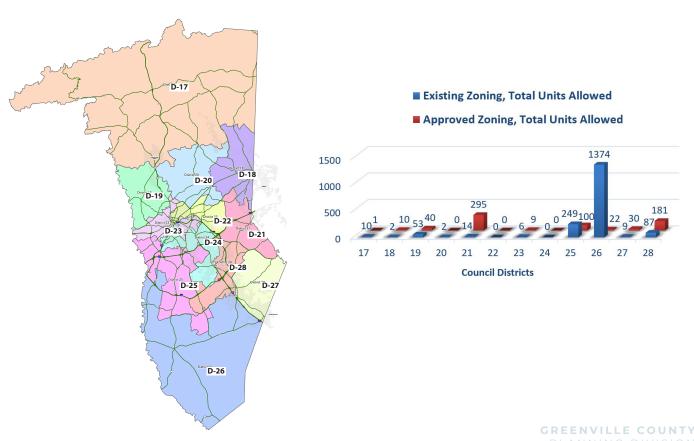


ZONING ADMINISTRATION

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 January 2024

New Single Family Dwelling Starts (July 2023 - June 2024) - 1,191

New Single Family Dwelling Starts (Month of January 2024) - 229

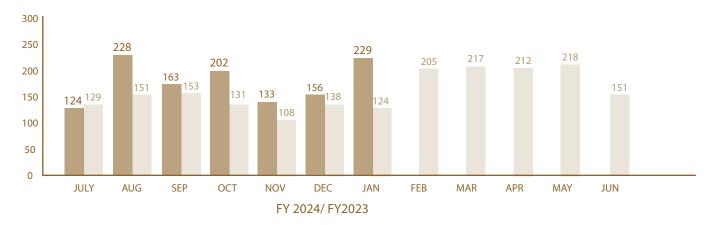
New Commercial Starts - (Month of January 2024) - 14

PERMITS ISSUED:		Current Mth	Last Month	YTD - FY24	Prior Yr Same Mth	YTD - FY23
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) 205 132 1,184 593 8,788 579 173 58 579 173 58 579 174 1,1865 1,1867 1		<u>Jan-24</u>	<u>Dec-23</u>	<u> 7/23 - 6/24</u>	<u>Jan-23</u>	<u> 7/22 - 6/23</u>
COMMERCIAL NEW CONSTRUCTION 125 233 2,190 124 1,865 1,579 1,670 1,670 1,570 1,570 1,570 1,670 1,770 1,670 1,77	PERMITS ISSUED:					
Commercial Removation 195 233 2,190 124 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,663 1,665 1,	RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	205	132	1,184	593	
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) 218	COMMERCIAL NEW CONSTRUCTION	12	26	73	58	579
SIGN PREMITS 16		195	233	2,190	124	1,863
RESIDENTIAL RENOVATION 122	STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	218	437	2,333	252	3,508
COMMERCIAL RENOVATION 100 61 657 127 1,852 226 24 199 6 226 226 24 199 6 226 226 24 199 6 226	SIGN PERMITS	16	21	166	26	319
TOTAL PERMITS ISSUED S96	RESIDENTIAL RENOVATION		113		484	· II
### TOTAL PERMITS ISSUED ### EES COLLECTED: RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) COMMERCIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) OTHER NEW CONSTRUCTION SP29,987.50 STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) STAND ALONE ELECTRICAL RENOVATION STAND ALONE STAND ALONE STANDARD (Electrical/Mechanical/Plumbing) STAND ALONE STANDARD (Electrical/Mechanical/Plumbing)	COMMERCIAL RENOVATION	100	61	657	127	1,852
### RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) COMMERCIAL NEW CONSTRUCTION \$402,028.88 \$456,931.02 \$1,438,526.49 \$147,804.50 \$971,471.50 \$714,71.50 \$12,997.50 \$342,09.38 \$325,081.83 \$8,261.00 \$117,997.50 \$150 PERMITS \$2,845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$2,845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$346,325.83 \$25,081.83 \$31,10,388.85 \$130,908.00 \$117,997.50 \$150 PERMITS \$1,448,797.47 \$992,461.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$1,448,797.47 \$992,913.56 \$16,157.95 \$16,1	MOBILE HOMES	28	24	199	6	226
### RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) COMMERCIAL NEW CONSTRUCTION \$402,028.88 \$456,931.02 \$1,438,526.49 \$147,804.50 \$971,471.50 \$714,71.50 \$12,997.50 \$342,09.38 \$325,081.83 \$8,261.00 \$117,997.50 \$150 PERMITS \$2,845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$2,845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$346,325.83 \$25,081.83 \$31,10,388.85 \$130,908.00 \$117,997.50 \$150 PERMITS \$1,448,797.47 \$992,461.25 \$23,197.77 \$990.00 \$15,739.50 \$16,157.95 \$150 PERMITS \$1,448,797.47 \$992,913.56 \$16,157.95 \$16,1	TOTAL PERMITS ISSUED	896	1.047	7.619	1.670	21.924
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) COMMERCIAL NEW CONSTRUCTION S462,028.88 \$456,931.02 \$1,438,526.49 \$147,804.50 \$32,997.50 \$34,209.38 \$42,997.50 \$54,209.38 \$42,997.50 \$54,209.38 \$42,997.50 \$54,209.38 \$419,717.62 \$15,963.50 \$147,804.50 \$117,997.50 \$57,125.01 \$569,490.40 \$419,717.62 \$15,963.50 \$149,717.62 \$15,963.50 \$186,157.95 \$100, PERMITS \$2,246.25 \$2,3197.77 \$990.00 \$15,739.50 \$34,6325.83 \$25,042.26 \$714,562.97 \$21,426.50 \$480.00 \$33,850.00 \$33,071.30 \$480.00 \$16,950.00 \$16,950.00 \$16,950.00 \$11,591.92 \$11,591.92 \$11,693.60 \$11,803 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$11,803 \$1,804.505.48 \$130,908.00 \$1,977.70 \$19,060.58 \$120,002.89 \$11,991.90 \$11,307 \$11,803 \$1,804.505.48 \$11,804.505.48 \$11,803 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804 \$1,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,804.505.48 \$11,8				,		
COMMERCIAL NEW CONSTRUCTION \$462,028.88 \$456,931.02 \$1,438,526.49 \$147,804.50 \$971,471.50 \$1740 CONSTRUCTION \$29,987.50 \$342,093.83 \$82,51.00 \$117,997.50 \$15,963.50	FEES COLLECTED:					
OTHER NEW CONSTRUCTION \$29,987.50 \$34,209.38 \$325,081.83 \$8,261.00 \$117,997.50 STAND ALONE PERRITTS (Electrical/Mechanical/Plumbing) \$27,125.01 \$69,900.40 \$419,717.62 \$15,963.50 \$186,157.95 SIGN PERRITS \$2,2845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,793.50 RESIDENTIAL RENOVATION \$43,936.00 \$53,631.00 \$416,153.82 \$34,830.25 \$371,460.25 COMMERCIAL RENOVATION \$346,325.83 \$25,042.26 \$714,562.97 \$21,426.50 \$423,866.00 MOBILE HOMES \$1,448,797.47 \$992,913.56 \$6,480,700.65 \$360,663.75 \$4,103,806.20 TOTAL FEES COLLECTED - PERMITS \$1,7955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 INSPECTIONS for departmental/other agencies) \$1,7955.26 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 INSPECTIONS PERFORMED: ELECTRICAL \$1,844 \$1,582 \$1,803 \$1,844 \$1,265 \$15,288 PLUMBING \$2,460 \$2,535 \$2,	RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$532,409.25	\$347,513.25	\$ 3,110,388.85	\$130,908.00	\$ 2,000,163.50
\$27,125.01 \$69,490.40 \$419,717.62 \$15,963.50 \$186,157.95 \$100 \$2,246.25 \$2,3197.77 \$990.00 \$15,739.50 \$2,845.00 \$2,246.25 \$23,197.77 \$990.00 \$15,739.50 \$346,325.83 \$25,042.26 \$714,662.97 \$24,246.50 \$	COMMERCIAL NEW CONSTRUCTION	\$462,028.88	\$456,931.02	\$ 1,438,526.49	\$147,804.50	\$ 971,471.50
SIGN PERMITS	OTHER NEW CONSTRUCTION	\$29,987.50	\$34,209.38	\$ 325,081.83	\$8,261.00	\$ 117,997.50
RESIDENTIAL RENOVATION \$43,936.00 \$53,631.00 \$416,153.82 \$34,830.25 \$371,460.25 \$425,042.26 \$714,562.97 \$21,426.50 \$423,866.00 \$346,325.83 \$25,042.26 \$714,562.97 \$21,426.50 \$423,866.00 \$38,850.00 \$33,850.00 \$33,071.30 \$480.00 \$16,950.00 \$16,950.00 \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 \$17,955.26 \$11,591.92 \$11,803 \$1,844 \$23,580 \$12,833 \$1,004,505.48 \$1,283 \$1,053 \$8,712 \$1,265 \$15,288 \$1,466,752.73 \$1,460 \$2,535 \$20,533 \$2,462 \$32,338 \$1,003 \$11,377 \$1,451 \$19,493 \$1,004,505.48 \$1,265 \$15,288 \$1,466,752.73 \$1,460 \$2,535 \$20,533 \$2,462 \$32,338 \$1,003 \$1,377 \$1,451 \$19,493 \$1,004,505.48 \$1,469 \$1,390 \$11,377 \$1,451 \$19,493 \$1,004,505.48 \$1,460 \$2,535 \$20,533 \$2,462 \$32,338 \$1,003 \$1,004,505.48 \$1,265 \$1,265 \$1,288 \$1,004,505.48 \$1,265 \$1,265 \$1,288 \$1,004,505.48 \$1,265 \$1,265 \$1,288 \$1,265 \$1,288 \$1,265 \$1,288 \$1,265 \$1,288 \$1,265 \$1,288 \$1,265 \$1,288 \$	STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$27,125.01	\$69,490.40	\$ 419,717.62	\$15,963.50	\$ 186,157.95
COMMERCIAL RENOVATION #346,325.83 #4,140.00 #3,850.00 #33,071.30 #480.00 #480.00 #16,950.00 #30,071.30 #480.00 #480.00 #16,950.00 #480.00 #16,950.00 #480.00 #16,950.00 #480.00 #16,950.00	SIGN PERMITS	\$2,845.00	\$2,246.25	\$ 23,197.77	\$990.00	\$ 15,739.50
\$4,140.00 \$3,850.00 \$33,071.30 \$480.00 \$16,950.00 TOTAL FEES COLLECTED - PERMITS \$1,448,797.47 \$992,913.56 \$6,480,700.65 \$360,663.75 \$4,103,806.20 OTHER FEES (Collections for departmental/other agencies) \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 OTHER FEES (Collections for departmental/other agencies) \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 OTHER FEES (Collections for departmental/other agencies) \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 OTHER FEES (Collections for departmental/other agencies) \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 OTHER FEES (Collections for departmental/other agencies) \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 OTHER FEES (Collections for departmental/other agencies) \$1,466,752.73 \$1,004,505.48 \$1,800.77 \$1,8	RESIDENTIAL RENOVATION	\$43,936.00	\$53,631.00	\$ 416,153.82	\$34,830.25	\$ 371,460.25
TOTAL FEES COLLECTED - PERMITS \$1,448,797.47 \$992,913.56 \$6,480,700.65 \$360,663.75 \$4,103,806.20 \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 \$132,002.89 \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89	COMMERCIAL RENOVATION	\$346,325.83	\$25,042.26	\$ 714,562.97	\$21,426.50	\$ 423,866.00
OTHER FEES (Collections for departmental/other agencies) \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 \$132,002.89 \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 \$10,000 \$10,	MOBILE HOMES	\$4,140.00	\$3,850.00	\$ 33,071.30	\$480.00	\$ 16,950.00
OTHER FEES (Collections for departmental/other agencies) \$17,955.26 \$11,591.92 \$314,900.77 \$19,060.58 \$132,002.89 \$132,002.89 \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 \$10,000 \$10,						
### STOTAL FEES \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### STOTAL ALL INSPECTIONS \$1,466,752.73 \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$6,795,601.42 \$379,724.33 \$4,235,809.09 ### \$1,004,505.48 \$1,008 \$	TOTAL FEES COLLECTED - PERMITS	\$1,448,797.47	\$992,913.56	\$6,480,700.65	\$360,663.75	\$4,103,806.20
INSPECTIONS PERFORMED: 1,844 1,582 11,803 1,844 23,258	OTHER FEES (Collections for departmental/other agencies)	\$17,955.26	\$11,591.92	\$ 314,900.77	\$19,060.58	\$ 132,002.89
INSPECTIONS PERFORMED: 1,844 1,582 11,803 1,844 23,258						
ELECTRICAL 1,844 1,582 11,803 1,844 23,258 PLUMBING 1,283 1,053 8,712 1,265 15,288 MECHANICAL 1,469 1,390 11,377 1,451 19,493 BUILDING 2,460 2,535 20,533 2,462 32,338 MANUFACTURED HOMES 37 82 371 26 497 TOTAL Building Safety Inspections 7,093 6,642 52,796 7,048 90,874 CODE ENFORCEMENT 1,008 867 6,516 582 8,193 FLOODPLAIN 15 15 124 9 134 TOTAL ALL INSPECTIONS 8,116 7,524 59,436 582 99,201	GRAND TOTAL FEES	\$1,466,752.73	\$1,004,505.48	\$6,795,601.42	\$379,724.33	\$4,235,809.09
ELECTRICAL 1,844 1,582 11,803 1,844 23,258 PLUMBING 1,283 1,053 8,712 1,265 15,288 MECHANICAL 1,469 1,390 11,377 1,451 19,493 BUILDING 2,460 2,535 20,533 2,462 32,338 MANUFACTURED HOMES 37 82 371 26 497 TOTAL Building Safety Inspections 7,093 6,642 52,796 7,048 90,874 CODE ENFORCEMENT 1,008 867 6,516 582 8,193 FLOODPLAIN 15 15 124 9 134 TOTAL ALL INSPECTIONS 8,116 7,524 59,436 582 99,201						
PLUMBING 1,283 1,053 8,712 1,265 15,288 MECHANICAL 1,469 1,390 11,377 1,451 19,493 BUILDING 2,460 2,535 20,533 2,462 32,338 MANUFACTURED HOMES 37 82 371 26 497 Total Building Safety Inspections 7,093 6,642 52,796 7,048 90,874 CODE ENFORCEMENT 1,008 867 6,516 582 8,193 FLOODPLAIN 15 15 124 9 134 TOTAL ALL INSPECTIONS 8,116 7,524 59,436 582 99,201	INSPECTIONS PERFORMED:					
MECHANICAL 1,469 1,390 11,377 1,451 19,493 BUILDING 2,460 2,535 20,533 2,462 32,338 MANUFACTURED HOMES 37 82 371 26 497 Total Building Safety Inspections 7,093 6,642 52,796 7,048 90,874 CODE ENFORCEMENT 1,008 867 6,516 582 8,193 FLOODPLAIN 15 15 124 9 134 TOTAL ALL INSPECTIONS 8,116 7,524 59,436 582 99,201	ELECTRICAL	· II	1,582		1,844	23,258
BUILDING MANUFACTURED HOMES Total Building Safety Inspections Total Building Safety Inspections Total Building Safety Inspections Total Build	PLUMBING	1,283	1,053	8,712	1,265	15,288
MANUFACTURED HOMES Total Building Safety Inspections Total Building Safety	MECHANICAL	1,469	1,390	11,377	1,451	19,493
Total Building Safety Inspections 7,093 6,642 52,796 7,048 90,874	BUILDING	2,460	2,535	20,533	2,462	
CODE ENFORCEMENT FLOODPLAIN TOTAL ALL INSPECTIONS 1,008 867 6,516 582 8,193 15 15 124 9 134 7,524 59,436 582 99,201						
FLOODPLAIN 15 15 124 9 134 175 175 175 175 175 175 175 175 175 175	Total Building Safety Inspections	7,093	6,642	52,796	7,048	90,874
FLOODPLAIN 15 15 124 9 134 175 175 175 175 175 175 175 175 175 175						
TOTAL ALL INSPECTIONS 8,116 7,524 59,436 582 99,201					582	· I
					9	
Certificates of Occupancy (Res-134;- Comm-56; MH-25) 215 209 1,682 119 2,901	TOTAL ALL INSPECTIONS	8,116	7,524	59,436	582	99,201
	Certificates of Occupancy (Res-134;- Comm-56; MH-25)	215	209	1,682	119	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,014 New Single Family Dwelling Starts (Month of January 2024): 229 New Commercial Starts - (Month of January 2024): 14



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2275 2021 total: 2332 2024 total: 229

2019 total: 1951 2022 total: 1661

2020 total: 2129 2023 total: 2141

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

January 2024:

• New construction projects: 40

• Total project value: \$25,627,265.00

2024 Calendar Year Totals:

• Total commercial projects: 40

• Total project value: \$25,627,265.00

January 2023:

• New construction projects: 44

• Total Project value: \$17,409,083

2023 Calendar Year Totals:

Total commercial projects: 44Total project value: \$17,409,083

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 259 2024 Total: 259

- FMA grant for Enoree Basin Study. Kick off meeting with SCDNR scheduled for February 05, 2024
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by first year.