

# PLANNING REPORT



**GREENVILLE COUNTY**  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

MARCH 2024



# LONG-RANGE PLANNING

## Promoting Sustainable Growth and Open Space: A Strategic Partnership Unveiled

In a significant move towards fostering sustainable growth and preserving the natural beauty of Greenville County, the **Planning Department** joined forces with the **Parks and Recreation Department** on February 9, 2024 to release a **Request for Proposals (RFP)**. The objective is to secure consulting services for the development and preparation of a **comprehensive Open Space, Recreation, and Trails Expansion Plan**. This initiative aligns with the overarching goals of the **2020 Plan Greenville Comprehensive Plan** and the **2010 Greenville County Comprehensive Greenways Plan**.

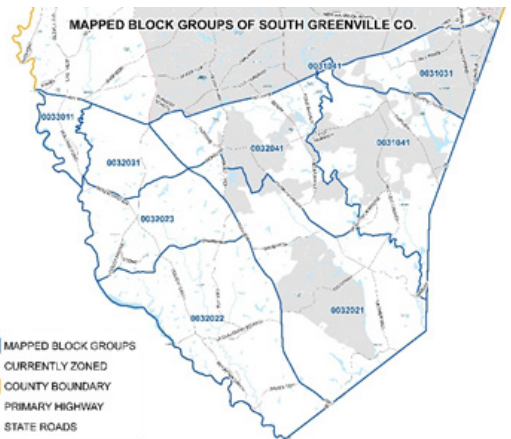
The proposed plan aims to establish a forward-looking vision for open space, outline preservation goals for long-term growth management, and create sustainability strategies. Additionally, it will lay out a ten-year action plan that encompasses strategic collaborations, community partnerships, policy recommendations, and a needs analysis for capital projects, land acquisitions, trail development, and funding estimates.

This RFP issuance represents a pivotal moment in addressing the evolving needs of our community, particularly in the face of diminishing open space and agricultural lands. We recognize the critical need for defining community vision, setting goals, identifying opportunities, and establishing priorities for open space, recreation, and trails. The plan will provide benchmarks tailored to the unique context and goals of the community, alongside a suite of tools and decision-making strategies for land acquisition and open space protection.

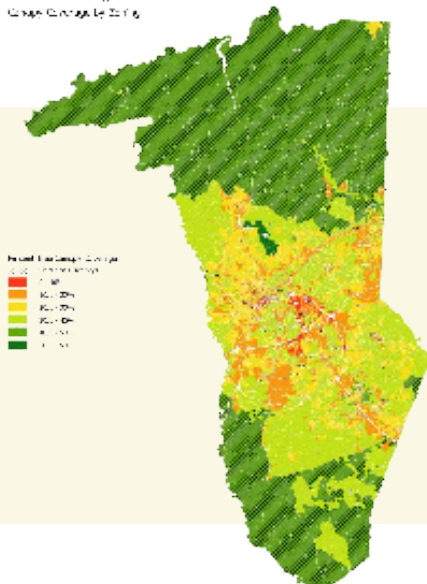
Currently, proposals are under evaluation, marking the next step in this comprehensive planning initiative. **The Open Space Plan** is anticipated to inform growth management strategies and serve as a reference point for evaluating development ordinances and proposals.

## SOUTH GREENVILLE ZONING INITIATION EFFORT

Planning staff met with a group of concerned citizens in Southern Greenville County to talk about the pace of development within their community. The group is interested in pursuing area zoning initiation as a tool to manage growth in this rural corner of the county. Staff provided maps and a list of unzoned properties in the area, and answered questions about the zoning initiation process.



Greenville County, South Carolina  
Climate Change by 2050



## SOUTH CAROLINA FORESTRY COMMISSION GRANT

Community Development and Planning staff continue to work with the Green Infrastructure Center to map and analyze Greenville County's existing tree canopy in an effort to understand the complexities of urban development as it relates to tree loss. So far, the GIC has mapped the county's tree cover, provided potential locations for future tree plantings, and offered a method of estimating the cost of enhancing tree cover, as well as the value trees add to our community.

# LONG-RANGE PLANNING

## WELCOMING NEW LONG RANGE PLANNING STAFF



*Nicholas Hannah*

Long Range Planning welcomed a new member to its team of planners in March. Nicholas Hannah is a Charleston native and recent graduate of Clemson’s Resilient Urban Design Master’s Program. Nick brings a wealth of experience having worked on master plans and conceptual renderings in the private sector and has hands-on construction experience from his time with the U.S. Army Corp of Engineers and in the U.S. Army Reserves.

## HISTORIC PRESERVATION COMMISSION

This month, the Commission will be reviewing the Bailey Bill application for final certification of restoration work done at **American Spinning Mill**. Located at 300 Hammett Street, the five-story mill dates back to 1901. Now complete, this 360,000 square foot project includes 50,000 square feet of commercial space, including food hall and brewery and 260 residential units.



*American Spinning Company Mill Village (1901)*



*American Spinning Mill Development Rendering (2023)*

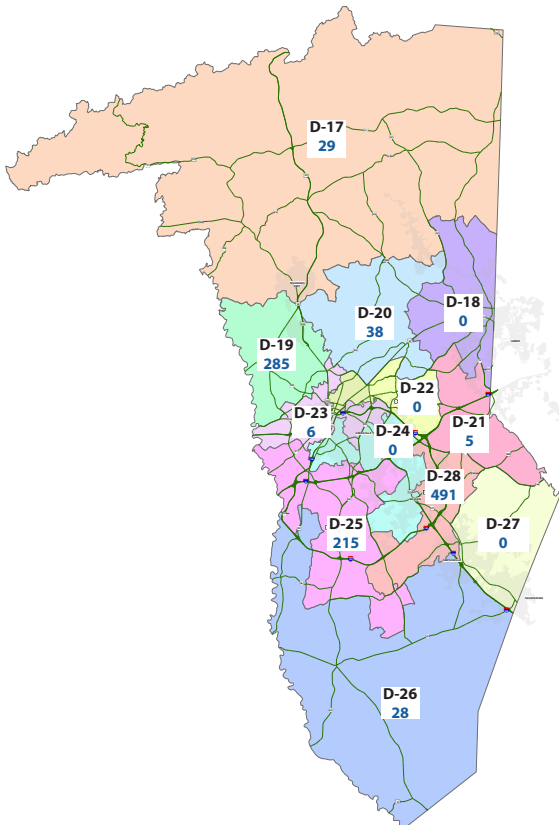
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

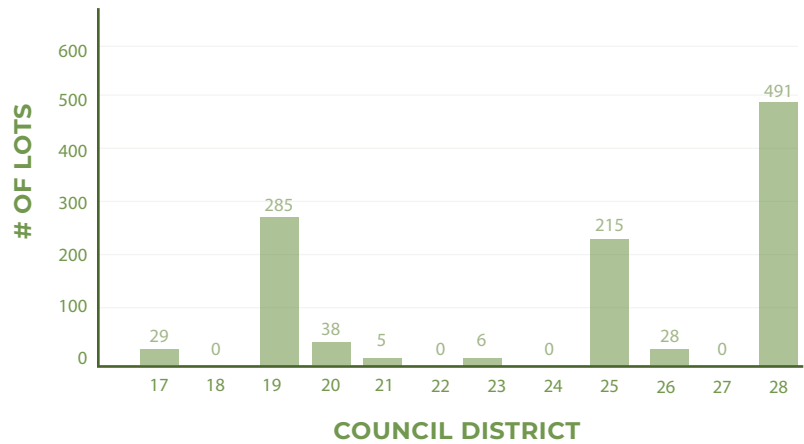
### MAJOR SUBDIVISION PROPOSALS, FEBRUARY FY 2024

	Feb. 2024 Total	July 23' - Feb 24'
Acres Developed	61.66	607.27
Lots Added	121	1,149
Linear Feet of Public Roads Added	6,818	46,128
Linear Feet of Private Roads	0	2,862
Open Space Preserved (Acres)	19.59	158.98
Subdivisions Served by Septic	1	2
Subdivisions Served by Public Sewer	2	13
Subdivisions in Unincorporated Area	3	15
Subdivisions in Municipalities	0	0

## TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

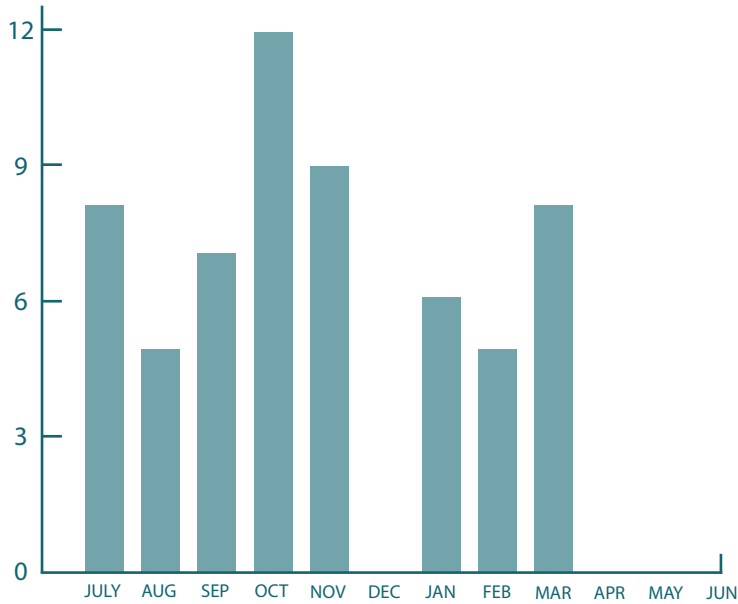


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

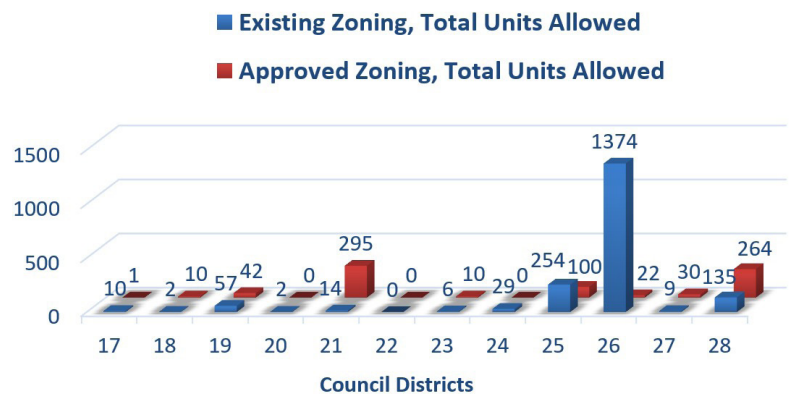
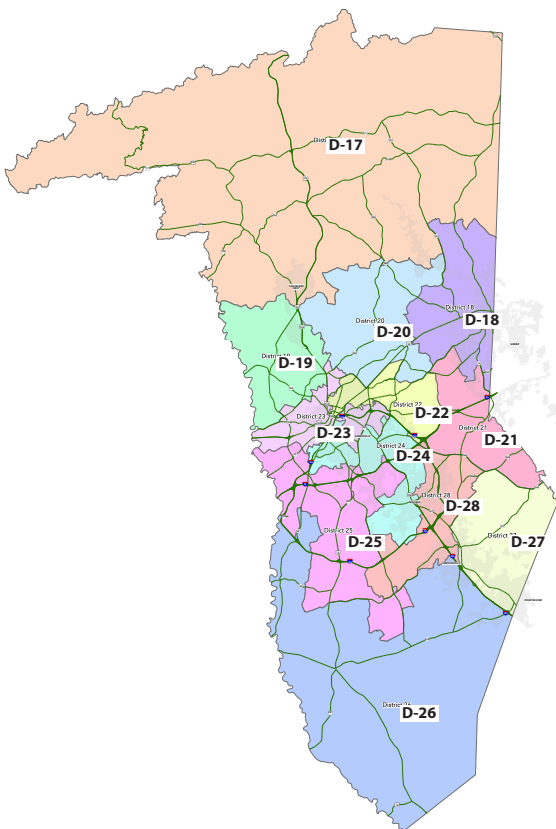


# ZONING ADMINISTRATION

## 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 February 2024**

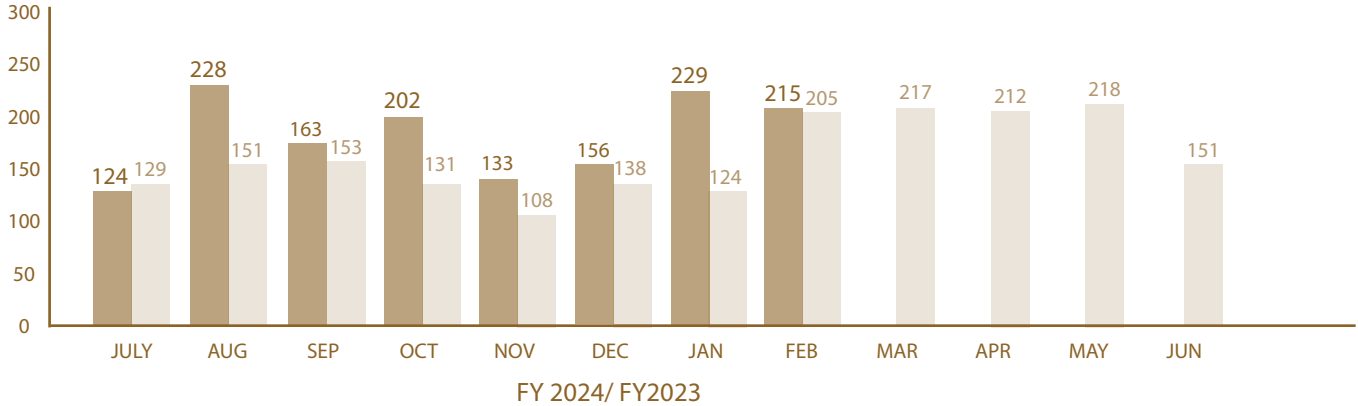
New Single Family Dwelling Starts (July 2023 - June 2024) -	1,138
New Single Family Dwelling Starts (Month of February 2024) -	215
New Commercial Starts - (Month of February 2024) -	29

	<b>Current Mth Feb-24</b>	<b>Last Month Jan-24</b>	<b>YTD - FY24 7/23 - 6/24</b>	<b>Prior Yr Same Mth Feb-23</b>	<b>YTD - FY23 7/22 - 6/23</b>
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	218	205	1,402	872	8,788
COMMERCIAL NEW CONSTRUCTION	3	12	62	35	579
OTHER NEW CONSTRUCTION	201	195	2,353	166	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	253	218	2,367	420	3,508
SIGN PERMITS	33	16	194	26	319
RESIDENTIAL RENOVATION	150	122	976	376	4,789
COMMERCIAL RENOVATION	115	100	811	139	1,852
MOBILE HOMES	29	28	232	21	226
<b>TOTAL PERMITS ISSUED</b>	<b>1,002</b>	<b>896</b>	<b>8,397</b>	<b>2,055</b>	<b>21,924</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$653,336.35	\$532,409.25	\$ 3,763,725.20	\$209,790.00	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$72,193.13	\$462,028.88	\$ 1,510,719.62	\$31,043.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$34,532.50	\$29,987.50	\$ 359,614.33	\$8,794.50	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$40,773.88	\$27,125.01	\$ 460,491.50	\$33,044.00	\$ 186,157.95
SIGN PERMITS	\$4,395.00	\$2,845.00	\$ 27,592.77	\$1,503.00	\$ 15,739.50
RESIDENTIAL RENOVATION	\$70,461.00	\$43,936.00	\$ 486,614.82	\$29,284.00	\$ 371,460.25
COMMERCIAL RENOVATION	\$122,308.63	\$346,325.83	\$ 836,871.60	\$31,594.50	\$ 423,866.00
MOBILE HOMES	\$5,250.00	\$4,140.00	\$ 38,321.30	\$1,620.00	\$ 16,950.00
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$1,003,250.49</b>	<b>\$1,448,797.47</b>	<b>\$7,483,951.14</b>	<b>\$346,673.00</b>	<b>\$4,103,806.20</b>
OTHER FEES (Collections for departmental/other agencies)	\$3,135.00	\$17,955.26	\$ 318,035.77	\$29,323.00	\$ 132,002.89
<b>GRAND TOTAL FEES</b>	<b>\$1,006,385.49</b>	<b>\$1,466,752.73</b>	<b>\$7,801,986.91</b>	<b>\$375,996.00</b>	<b>\$4,235,809.09</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	1,929	1,844	13,732	1,912	23,258
PLUMBING	1,306	1,283	10,018	1,239	15,288
MECHANICAL	1,511	1,469	12,888	1,462	19,493
BUILDING	2,951	2,460	23,484	2,533	32,338
MANUFACTURED HOMES	43	37	414	35	497
<b>Total Building Safety Inspections</b>	<b>7,740</b>	<b>7,093</b>	<b>60,536</b>	<b>7,181</b>	<b>90,874</b>
CODE ENFORCEMENT	1,170	1,008	7,686	556	8,193
FLOODPLAIN	6	15	130	1	134
<b>TOTAL ALL INSPECTIONS</b>	<b>8,916</b>	<b>8,116</b>	<b>68,352</b>	<b>7,738</b>	<b>99,201</b>
Certificates of Occupancy (Res-164;- Comm-52; MH-21)	237	215	1,919	199	2,901

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,014  
 New Single Family Dwelling Starts (Month of February 2024): 215  
 New Commercial Starts - (Month of February 2024): 15



## New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2275

2021 total: 2332

2024 total: 444

2019 total: 1951

2022 total: 1661

2020 total: 2129

2023 total: 2141

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

#### February 2024:

- New construction projects: **40**
- Total project value: **\$28,765,120**

#### 2024 Calendar Year Totals:

- Total commercial projects: 80
- Total project value: \$54,392,385

#### February 2023:

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

#### 2024 Calendar Year Totals:

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

### FLOODPLAIN ADMINISTRATION

#### Reviews:

Monthly Total: 167

2024 Total: 426

- FMA grant for Enoree Basin Study. Council approved. Waiting on Woolpert to provide proposal with cost break down and then issue PO.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by first year.