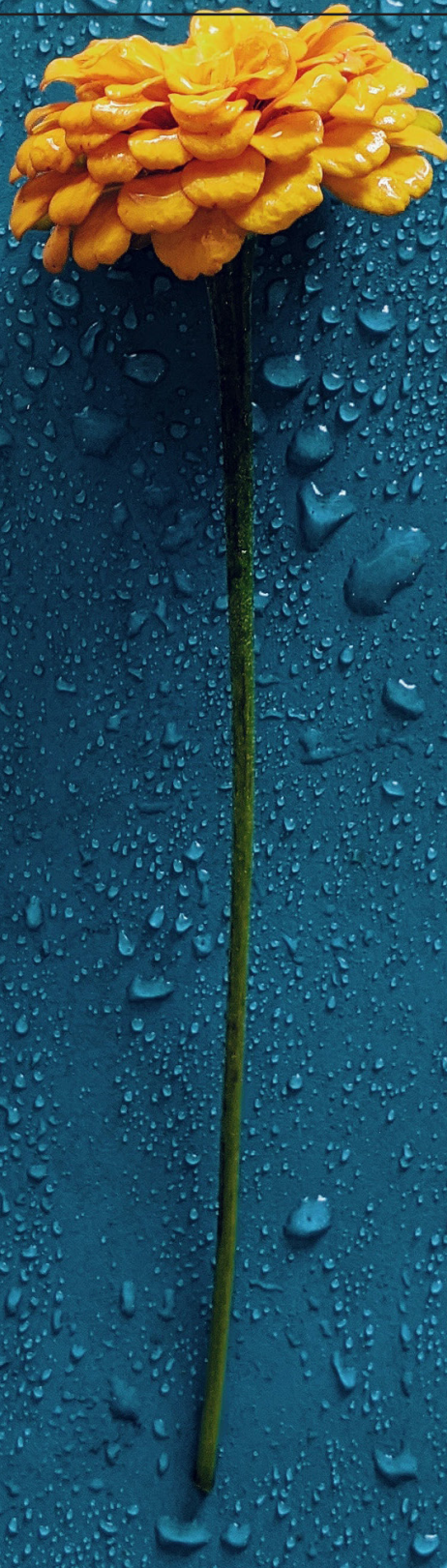


# PLANNING REPORT



GREENVILLE COUNTY  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

JULY 2023



# LONG-RANGE PLANNING

## Piedmont Area Plan

### Piedmont Area Plan Survey

Staff continue to have participation in Area Plan engagement opportunities, and have received 125 responses to the survey in recent weeks.

Most respondents have positive feelings about living in Piedmont and describe it as friendly, quiet, and “the best of both worlds” for its rural qualities as well as its nearness to urban areas. However, issues related to approaching suburban growth include increased traffic and commuting times, litter, crime, drugs, and homelessness. Piedmont residents want the “old and forgotten mill town” to be revitalized and they remain committed and engaged with the planning process

### Piedmont Area Plan Community Meeting

Long Range Planning, in collaboration with Anderson County, hosted a community meeting on June 29 at the Piedmont Community Center in support of the Piedmont Area Plan. More than 100 people attended. The meeting included opening remarks from Rashida-Jeffers Campbell and Tyler Stone, followed by a presentation from Austin Lovelace. The presentation outlined the purpose and parameters of the study, the role of planning, and a brief analysis of the history and existing conditions of the community. This is the first of three planned community meetings.



## 103 DEL NORTE LN COMMUNITY VISIONING WORKSHOP

The Greenville County Floodplain and Planning Divisions teamed together to make a difference in one of the floodplain properties that was purchased after a comprehensive study of repetitive flood losses in Del Norte subdivision.

A lot at 103 Del Norte Lane has been useful in allowing floodwaters a safe space to spread out and infiltrate the soil, but it is not much of an amenity for the community. The community asked Planning to help make the lot a more enjoyable space for the community while retaining its primary purpose as floodplain.

Therefore, a community visioning workshop was held in June to ask about the community’s desires and need. Community members participated and mapped their ideas. Staff also answered questions and concerns about the future design of this lot.



# TRANSPORTATION PLANNING

## GPATS UNIFIED PLANNING WORK PROGRAM

In May, the GPATS Policy Committee approved the Fiscal Year 2024-2025 Unified Planning Work Program (UPWP) which governs GPATS Staff activities. That document can be found on the GPATS website, <http://www.gpats.org/Programs/UPWP.aspx>. GPATS Staff is currently working with Greenville County Finance to line up all payments for the coming FY, while we are also waiting on the final signature pages from SCDOT and the Federal Highway Administration. Thank you for your participation in GPATS activities, and we are looking forward to the coming year!

## ASSOCIATION OF PEDESTRIAN AND BICYCLE PROFESSIONALS WEBINAR

GPATS hosted its third Association of Pedestrians and Bicycle Professionals (APBP) webinar this year, titled More than a cycle lane: How investment in better walking and cycling networks improves accessibility for people with disabilities. Participants heard from Maya Levi, a dietician with Multiple Sclerosis, who uses a mobility scooter to get around. She uses traffic calmed streets and safe bike paths to reach her destination. She discussed how important it is that individuals with disabilities have access to mobility. Being able to travel while using a mobility scooter promotes physical, mental, and social health.

GPATS hosts several of these APBP webinars each year. If you wish to be included on the email distribution list for when they will occur, please contact staff.



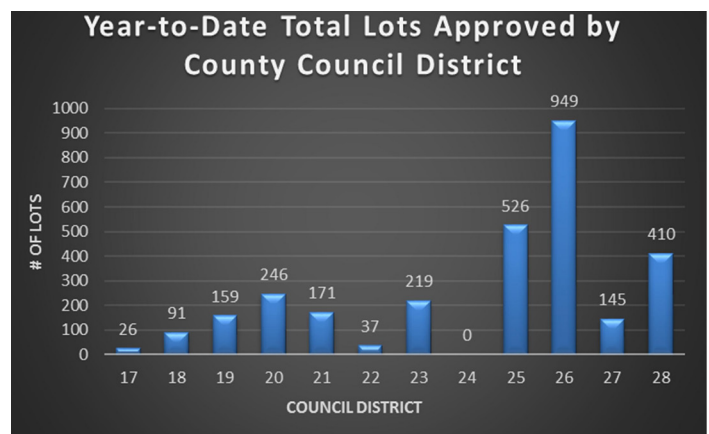
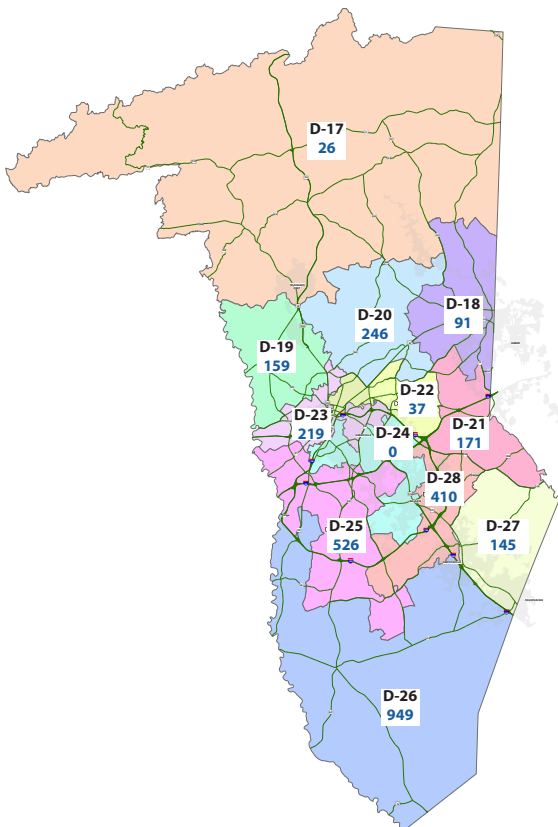
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

### MAJOR SUBDIVISION PROPOSALS, JUNE 2023

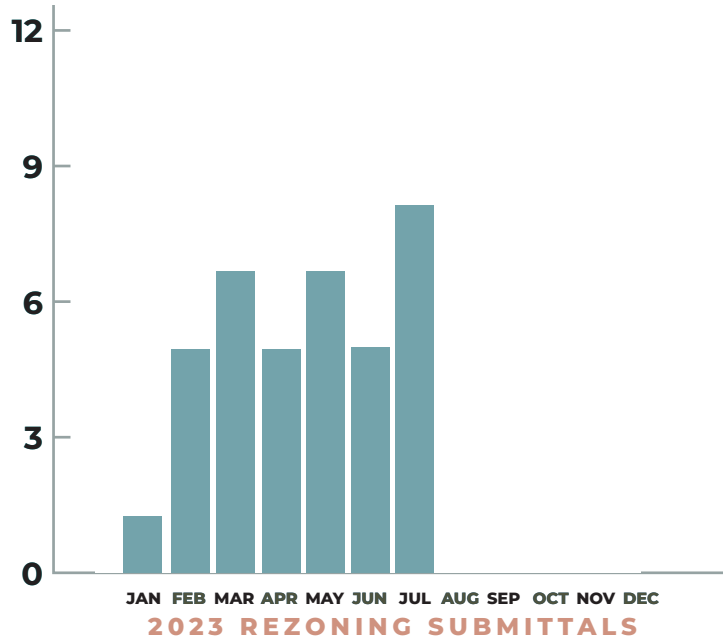
	May 2023 Total	Jul 22 - May 23 YTD
Acres Developed	6.78	1,574.45
Lots Added	5	2,825
Linear Feet of Public Roads Added	0	93,700.2
Linear Feet of Private Roads	687	15,705.79
Open Space Preserved (Acres)	0	617.21
Subdivisions Served by Septic	1	6
Subdivisions Served by Public Sewer	0	29
Subdivisions in Unincorporated Area	0	35
Subdivisions in Municipalities	1	6

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

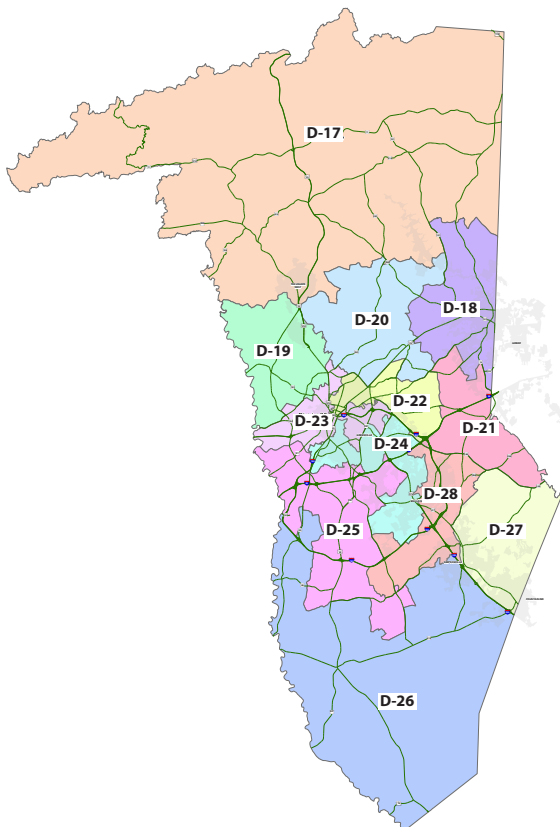


# ZONING ADMINISTRATION

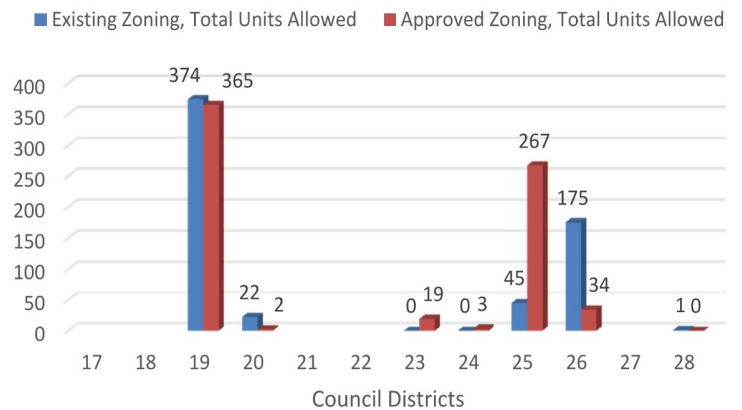
## REZONING ACTIVITY



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



### 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 June 2023**

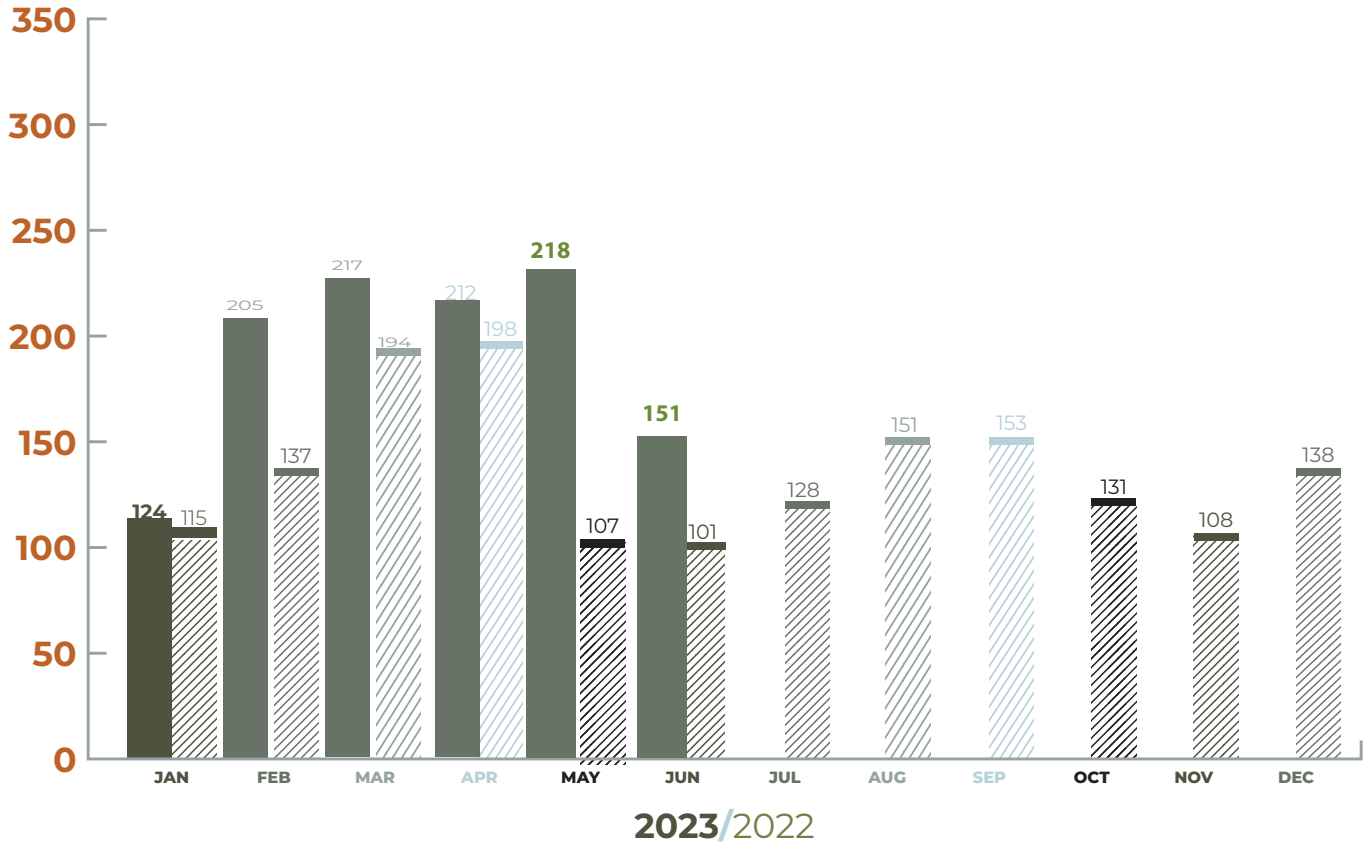
New Single Family Dwelling Starts (July 2022 - June 2023) -	1,936
New Single Family Dwelling Starts (Month of June 01-25, 2023) -	151
New Commercial Starts - (Month of June 01-25, 2023) -	16

	<b>Current Mth Jun-23</b>	<b>Last Month May-23</b>	<b>YTD - FY22 7/22 - 6/23</b>	<b>Prior Yr Same Mth Jun-22</b>	<b>YTD - FY21 7/21 - 6/22</b>
<b><i>PERMITS ISSUED:</i></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	601	872	8,788	464	6,242
COMMERCIAL NEW CONSTRUCTION	30	21	579	63	362
OTHER NEW CONSTRUCTION	253	292	1,863	146	1,122
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	193	367	3,508	452	2,378
SIGN PERMITS	30	26	319	53	306
RESIDENTIAL RENOVATION	289	414	4,789	412	3,360
COMMERCIAL RENOVATION	100	151	1,852	182	1,758
MOBILE HOMES	13	16	226	23	196
<b>TOTAL PERMITS ISSUED</b>	<b>1,509</b>	<b>2,159</b>	<b>21,924</b>	<b>1,795</b>	<b>15,724</b>
<b><i>FEES COLLECTED:</i></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$137,203.50	\$201,231.50	\$ 2,000,163.50	\$119,025.00	\$ 1,439,951.50
COMMERCIAL NEW CONSTRUCTION	\$12,470.00	\$27,581.00	\$ 971,471.50	\$105,409.00	\$ 366,167.90
OTHER NEW CONSTRUCTION	\$13,725.50	\$15,488.00	\$ 117,997.50	\$10,003.50	\$ 70,955.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$10,806.50	\$22,208.00	\$ 186,157.95	\$21,349.50	\$ 118,368.35
SIGN PERMITS	\$1,105.50	\$1,233.00	\$ 15,739.50	\$1,979.50	\$ 16,366.50
RESIDENTIAL RENOVATION	\$21,166.50	\$35,488.25	\$ 371,460.25	\$32,366.00	\$ 244,903.90
COMMERCIAL RENOVATION	\$16,288.50	\$30,577.50	\$ 423,866.00	\$42,343.00	\$ 309,742.80
MOBILE HOMES	\$900.00	\$1,260.00	\$ 16,950.00	\$1,710.00	\$ 15,330.00
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$213,666.00</b>	<b>\$335,067.25</b>	<b>\$4,103,806.20</b>	<b>\$334,185.50</b>	<b>\$2,581,786.45</b>
OTHER FEES (Collections for departmental/other agencies)	\$4,535.00	\$6,295.51	\$ 132,002.89	\$5,695.74	\$ 67,267.51
<b>GRAND TOTAL FEES</b>	<b>\$218,201.00</b>	<b>\$341,362.76</b>	<b>\$4,235,809.09</b>	<b>\$339,881.24</b>	<b>\$2,649,053.96</b>
<b><i>INSPECTIONS PERFORMED:</i></b>					
ELECTRICAL	1,494	2,158	23,258	2,304	16,927
PLUMBING	1,035	1,638	15,288	1,462	11,325
MECHANICAL	1,356	1,900	19,493	1,930	15,060
BUILDING	2,258	3,258	32,338	3,096	24,255
MANUFACTURED HOMES	27	47	497	59	401
<b>Total Building Safety Inspections</b>	<b>6,170</b>	<b>9,001</b>	<b>90,874</b>	<b>8,851</b>	<b>67,968</b>
CODE ENFORCEMENT	638	912	8,193	900	4,965
FLOODPLAIN	16	9	134	0	83
<b>TOTAL ALL INSPECTIONS</b>	<b>6,824</b>	<b>9,922</b>	<b>99,201</b>	<b>9,751</b>	<b>73,016</b>
Certificates of Occupancy (Res-144; Comm-50; MH-22)	216	298	2,901	247	2,256

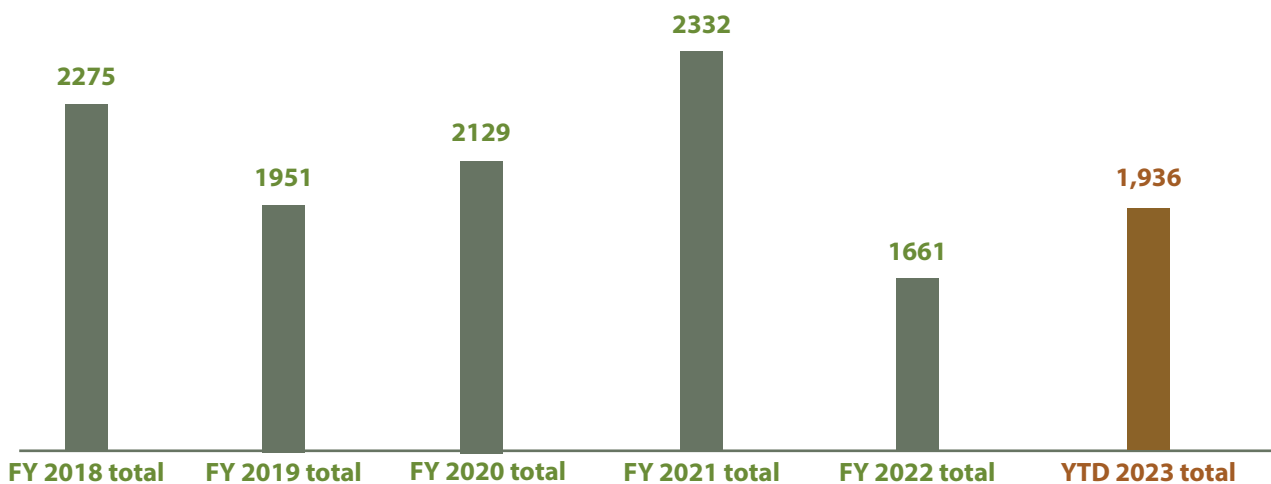
# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2022 - June 2023): 1,936  
 New Single Family Dwelling Starts (Month of June 01-25, 2023): 151  
 New Commercial Starts - (Month of June 01-25, 2023): 16



## New Single-Family Detached Housing Starts



# MONTHLY STATISTICS

## COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

June 2023:

- New construction projects: 28
- Total project value: **\$41,087,417.00**

2023 Calendar Year Totals:

Total commercial projects: 189  
Total project value: \$ 226,835,325.30

June 2022:

New construction projects: 59  
Total Project value: **\$66,323,332**

2022 Calendar Year Totals:

Total commercial projects: 484  
Total project value: \$ 296,321,856

## CODE ENFORCEMENT

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

1107 West Bennett Street  
31 Old Country Road  
491 Bessie Road

214 Willow Drive  
349 Rosalee Drive

234 Clemson Avenue  
351 Rosalee Drive

## FLOODPLAIN ADMINISTRATION

Subdivisions/Summary Plats/Final Plats: 22  
Zoning: 11  
Commercial Plan Review: 27  
Grading Permit Applications: 86  
General: 68  
Monthly Total: 124  
2023 Total: 1079

- Met with SCEMD and SCDNR on 9/21/22 regarding status of BRIC and FMA grant for Enoree Basin Study. Indicated earliest award spring of 2023.
- In preparation for the annual CRS recertification, 77 repetitive loss letters were mailed out, a floodplain brochure was sent to the Greater Greenville Association of Realtors for inclusion of their newsletter (reaches 3900 members) and mailings to local banks and brokers regarding flood insurance.
- CRS Recertification due August 01, 2023
- Waiting on Grant for Enoree Basin Study. Awarded Woopert two additional Basin