

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION
SEPTEMBER 2023



LONG-RANGE PLANNING

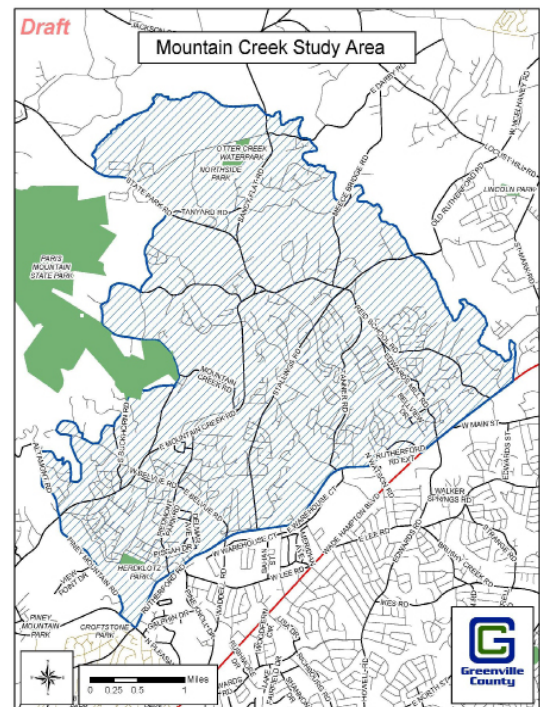
Piedmont Area Plan

Long Range Planning, on August 31, hosted a workshop at the Piedmont Community Center to get feedback on four draft plan maps: character areas; commercial nodes and corridors; parks and trails; and parks and trails in downtown Piedmont. The maps can be viewed on the Greenville County Planning webpage. It is important to note that the elements proposed in these maps are hypothetical in nature at this time. More than 30 people were in attendance, including State Representative Thomas Beach and Greenville County Councilor Rick Bradley. Greenville County does not have another meeting scheduled in the Piedmont community at this time, but development of the plan will continue through fall.



Mountain Creek Area Plan

Planning staff met with engineers from the SCDOT District 3 Office to discuss partnering on a Transportation and Mobility element of the Mountain Creek Area Plan. This element will address critical transportation infrastructure needs and solutions to the congestion and accessibility concerns of the community. Residents, planners, and engineers will tour the community together in August to share concerns, thoughts, and ideas related to transportation.



LONG-RANGE PLANNING

HISTORIC PRESERVATION COMMISSION



This month's regular meeting of the Historic Preservation Commission will take place at Judson Mill after a site visit. Applications to be reviewed include Final Certification for Phase II and Preliminary Certification for Phases III and V. This Bailey Bill Special Tax Assessment project has been ongoing for three years, and the first residential phase is now complete.

Phase II (The Warehouse) includes a rock climbing gym (BlocHaven Climbing), music venue (Cowboy Up), beer brewery (Magnetic South Brewery), food innovation hub (FEED & SEED), wedding venue (Events at Judson Mill) and axe throwing venue (Stumpy's Hatchet House Greenville).

TRANSPORTATION PLANNING

The GPATS Study Team met on September 19th, and the Policy Committee will be meeting on October 23rd. On the agenda will be an Amendment to the GPATS By-Laws to adjust membership due to the Census changes, updates to the GPATS LRTP and TIP for Performance Measures, and a presentation by Kimley-Horn and Associates on the GPATS Congestion Management Process. The meeting will be held on October 23rd at 10am in Greenville County Council Chambers. Please reach out to Staff if you wish to receive the Agenda or additional information at gpats@greenvillecounty.org.



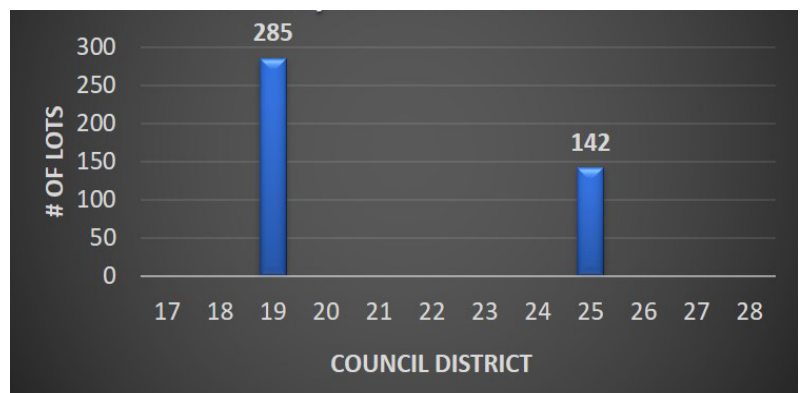
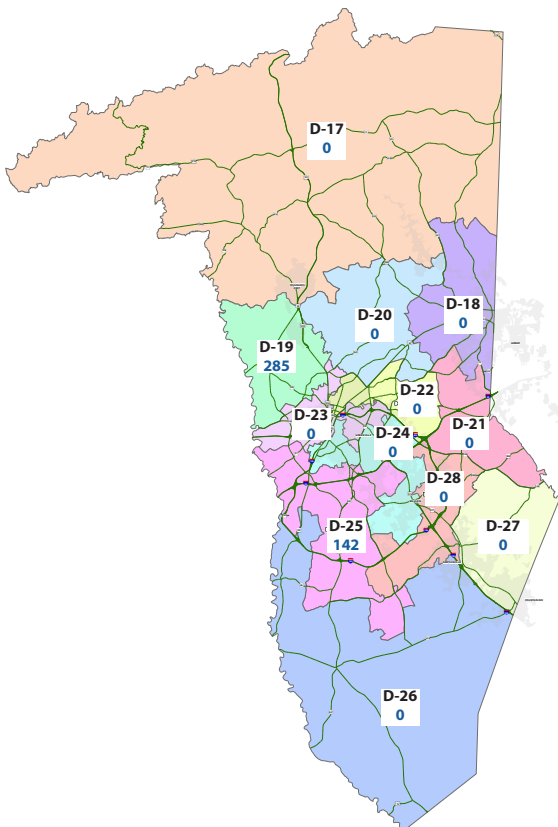
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, AUGUST FY 2024

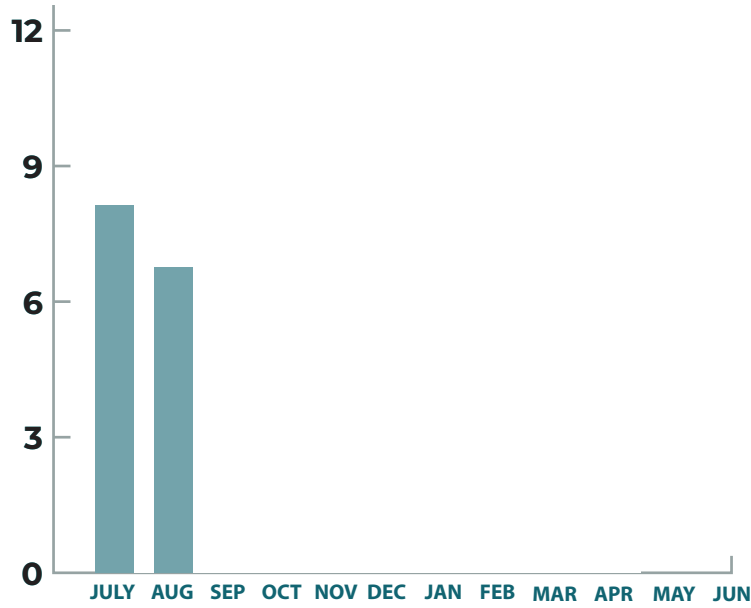
	Aug 2023 Total	July 23' - Aug 23'
Acres Developed	148.72	148.72
Lots Added	427	427
Linear Feet of Public Roads Added	10,530	10,530
Linear Feet of Private Roads	1,418	1,418
Open Space Preserved (Acres)	3.83	3.83
Subdivisions Served by Septic	0	0
Subdivisions Served by Public Sewer	3	3
Subdivisions in Unincorporated Area	3	3
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

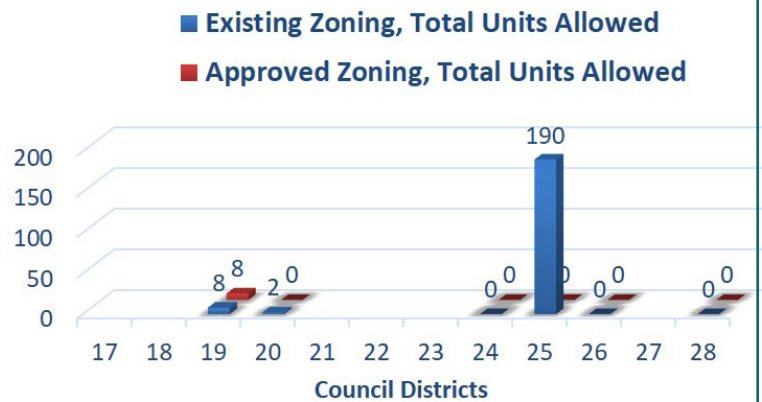
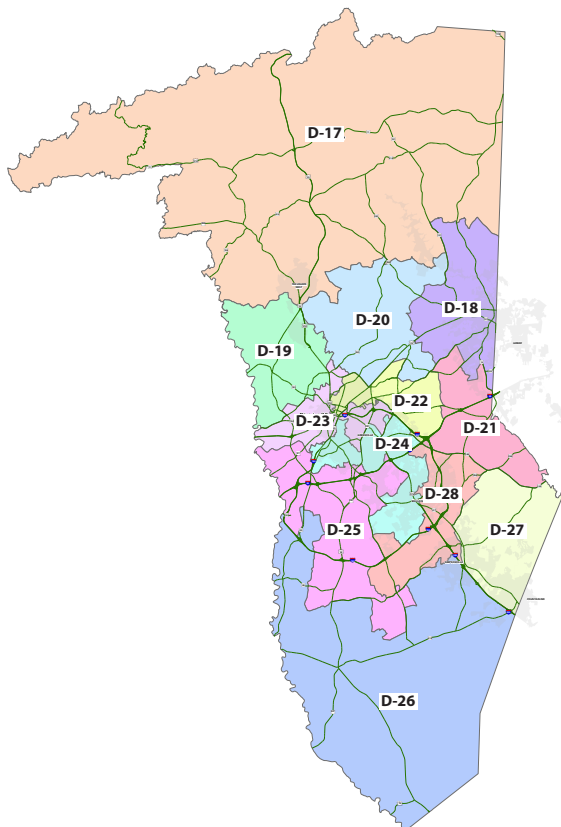


ZONING ADMINISTRATION

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 2023
 Summary Report August 2023

New Single Family Dwelling Starts (July 2023 - June 2024) -	352
New Single Family Dwelling Starts (Month of August 2023) -	228
New Commercial Starts - (Month of August 2023) -	15

	Current Mth Aug-23	Last Month Jul-23	YTD - FY22 7/23 - 6/24	Prior Yr Same Mth Aug-22	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	182	133	315	669	593
COMMERCIAL NEW CONSTRUCTION	6	4	10	82	38
OTHER NEW CONSTRUCTION	541	404	945	205	121
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	318	296	614	272	289
SIGN PERMITS	24	21	45	31	30
RESIDENTIAL RENOVATION	102	48	150	437	357
COMMERCIAL RENOVATION	303	40	343	236	171
MOBILE HOMES	42	18	60	19	20
TOTAL PERMITS ISSUED	1,518	964	2,482	1,951	1,619
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$444,874.92	\$287,413.03	\$ 732,287.95	\$161,600.00	\$ 122,423.00
COMMERCIAL NEW CONSTRUCTION	\$270,663.85	\$47,236.61	\$ 317,900.46	\$113,971.00	\$ 70,681.50
OTHER NEW CONSTRUCTION	\$68,144.76	\$44,212.94	\$ 112,357.70	\$13,439.00	\$ 7,918.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$75,817.69	\$51,523.79	\$ 127,341.18	\$14,076.00	\$ 19,021.65
SIGN PERMITS	\$2,852.16	\$3,557.11	\$ 6,409.27	\$2,100.00	\$ 1,224.00
RESIDENTIAL RENOVATION	\$55,138.48	\$26,156.09	\$ 81,294.57	\$37,023.50	\$ 24,676.50
COMMERCIAL RENOVATION	\$103,201.87	\$28,313.91	\$ 131,515.78	\$64,232.00	\$ 20,435.50
MOBILE HOMES	\$5,558.80	\$2,298.90	\$ 7,857.70	\$1,350.00	\$ 1,500.00
TOTAL FEES COLLECTED - PERMITS	\$1,026,252.53	\$490,712.38	\$1,516,964.61	\$407,791.50	\$267,880.65
OTHER FEES (Collections for departmental/other agencies)	\$51,756.50	\$82,767.21	\$ 134,523.71	\$8,978.37	\$ 11,045.27
GRAND TOTAL FEES	\$1,078,009.03	\$573,479.59	\$1,651,488.32	\$416,769.87	\$278,925.92
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,558	1,545	3,103	2,159	1,920
PLUMBING	1,371	1,341	2,712	1,279	1,166
MECHANICAL	1,993	1,772	3,765	1,716	1,669
BUILDING	3,089	2,726	5,815	3,025	2,625
MANUFACTURED HOMES	32	27	59	63	45
Total Building Safety Inspections	8,043	7,411	15,454	8,242	7,425
CODE ENFORCEMENT	1,252	753	2,005	834	717
FLOODPLAIN	22	5	27	16	10
TOTAL ALL INSPECTIONS	9,317	8,169	17,486	9,092	8,152
Certificates of Occupancy (Res 252- Comm-11; MH-21)	284	232	516	266	237

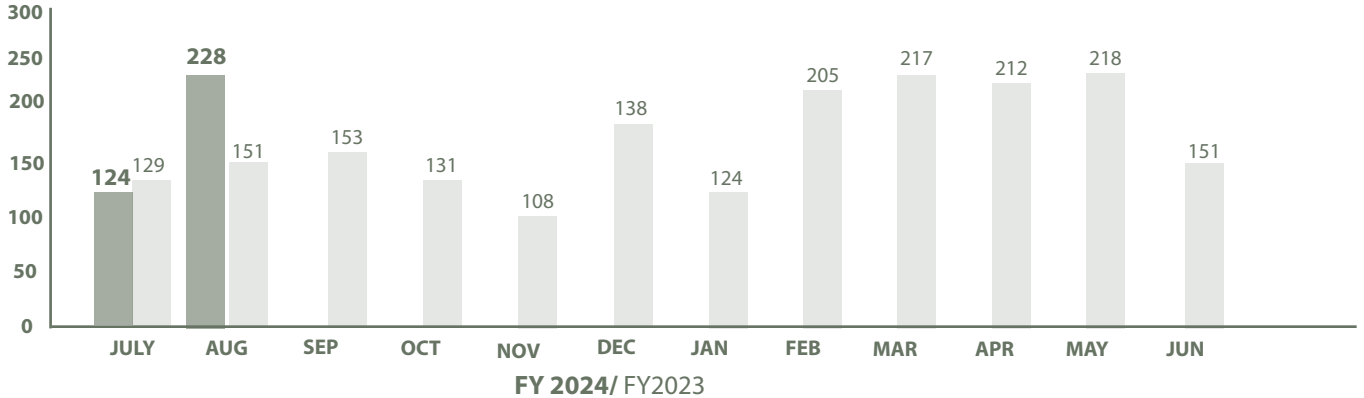
BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 352

New Single Family Dwelling Starts (Month of July 2023): 228

New Commercial Starts - (Month of July 2023): 15



New Single-Family Detached Housing Starts

FY 2018 total: 2275

FY 2021 total: 2332

FY 2024 total: 352

FY 2019 total: 1951

FY 2022 total: 1661

FY 2020 total: 2129

FY 2023 total: 1936

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

August 2023:

- New construction projects: **36**
- Total project value: **\$8,648,256**

2023 Calendar Year Totals:

Total commercial projects: 270
Total project value: \$251,745,790.30

August 2022:

New construction projects: **56**
Total Project value: **\$1,695,607.45**
2022 Calendar Year Totals:
Total commercial projects: 569
Total project value: \$ 399,413,239

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 300
2023 Total: 1614

- The Hazard Mitigation Plan must be completed and approved by May 2025.
- CRS Recertification was submitted on July 24, 2023.