

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

MAY 2023

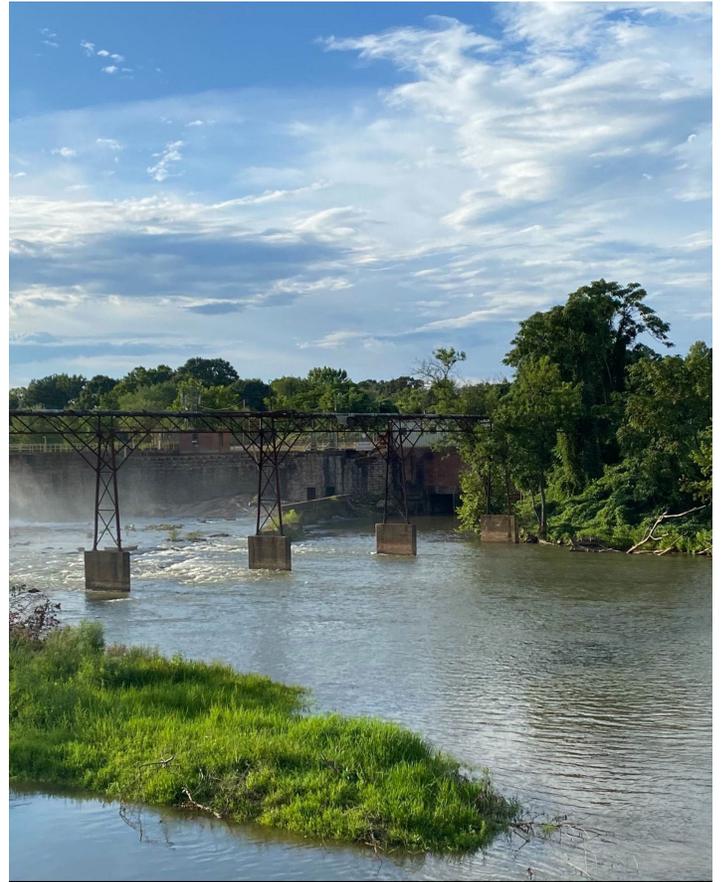


LONG-RANGE PLANNING

Piedmont is an unincorporated community split between the Anderson and Greenville County jurisdiction. Located only 12 miles south of downtown Greenville, and on the brink of a population and development boom, it is time to start a conversation about the future of Piedmont.

Planning staff, in collaboration with Anderson County, will work with a diverse group of stakeholders to develop an area plan that reflects the community's vision.

Currently, staff is in the process of organizing two (2) open house meetings in Piedmont community where stakeholders can meet the planning team and interact with other stakeholders in the Piedmont community. If you wish to participate, please e-mail the project manager, Austin Lovelace, at alovelace@greenvillecounty.org.



HISTORIC PRESERVATION COMMISSION

This month, the Commission will be reviewing the application for Cedar Falls Park to be listed on Greenville County's Historic Register. Located at 201 Cedar Falls Road, the park features the ruins of various industrial buildings, falls, and two separate dams located on the Reedy River.

First constructed in the early 1820's by Hudson Berry, over the next hundred years, the smaller dam powered a textile mill, grist mill, sawmill, and cotton gin. The stone foundation ruins of some of these buildings remain. The large dam was constructed around 1910 in order to supply power to the Fork Shoals Mill and surrounding community. The historic stone wall abutments, foundation piers and a large generator pier still stand. The mostly-wooded 95 acre park is complete with a playground, sand volleyball court, walking trail, shelter, and rest rooms.



LONG-RANGE PLANNING

On May 4, 2023, long range planning staff met with residents in the Pebble Creek area to discuss growth and development within their community. At this meeting, staff discussed planning tools and services, recently approved projects, and future development challenges. Since the meeting, residents have organized a policy committee to work with planning staff to identify a viable long range planning tool to address development challenges in the community.



TRANSPORTATION PLANNING

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



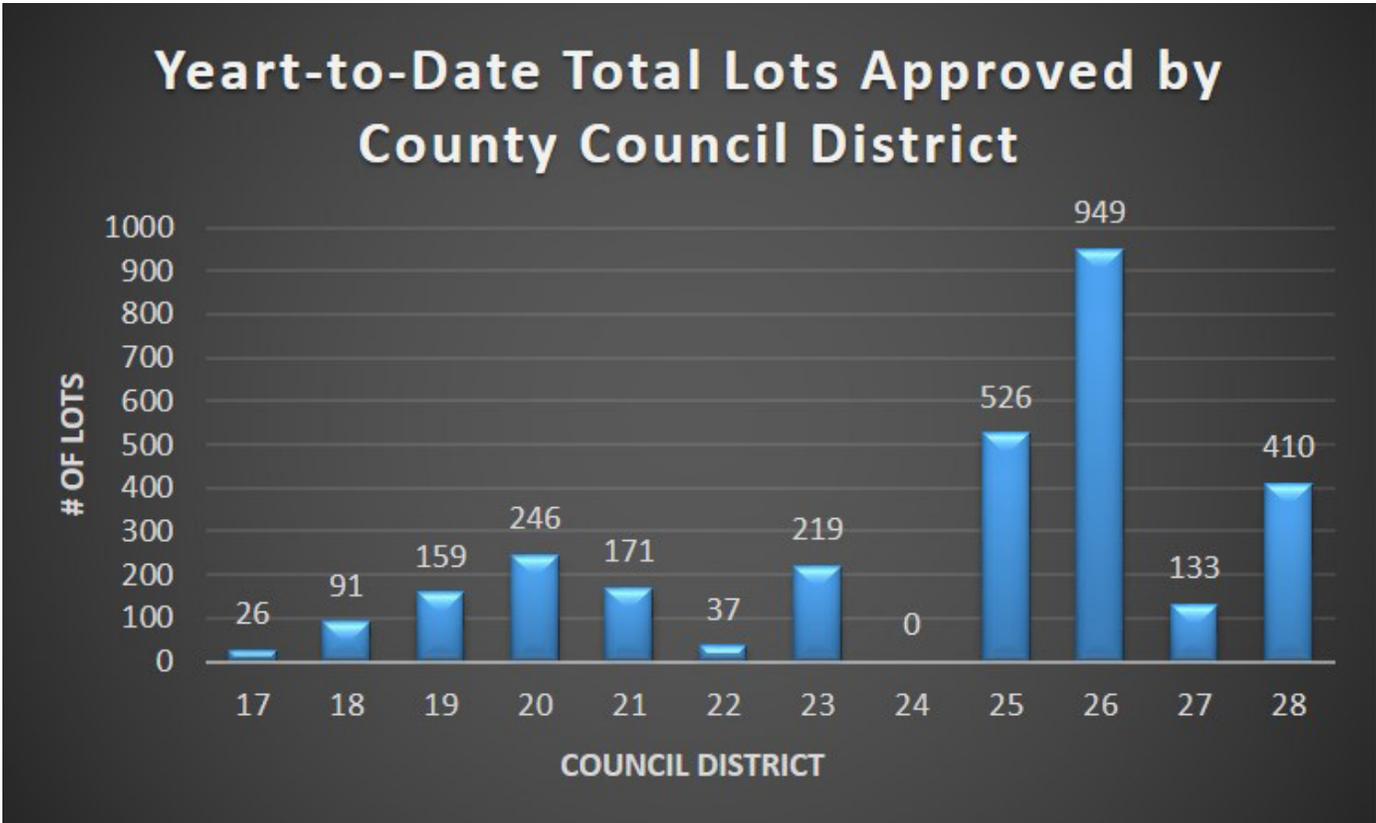
- County Council
1st and 3rd Tuesday (6:00 pm)
- Zoning Public Hearing
3rd Monday (6:00 pm)
- Board of Zoning Appeals (BZA)
2nd Wednesday (3:00 pm)
- Subdivision Advisory Committee
2nd or 3rd Monday (9:30 am)
- Planning & Development Committee
1st and 3rd Monday (5:00 pm, varies)
- Rezoning Application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

*All dates subject to change

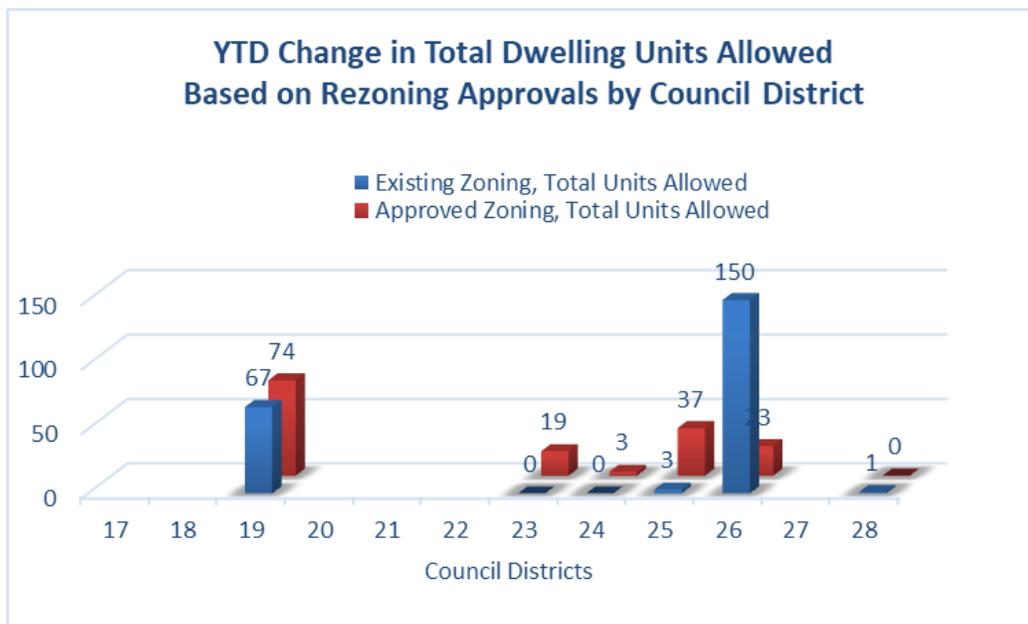
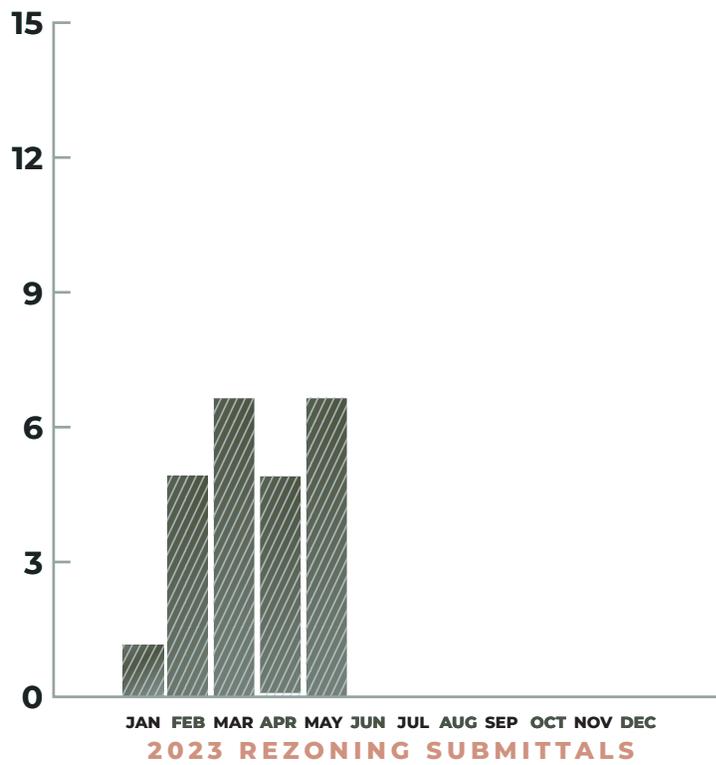
SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS

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



REZONING ACTIVITY



MONTHLY BUILDING REPORT

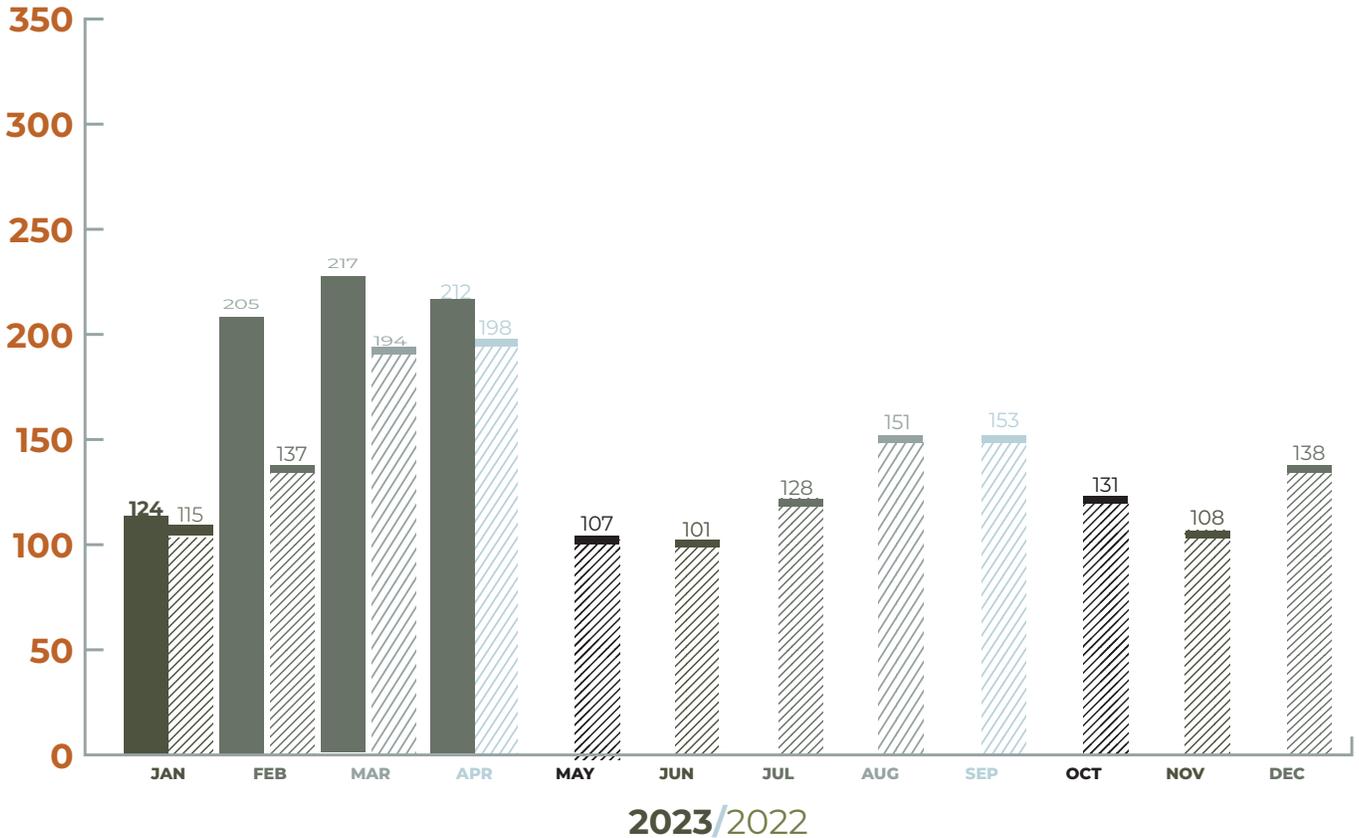
**Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report April 2023**

| | |
|---|-------|
| New Single Family Dwelling Starts (July 2022 - June 2023) - | 1,567 |
| New Single Family Dwelling Starts (Month of April 2023) - | 212 |
| New Townhouse - Starts (Month of April 2023) - | 5 |
| New Commercial Starts - (Month of April 2023) - | 50 |

| | Current Mth Apr-23 | Last Month Mar-23 | YTD - FY22 7/22 - 6/23 | Prior Yr Same Mth Apr-22 | YTD - FY21 7/21 - 6/22 |
|--|-------------------------------|------------------------------|-----------------------------------|-------------------------------------|-----------------------------------|
| <u>PERMITS ISSUED:</u> | | | | | |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) | 868 | 954 | 7,315 | 792 | 6,242 |
| COMMERCIAL NEW CONSTRUCTION | 60 | 56 | 528 | 37 | 362 |
| OTHER NEW CONSTRUCTION | 107 | 153 | 1,318 | 138 | 1,122 |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) | 179 | 249 | 2,948 | 323 | 2,378 |
| SIGN PERMITS | 11 | 27 | 263 | 23 | 306 |
| RESIDENTIAL RENOVATION | 416 | 427 | 4,086 | 428 | 3,360 |
| COMMERCIAL RENOVATION | 113 | 183 | 1,601 | 220 | 1,758 |
| MOBILE HOMES | 22 | 29 | 197 | 18 | 196 |
| TOTAL PERMITS ISSUED | 1,776 | 2,078 | 18,256 | 1,979 | 15,724 |
| <u>FEES COLLECTED:</u> | | | | | |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) | \$199,450.50 | \$215,086.50 | \$ 1,661,728.50 | \$196,582.00 | \$ 1,439,951.50 |
| COMMERCIAL NEW CONSTRUCTION | \$136,050.00 | \$24,246.50 | \$ 931,420.50 | \$36,394.00 | \$ 366,167.90 |
| OTHER NEW CONSTRUCTION | \$8,598.50 | \$10,194.00 | \$ 88,784.00 | \$9,207.00 | \$ 70,955.50 |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) | \$10,495.50 | \$15,858.50 | \$ 153,143.45 | \$11,474.75 | \$ 118,368.35 |
| SIGN PERMITS | \$508.50 | \$1,444.50 | \$ 13,401.00 | \$994.50 | \$ 16,366.50 |
| RESIDENTIAL RENOVATION | \$34,975.50 | \$34,857.50 | \$ 314,805.50 | \$30,511.00 | \$ 244,903.90 |
| COMMERCIAL RENOVATION | \$48,975.50 | \$58,437.50 | \$ 377,000.00 | \$45,096.00 | \$ 309,742.80 |
| MOBILE HOMES | \$1,620.00 | \$2,070.00 | \$ 14,790.00 | \$1,260.00 | \$ 15,330.00 |
| TOTAL FEES COLLECTED - PERMITS | \$440,674.00 | \$362,195.00 | \$3,555,072.95 | \$331,519.25 | \$2,581,786.45 |
| OTHER FEES (Collections for departmental/other agencies) | \$12,598.30 | \$10,676.88 | \$ 121,172.38 | \$975.35 | \$ 67,267.51 |
| GRAND TOTAL FEES | \$453,272.30 | \$372,871.88 | \$3,676,245.33 | \$332,494.60 | \$2,649,053.96 |
| <u>INSPECTIONS PERFORMED:</u> | | | | | |
| ELECTRICAL | 1,890 | 2,400 | 17,716 | 1,903 | 16,927 |
| PLUMBING | 1,329 | 1,616 | 11,286 | 1,440 | 11,325 |
| MECHANICAL | 1,710 | 1,825 | 14,527 | 1,701 | 15,060 |
| BUILDING | 2,720 | 3,240 | 24,102 | 2,825 | 24,255 |
| MANUFACTURED HOMES | 47 | 28 | 376 | 41 | 401 |
| Total Building Safety Inspections | 7,696 | 9,109 | 68,007 | 7,910 | 67,968 |
| CODE ENFORCEMENT | 581 | 1,027 | 6,062 | 758 | 4,965 |
| FLOODPLAIN | 18 | 17 | 91 | 25 | 83 |
| TOTAL ALL INSPECTIONS | 8,295 | 10,153 | 74,160 | 8,693 | 73,016 |
| Certificates of Occupancy (Res-132; Comm-82; MH-26) | 240 | 280 | 2,147 | 247 | 2,256 |

CONSTRUCTION ACTIVITY

- April 2023 New Single-Family Detached Housing starts: 212
- April 2023 New Townhouse/Condo starts: 5
- April 2023 New Commercial starts: 50



NEW SINGLE-FAMILY DETACHED HOUSING STARTS

2023 TOTAL: 1,567

2022 TOTAL: 1661

2021 TOTAL: 2332

2020 TOTAL: 2129

2019 TOTAL: 1951

2018 TOTAL: 2275

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

April 2023:

- New construction projects: 40
- Total project value: **\$95,802,258**

2023 Calendar Year Totals:

Total commercial projects: 138
 Total project value: \$153,079,365

April 2022:

- New construction projects: 37
- Total Project value: **\$37,804,220**

2022 Calendar Year Totals:

Total commercial projects: 364
 Total project value: \$200,512,730

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.

- | | | |
|---------------------------|------------------------|-------------------|
| 2718 Anderson Road | 6 Pinecrest Drive | 308 White Oak Way |
| 216 Ashridge Way | 616 Memorial Drive Ext | 417 Wind Wood Way |
| 1088 Nash Mill Road | 1099 Nash Mill Road | 204 Pinson Drive |
| 198 Oliver Scotts Mill Rd | 32 Ridgeway Drive | |

FLOODPLAIN ADMINISTRATION

Subdivisions/Summary Plats/Final Plats: 29
 Zoning: 11
 Commercial Plan Review: 31
 Grading Permit Applications: 45
 General: 49
 Monthly Total: 165
 2023 Total: 673

- 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.
- Waiting on Grant for Enoree Basin Study. Awarded Woopert two additional Basin Studies. Both projects underway.