

# PLANNING REPORT



GREENVILLE COUNTY  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

JULY 2024



# LONG-RANGE PLANNING

## PLAN GREENVILLE COUNTY (FIVE-YEAR REVIEW) PROJECT

The Plan Greenville County comprehensive plan is a critical policy statement that encapsulates the community's vision for physical growth and development over a twenty-year horizon. Adopted by County Council on January 7, 2020, the Plan includes a detailed array of goals, objectives, strategies, and maps relating to various planning elements: population, economy, natural resources, cultural resources, community facilities, housing, land use, transportation, agriculture and food safety, and priority investment areas.

### PURPOSE OF THE PROJECT

The Five-Year Review Project is undertaken to comply with the South Carolina Planning Act's mandate for a periodic review of comprehensive plans. The primary objectives of this project are:

1. **Update Demographic Data:** Ensuring projections align with current trends and expectations, providing a realistic foundation for future planning.
2. **Implementation Assessment:** Evaluating the extent to which the Plan's goals and policies have been realized, and identifying any challenges or obstacles encountered.
3. **Consistency Check:** Determining if there are inconsistencies between the Plan's policies, particularly regarding the future land use (FLU) map, current zoning, and evolving growth and development patterns.
4. **Public Information:** Keeping the public informed about demographic changes, land use patterns and trends, and the implementation status of the Plan's goals and policies, including any challenges faced.
5. **Public Engagement:** Engaging the public in discussions about appropriate amendments to the FLU map to address inconsistencies between the Plan's policies and current realities, including zoning and development patterns.

### UPCOMING WORKSHOP

To engage the County Planning Commission in the Five-Year Review Project, an upcoming workshop will be held in August. A tentative date of Thursday, August 15, 2024 at 4:30 pm has been placed on the schedule. This workshop aims to:

- Provide a comprehensive overview of the project scope of work, schedule and the public engagement plan.
- Discuss the purpose and goals of the Five-Year Review Project in detail.
- Gather input and insights from the Commission to ensure a thorough and inclusive review process.
- Lay the groundwork for effective public engagement strategies to involve the community in the review process.

Your participation in this workshop is crucial. It offers an opportunity to contribute to shaping the future growth and development of Greenville County, ensuring it aligns with our community's evolving needs and vision. We look forward to your active involvement and feedback as we embark on this essential review process. Together, we can ensure that the Plan Greenville County comprehensive plan continues to serve as a robust guide for the County's sustainable and prosperous future.

## UNIFIED DEVELOPMENT ORDINANCE UPDATE

### INTRODUCTION

The UDO has been a major initiative over the past four years, involving extensive collaboration with a wide range of stakeholders to create a comprehensive, streamlined, and user-friendly ordinance. The UDO aims to implement our comprehensive plan, consolidate existing ordinances, and enhance development standards to ensure high-quality, sustainable growth that aligns with the County's vision and goals.

### WHAT IS THE UNIFIED DEVELOPMENT ORDINANCE (UDO)?

The Unified Development Ordinance is an integrated document designed to streamline and consolidate the various regulations that govern land use and development within the county. This includes the zoning ordinance, land development regulations, and the tree ordinance. By combining these regulations into a single, coherent document, the UDO simplifies the approval processes, enhances design standards, and ensures that all development activities are aligned with our comprehensive plan.

### DEVELOPMENT PROCESS AND STAKEHOLDER COLLABORATION

The development of the UDO has been a collaborative effort involving diverse stakeholders, including: **Residents:** public meetings and workshops have been conducted to gather input and ensure the ordinance reflects community needs and aspirations, **County Staff:** Various departments have provided technical expertise and insights to shape the UDO, **Public Officials:** elected officials have

played a crucial role in guiding the vision and goals of the ordinance, **Developers:** engaging with developers has helped balance regulatory requirements with practical implementation, **Utility Agencies:** Coordination with utility providers ensures infrastructure needs are integrated into development plans, **Business Owners:** business interests have been considered to support economic development, **Environmental Groups:** environmental sustainability has been a key focus, with input from groups dedicated to preserving natural resources, **Community Organizations:** various local organizations have contributed to ensuring the UDO supports the broader community objectives.

### GOALS OF THE UDO

The primary goals of the UDO are to: **Implement the Comprehensive Plan:** ensure all development aligns with the County’s long-term vision, **Consolidate Regulations:** merge zoning, land development, and tree ordinances into a single document, **Streamline Approval Processes:** simplify procedures to make development more efficient and user-friendly, **Enhance Design Standards:** promote high-quality development that meets the County’s aesthetic and functional standards, **Public Engagement and Workshops:** ensures the UDO accurately reflects the community’s needs as multiple public meetings, workshops, and consultations have been held.

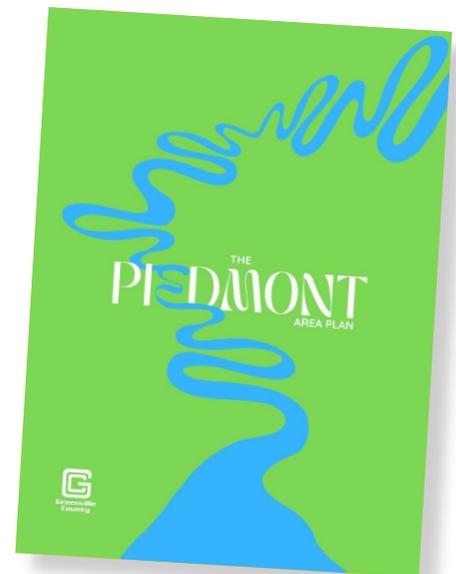
### UPCOMING JOINT COUNCIL AND PLANNING COMMISSION WORKSHOP

We are pleased to announce an upcoming joint workshop between the County Council and the Planning Commission to review Module 3 of the UDO, which covers the administrative aspects of the ordinance. This workshop will also include significant updates to Modules 1 and 2, which have already been reviewed by the public, the Council, and the Planning Commission.

### TENTATIVE UDO ADOPTION SCHEDULE

The development of the Unified Development Ordinance represents a significant milestone in our county’s planning efforts. By consolidating regulations and streamlining processes, the UDO will facilitate high-quality development that aligns with our comprehensive plan and community goals. We look forward to continued collaboration and the successful implementation of the UDO. The tentative adoption schedule is as follows:

Date	Task
8/2/2024	Public Notice Ad Runs
8/12/2024	Joint Council & Planning Commission Public Workshop
8/16/2024	Publish Public Review Draft/Email to HBA & GGAR
8/19/2024	P&D Committee Votes to Initiate UDO Adoption
9/3/2024	Council Votes to Initiate Adoption Process
9/16/2024	Public Hearing Presentation
9/17/2024	First Reading
9/25/2024	Planning Commission meeting
10/14/2024	P&D Committee Meeting - Votes to Approve
11/5/2024	2nd Reading - Full Council Votes to Approve
12/3/2024	3rd Reading
12/4/2024	UDO Adoption



### THE PIEDMONT AREA PLAN

At the Planning and Development Committee’s July 15 meeting, Austin Lovelace, Project Manager of the Piedmont Area Plan, will make a short presentation of the plan and request to schedule a public hearing. If initiated, the public hearing would take place on September 16, followed by Planning Commission consideration at their September 25 meeting, a vote by the Planning and Development Committee on October 14, and a vote by County Council on November 5. According to this schedule, the plan’s date of adoption would be December 4.

### HISTORIC PRESERVATION COMMISSION

The Commission doesn’t meet in the month of July; however, members and Staff are working to create a brochure to help educate the public about the Commission’s purpose and to give more information about benefits they may be able to utilize, such as the Bailey Bill Special Tax Assessment and the entry into the County’s Historic Register. Both of these programs help owners of historic properties to ensure their valuable historic resources are preserved for future generations. The brochure will be available at local historical museums, such as the UpCountry History Museum, the Spring Park InnMuseum, and the Greenville County Historical Society.

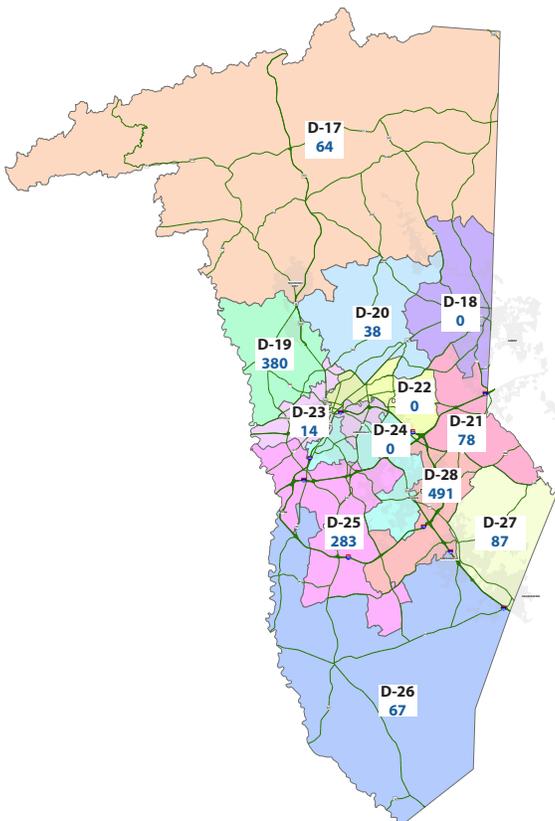
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

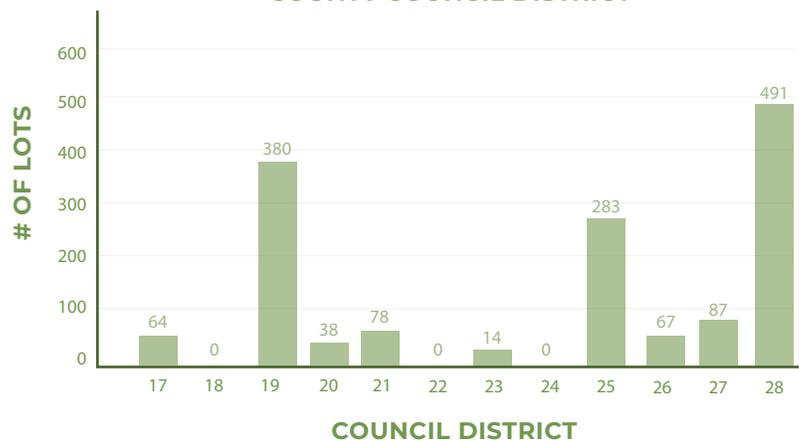
### MAJOR SUBDIVISION PROPOSALS, JUNE FY 2024

	June 2024 Total	July 23' - June 24'
Acres Developed	0	793.02
Lots Added	0	1,616
Linear Feet of Public Roads Added	0	64,194
Linear Feet of Private Roads	0	5,027
Open Space Preserved (Acres)	0	206.58
Subdivisions Served by Septic	0	4
Subdivisions Served by Public Sewer	0	20
Subdivisions in Unincorporated Area	0	24
Subdivisions in Municipalities	0	0

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

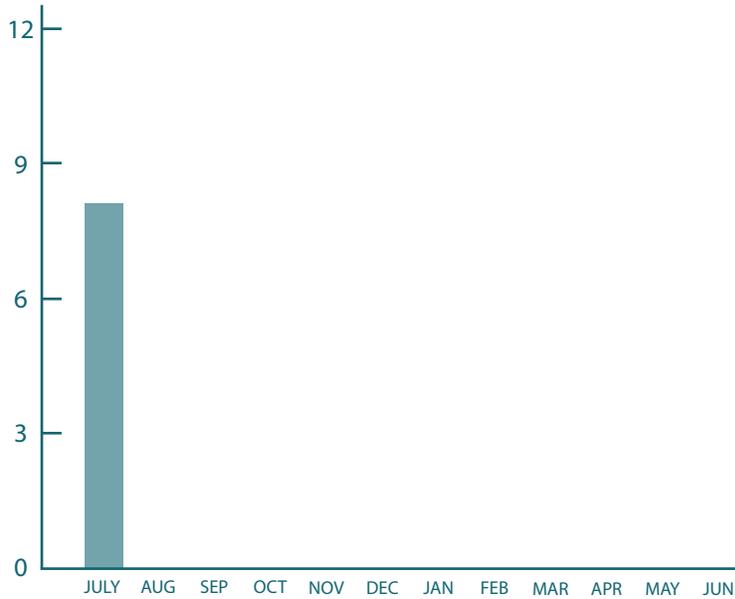


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

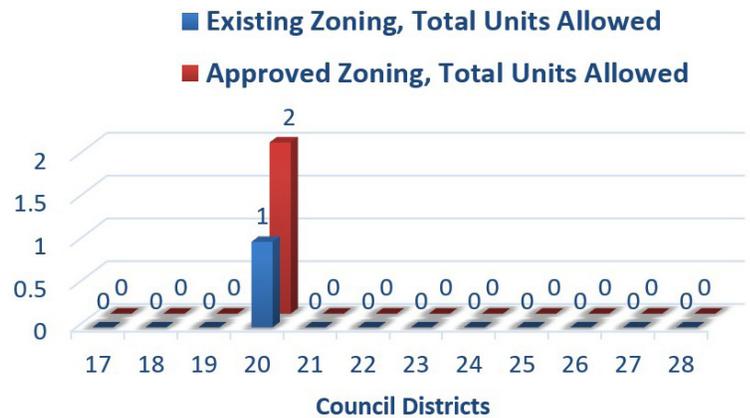
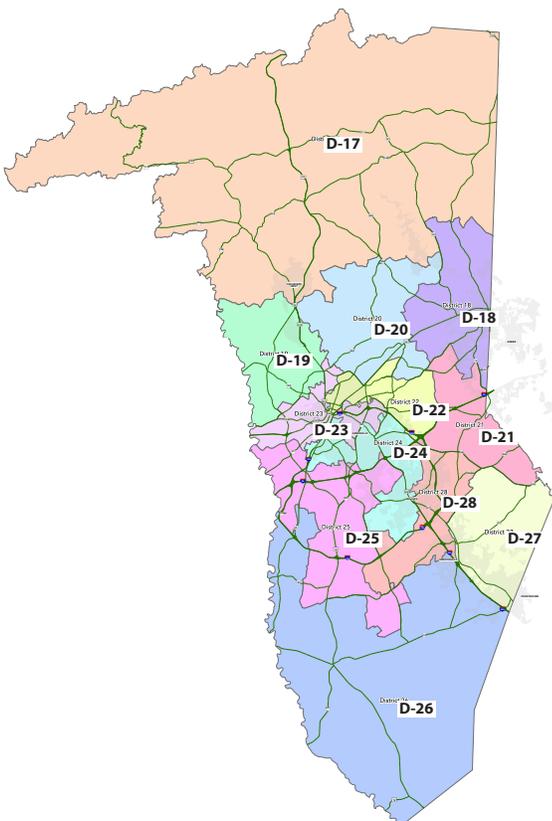


# ZONING ADMINISTRATION

## REZONING ACTIVITY (FY 2025)



### Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2025)



# MONTHLY BUILDING REPORT

New Single Family Dwelling Starts (July 2023 - June 2024) -	2,378
New Single Family Dwelling Starts (Month of June 2024) -	192
New Commercial Starts - (Month of June 2024) -	19

	Current Mth Jun-24	Last Month May-24	YTD - FY24 7/23 - 6/24	Prior Yr Same Mth Jun-23	YTD - FY23 7/22 - 6/23
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	240	188	2,263	601	8,788
COMMERCIAL NEW CONSTRUCTION	8	5	87	30	579
OTHER NEW CONSTRUCTION	148	190	3,103	253	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	197	22	3,069	193	3,508
SIGN PERMITS	20	23	293	30	319
RESIDENTIAL RENOVATION	145	93	1,499	289	4,789
COMMERCIAL RENOVATION	78	79	1,157	100	1,852
MOBILE HOMES	37	38	346	13	226
<b>TOTAL PERMITS ISSUED</b>	<b>873</b>	<b>638</b>	<b>11,817</b>	<b>1,509</b>	<b>21,924</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$628,608.75	\$635,612.00	\$ 6,459,451.05	\$137,203.50	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$70,620.63	\$26,034.38	\$ 1,843,263.89	\$12,470.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$27,123.00	\$45,327.25	\$ 509,199.83	\$13,725.50	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$26,446.75	\$40,181.79	\$ 632,126.61	\$10,806.50	\$ 186,157.95
SIGN PERMITS	\$3,215.60	\$3,492.98	\$ 42,614.45	\$1,105.50	\$ 15,739.50
RESIDENTIAL RENOVATION	\$63,192.50	\$53,273.25	\$ 744,005.62	\$21,166.50	\$ 371,460.25
COMMERCIAL RENOVATION	\$33,591.26	\$57,507.85	\$ 1,083,279.91	\$16,288.50	\$ 423,866.00
MOBILE HOMES	\$5,460.00	\$6,600.00	\$ 57,181.30	\$900.00	\$ 16,950.00
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$858,258.49</b>	<b>\$868,029.50</b>	<b>\$11,371,122.66</b>	<b>\$213,666.00</b>	<b>\$4,103,806.20</b>
OTHER FEES (Collections for departmental/other agencies)	\$7,083.59	\$4,644.96	\$ 379,552.44	\$4,535.00	\$ 132,002.89
<b>GRAND TOTAL FEES</b>	<b>\$865,342.08</b>	<b>\$872,674.46</b>	<b>\$11,750,675.10</b>	<b>\$218,201.00</b>	<b>\$4,235,809.09</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	1,690	1,854	20,820	1,494	23,258
PLUMBING	1,243	1,463	15,559	1,035	15,288
MECHANICAL	1,572	1,429	18,973	1,356	19,493
BUILDING	2,913	3,163	35,346	2,258	32,338
MANUFACTURED HOMES	23	23	494	27	497
<b>Total Building Safety Inspections</b>	<b>7,441</b>	<b>7,932</b>	<b>91,192</b>	<b>6,170</b>	<b>90,874</b>
CODE ENFORCEMENT	1,837	2,449	13,784	638	8,193
FLOODPLAIN	6	14	163	16	134
<b>TOTAL ALL INSPECTIONS</b>	<b>9,284</b>	<b>10,395</b>	<b>105,139</b>	<b>6,824</b>	<b>99,201</b>
Certificates of Occupancy (Res-150;- Comm-56; MH-19)	225	282	2,870	216	2,901

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 2,378  
 New Single Family Dwelling Starts (Month of June 2024): 192  
 New Commercial Starts - (Month of May 2024): 19



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

2018 total: 2,275

2021 total: 2,332

2024 total: 1,372

2019 total: 1,951

2022 total: 1,661

2020 total: 2,129

2023 total: 2,141

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

#### June 2024:

- New construction projects: **28**
- Total project value: **\$107,622,532**

#### 2024 Calendar Year Totals:

- Total commercial projects: 236
- Total project value: \$246,490,342

#### June 2023:

- New construction projects: 28
- Total project value: **41,087,417**

#### 2023 Calendar Year Totals:

- Total commercial projects: 189
- Total project value: \$ 226,835,325

### FLOODPLAIN ADMINISTRATION

#### Reviews:

Monthly Total: 223  
 2024 Total: 1,432

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert. Work is proceeding on schedule.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by mid-year.