

AUGUST 2025

GREENVILLE COUNTY



# PLANNING REPORT



# LONG RANGE PLANNING

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## FIVE YEAR REVIEW

As mandated by state law, the Planning Commission has undertaken a thorough review of Greenville County's adopted Comprehensive Plan, marking a pivotal moment in our county's commitment to strategic, community-driven development.

Over the past year, Long Range Planning staff conducted an extensive engagement process, connecting with community members, stakeholders, and key partners throughout the county. This collaborative effort aimed to prepare a comprehensive status report examining both data projections and proposed initiatives outlined in our Comprehensive Plan.

Community participation formed the heart of this review process. Planning staff held multiple meetings strategically located across various county regions, ensuring residents from diverse geographic areas had meaningful opportunities to engage. During these sessions, community members received key updates and were actively invited to share insights, concerns, and recommendations. This grassroots feedback proved invaluable, directly influencing the final structure and content of the Five Year Review.

The document also reflects a comprehensive internal assessment by planning staff, who systematically reached out to partners and funding sources identified within the Comprehensive Plan's initiatives. This dual approach—combining community voices with professional partner perspectives—created a robust evaluation foundation.

The gathered feedback enabled staff to present detailed progress updates across the full spectrum of goals, objectives, and initiatives. The Planning Commission will receive a comprehensive overview celebrating significant accomplishments from the past five years while providing clear insight into ongoing initiatives and challenges Greenville County continues to navigate.

The review's findings will be presented during a workshop scheduled for **August 21st**, after which the document will be made publicly available online at [www.GCPlanning.org](http://www.GCPlanning.org), ensuring all residents have access to this vital information about our county's planning progress and future direction.

## OPEN SPACE PLAN

In a significant step toward preserving Greenville County's natural landscapes, Alta Planning + Design will present the finalized Open Space Plan to the Greenville County Planning Commission on **August 21st** alongside the Five Year Review. Initiated in October 2024, this comprehensive planning effort reflects an extensive, community-driven process aimed at safeguarding the county's open spaces, natural habitats, and working lands amidst rapid growth. The plan builds on the 2020 Plan Greenville County Comprehensive Plan and the 2010 Greenville County Comprehensive Greenways Plan, addressing the community's growing concerns about the loss of greenspace due to development.

The development of the Open Space Plan involved robust community engagement, including multiple layers of public input, stakeholder meetings, and two county-wide surveys. These efforts ensured that the plan reflects the priorities and vision of Greenville County residents, who value the area's unparalleled quality of life and proximity to stunning natural areas. Alta Planning + Design collaborated with county leaders, planning staff, and residents to craft a strategic vision for open space preservation, sustainable growth, and long-term land management over the next decade. The plan identifies key initiatives, including priority capital projects, land acquisitions, trail corridors, and innovative funding mechanisms, while fostering partnerships with landowners, developers, and institutions.

Greenville County, South Carolina's most populous county, faces projections of an additional 206 square miles of urban land by 2040. The Open Space Plan serves as a roadmap to balance this growth with the preservation of community character and natural resources. This milestone presentation marks a pivotal moment in ensuring Greenville County remains a vibrant, sustainable community for current and future generations.



# TRANSPORTATION PLANNING

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## GPATS AUGUST POLICY COMMITTEE

The next GPATS Policy Committee Meeting will be on August 25, 2025. Please visit <https://gpats.org> for information on the upcoming meeting. The Committee will hear and act on several items, including:

- SCDOT Project Status Updates within the GPATS region,
- Approval of Transportation Alternatives and FTA Section 5310 Projects, and
- An Amendment to the GPATS Transportation Improvement Program

Drafts and details of these items can be found on the GPATS website main page.

## GPATS 101 TRAINING SESSION

Tuesday, August 19, 2025 from 1:00-3:00 is GPATS 101 Training Session. To be held in the North Building of Greenville County Offices, second floor, training room. This session will be helpful for members newer to GPATS to learn the ins and outs of Metropolitan Planning. Everyone is welcome to attend. For more information, please visit <https://gpats.org>.

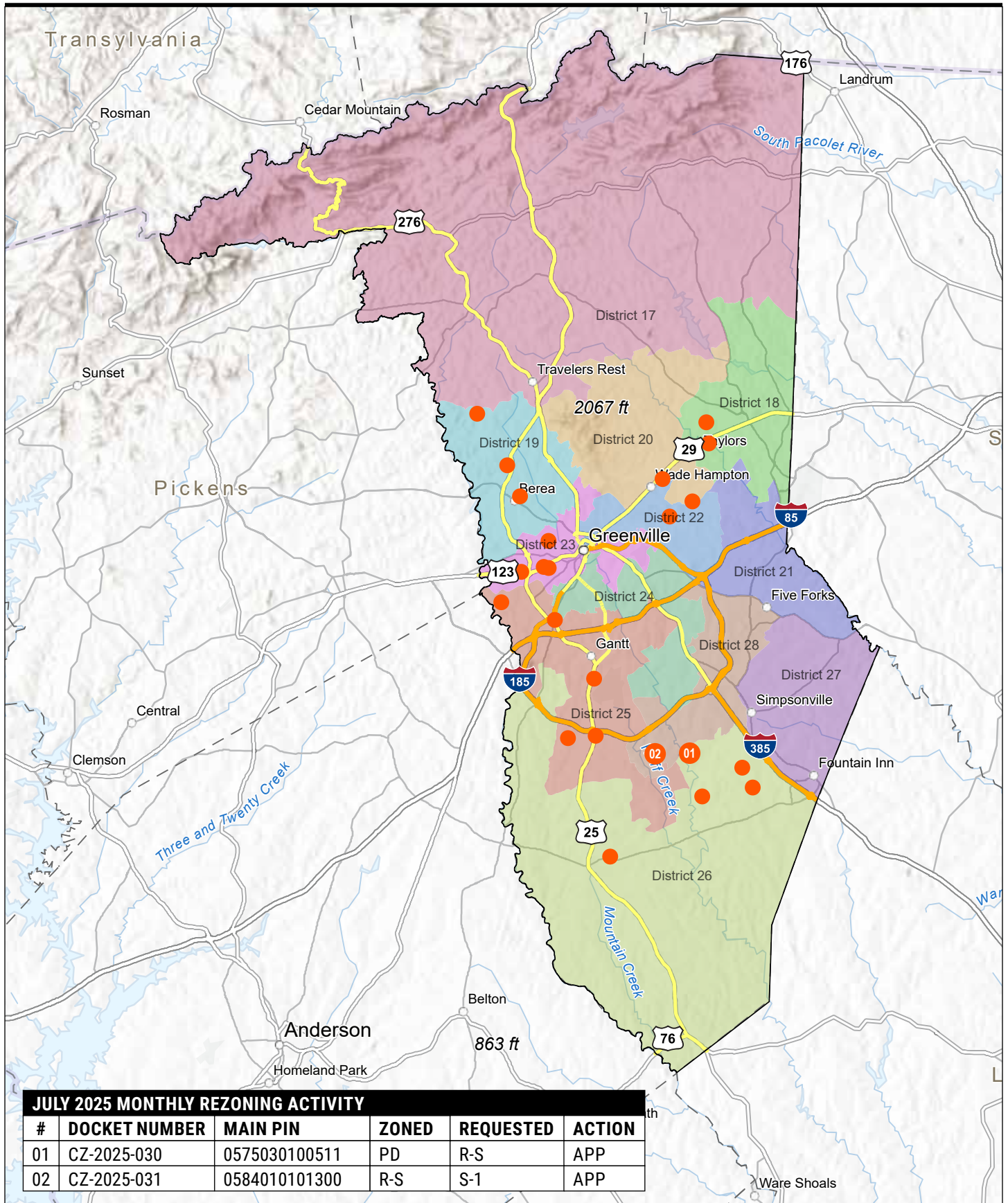
## GPATS TRANSPORTATION MANAGEMENT AREA CERTIFICATION REVIEW

On September 22, 2025, the Federal Highway Administration, Federal Transit Administration, and SCDOT will be conducting its quadrennial TMA Certification Review of GPATS. The Review will be located at the new Greenlink Maintenance Facility at 205 Arcadia Drive in Greenville, and will take place in three parts:

- A discussion with the GPATS Study Team at the end of their meeting from 10am to Noon
- The Federal Review of GPATS from 1-5pm
- A Public Meeting from 5:30-7pm

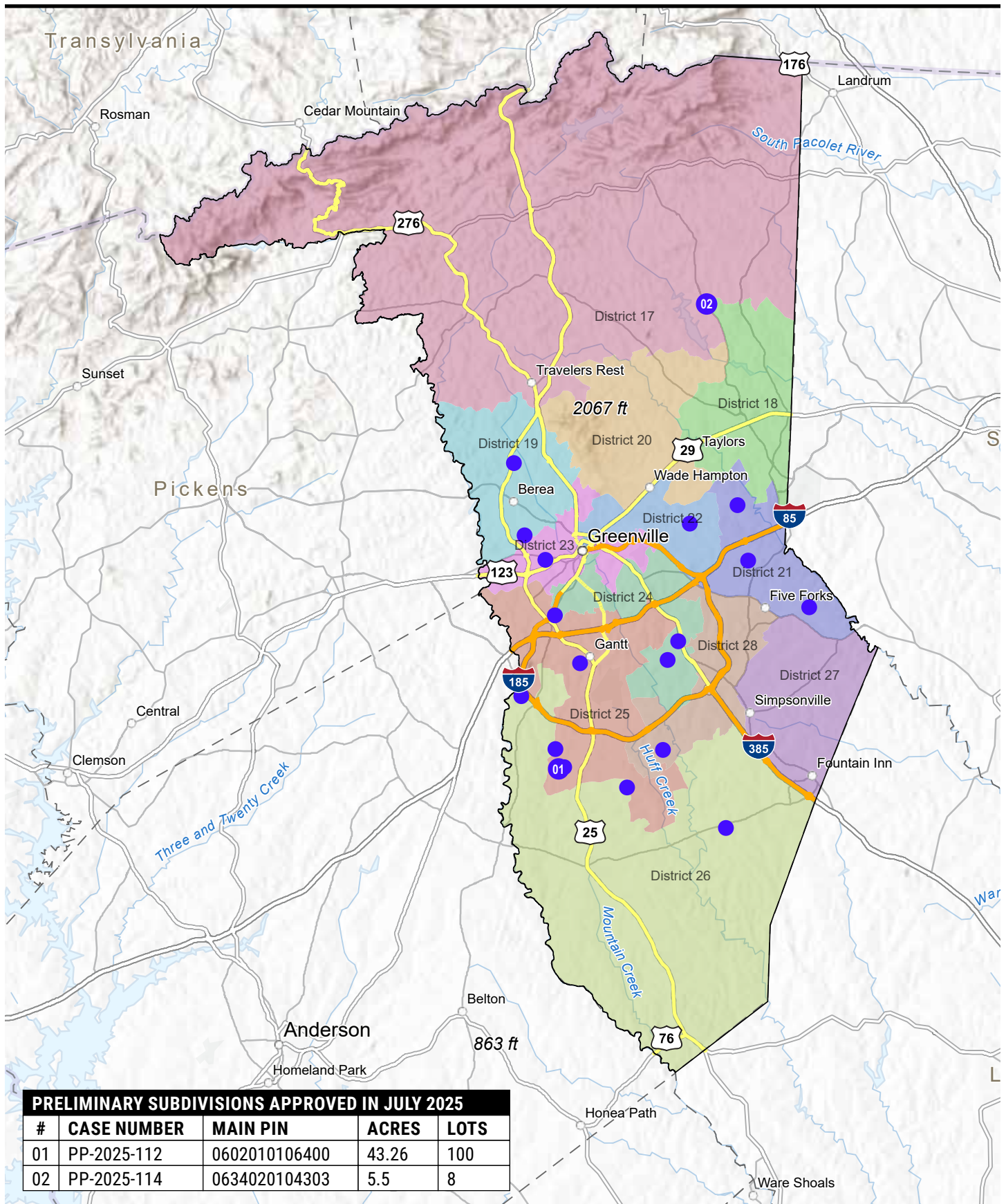
All meetings will be available to the public in person and available online via Livestream or Zoom. Please keep an eye on <https://gpats.org> for more details in the next month.

# ZONING ADMINISTRATION



\*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS; APP=APPROVED; AMD=APPROVED AS AMENDED

# SUBDIVISION ADMINISTRATION



\*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

# BUILDING SAFETY & CODE COMPLIANCE

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The following statistics reflect the numbers for June, 2025.

## **CERTIFICATES OF OCCUPANCY**

Commercial New Construction: **12**  
Manufactured Home New Set Up: **34**  
Residential New Construction: **235**  
Residential New Construction Duplex: **18**  
Townhome: **45**

## **TOTAL PERMITTING FEES COLLECTED**

**\$1,000,195.64**  
Year to date: \$6,908,077.15

## **CODE ENFORCEMENT**

New Code Enforcement Cases: **326**  
Code Enforcement Cases Closed: **299**  
Total Active Code Enforcement Cases: **558**  
**\$12,252.15** collected by tax bills for Code Enforcement liens.  
**\$275.00** collected by the County Attorney for hold harmless agreements

Officer Masters will again be attending the Sterling Community Meeting this month as part of the ongoing Neighborhood Awareness campaign.

An unfit structure hearing will not be held in August. However, demolition has been completed on three of the four condemned structures slated for demolition on Minus Street in the Sterling Community and one structure on 3rd Street in Woodside. The last structure on Minus Street requiring demolition is scheduled to begin mid-August.

A request for bids has been issued for demolition of a nuisance structure on Rosebay Drive in the Dove Tree Subdivision. Should the proposed schedule be maintained as anticipated, this structure should be demolished by the end of September or beginning of October.

# UPCOMING MEETINGS

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August 21: Planning Workshop: Five Year Review & Open Space Plan

September 2: County Council

September 10: Board of Zoning Appeals

September 15: Technical Advisory Committee

September 15: Zoning Public Hearing

September 15: Planning & Development Committee

September 18: Historic Preservation Commission

September 24: Planning Commission