

# PLANNING REPORT



**GREENVILLE COUNTY**  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION  

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AUGUST 2023



# LONG-RANGE PLANNING

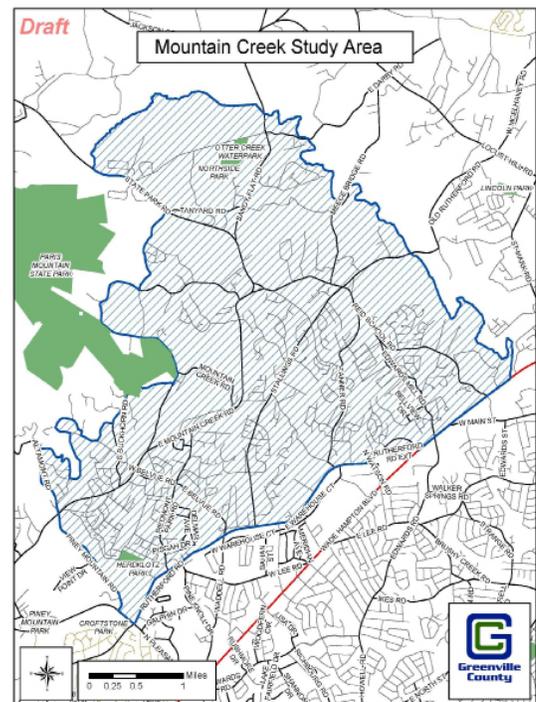
## Piedmont Area Plan

In July, Long Range Planning, in collaboration with Anderson County, hosted two community meetings at the Piedmont Community Center in support of the Piedmont Area Plan, as well as an event, Talk Piedmont, at Saluda River Grill. The meetings and event included discussions about growth and land use, natural resource conservation and preservation, mobility and transportation, children and youth, and revitalization. Staff learned about the community's desire for bike lanes and sidewalks, blueways and greenways, growth management tools, housing affordability, and stricter land use regulations that preserve the built and natural character of the community. Staff will host two workshops in August at the Piedmont Community Center.



## 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

#### New Commissioners

Staff would like to recognize and welcome new Historic Preservation Commissioners, James Scott and Valerie Arnold. Mr. Scott brings experience in historical research, cemeteries, and genealogy to the Commission. Ms. Arnold is a founding member of the Cemetery Preservation Alliance of South Carolina and has vast volunteer experience.

#### Preservation Award

On June 27th Governor Henry D. McMaster presented the statewide Historic Preservation Awards at the State House. Receiving the Preservation Honor Award was Spring Park Inn, recognized locally on the Greenville County Historic Register as well as the National Register of Historic Places.

The Greenville County Historic Preservation Commission has provided monitoring and oversight of the restoration project.

To learn more, visit [travelersresthistoricalsociety.org](http://travelersresthistoricalsociety.org).

## TRANSPORTATION PLANNING

### GPATS SUMMER MEETINGS

The GPATS Study Team met on July 17th ahead of the upcoming Policy Committee meeting on August 21st. An Amendment to the GPATS Transportation Improvement Program to document the award of the GTA/Greenlink Transit \$6.3 million Low/No Grant from the Federal Transit Administration, and to accelerate Long-Range projects along SC-183 in Pickens and Greenville Counties for GPATS participation in the Pickens County application to the State Transportation Infrastructure Bank. Pickens County is asking for \$28 million of GPATS Guideshare to bolster their \$73.8 million project.

Additionally, GPATS will be adopting new boundaries at its August meeting. Census Urbanized Areas are adjusted with each decennial Census, and the GPATS Metropolitan Planning Area follows suit. In cooperation with our partners at SCDOT, SPATS (Spartanburg), and the newly-defined ACATS (Anderson-Clemson), the GPATS draft boundaries are now under final evaluation by SCDOT Secretary Hall. Information on the new boundaries can be found at [www.gpats.org](http://www.gpats.org).



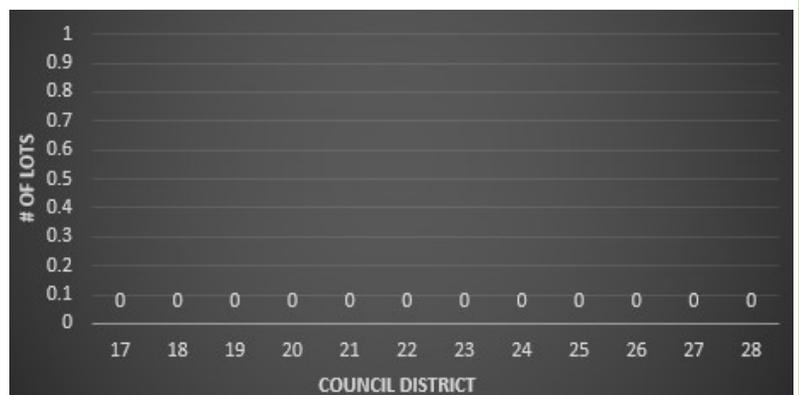
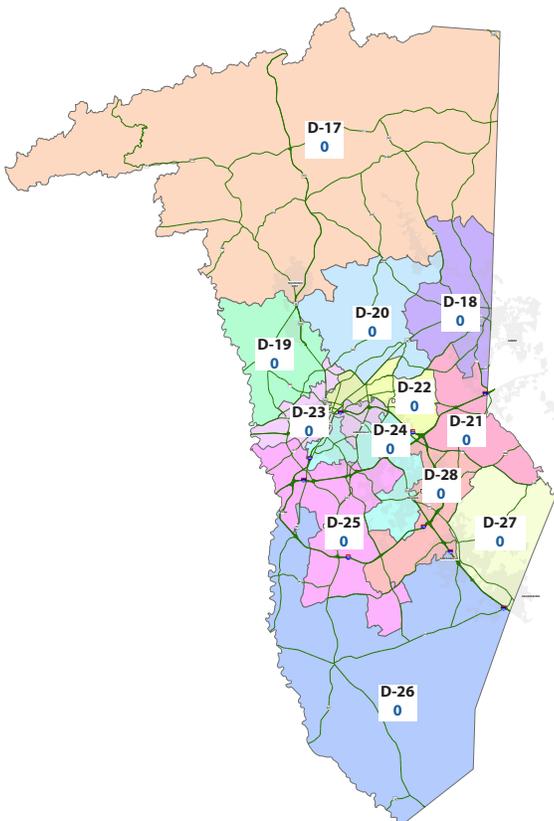
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

### MAJOR SUBDIVISION PROPOSALS, JULY FY 2024

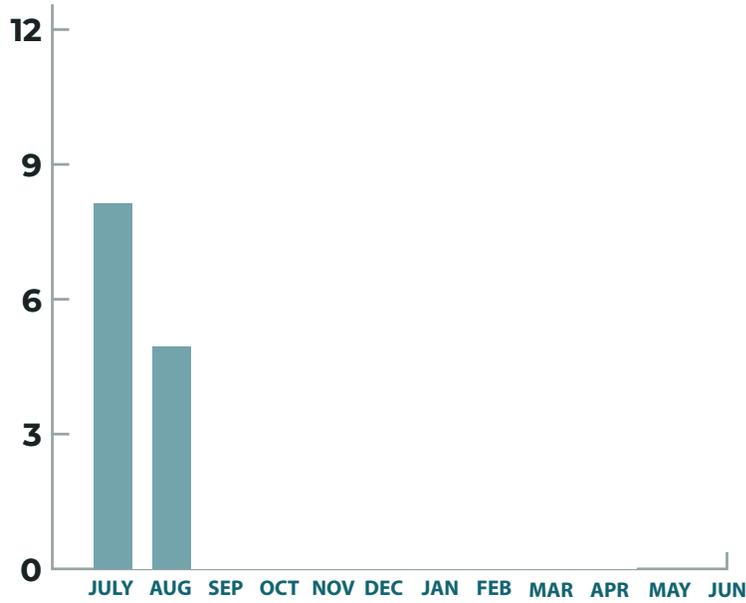
|                                     | July 2023 Total |
|-------------------------------------|-----------------|
| Acres Developed                     | 0               |
| Lots Added                          | 0               |
| Linear Feet of Public Roads Added   | 0               |
| Linear Feet of Private Roads        | 0               |
| Open Space Preserved (Acres)        | 0               |
| Subdivisions Served by Septic       | 0               |
| Subdivisions Served by Public Sewer | 0               |
| Subdivisions in Unincorporated Area | 0               |
| Subdivisions in Municipalities      | 0               |

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

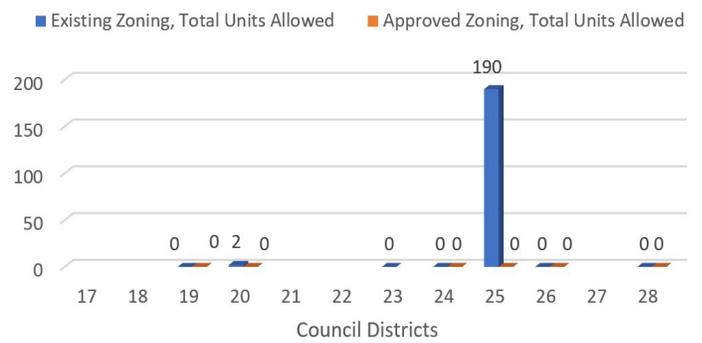
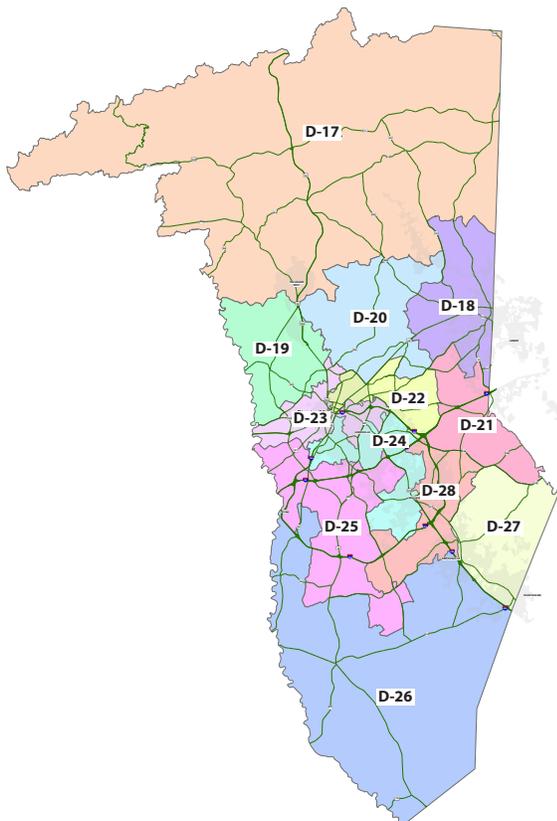


# ZONING ADMINISTRATION

## 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 July 2023

|                                                             |     |
|-------------------------------------------------------------|-----|
| New Single Family Dwelling Starts (July 2023 - June 2024) - | 124 |
| New Single Family Dwelling Starts (Month of July 2023) -    | 124 |
| New Commercial Starts - (Month of July 2023) -              | 4   |

|                                                          | Current Mth<br>Jul-23 | Last Month<br>Jun-23 | YTD - FY22<br>7/23 - 6/24 | Prior Yr Same Mth<br>Jul-23 | YTD - FY21<br>7/21 - 6/22 |
|----------------------------------------------------------|-----------------------|----------------------|---------------------------|-----------------------------|---------------------------|
| <b><u>PERMITS ISSUED:</u></b>                            |                       |                      |                           |                             |                           |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)     | 133                   | 601                  | 133                       | 593                         | 593                       |
| COMMERCIAL NEW CONSTRUCTION                              | 4                     | 30                   | 4                         | 38                          | 38                        |
| OTHER NEW CONSTRUCTION                                   | 404                   | 253                  | 404                       | 121                         | 121                       |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)     | 296                   | 193                  | 296                       | 289                         | 289                       |
| SIGN PERMITS                                             | 21                    | 30                   | 21                        | 30                          | 30                        |
| RESIDENTIAL RENOVATION                                   | 48                    | 289                  | 48                        | 357                         | 357                       |
| COMMERCIAL RENOVATION                                    | 40                    | 100                  | 40                        | 171                         | 171                       |
| MOBILE HOMES                                             | 18                    | 13                   | 18                        | 20                          | 20                        |
| <b>TOTAL PERMITS ISSUED</b>                              | <b>964</b>            | <b>1,509</b>         | <b>964</b>                | <b>1,619</b>                | <b>1,619</b>              |
| <b><u>FEES COLLECTED:</u></b>                            |                       |                      |                           |                             |                           |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)     | \$287,413.03          | \$137,203.50         | \$ 287,413.03             | \$122,423.00                | \$ 122,423.00             |
| COMMERCIAL NEW CONSTRUCTION                              | \$47,236.61           | \$12,470.00          | \$ 47,236.61              | \$70,681.50                 | \$ 70,681.50              |
| OTHER NEW CONSTRUCTION                                   | \$44,212.94           | \$13,725.50          | \$ 44,212.94              | \$7,918.50                  | \$ 7,918.50               |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)     | \$51,523.79           | \$10,806.50          | \$ 51,523.79              | \$19,021.65                 | \$ 19,021.65              |
| SIGN PERMITS                                             | \$3,557.11            | \$1,105.50           | \$ 3,557.11               | \$1,224.00                  | \$ 1,224.00               |
| RESIDENTIAL RENOVATION                                   | \$26,156.09           | \$21,166.50          | \$ 26,156.09              | \$24,676.50                 | \$ 24,676.50              |
| COMMERCIAL RENOVATION                                    | \$28,313.91           | \$16,288.50          | \$ 28,313.91              | \$20,435.50                 | \$ 20,435.50              |
| MOBILE HOMES                                             | \$2,298.90            | \$900.00             | \$ 2,298.90               | \$1,500.00                  | \$ 1,500.00               |
| <b>TOTAL FEES COLLECTED - PERMITS</b>                    | <b>\$490,712.38</b>   | <b>\$213,666.00</b>  | <b>\$490,712.38</b>       | <b>\$267,880.65</b>         | <b>\$267,880.65</b>       |
| OTHER FEES (Collections for departmental/other agencies) | \$82,767.21           | \$4,535.00           | \$ 82,767.21              | \$11,045.27                 | \$ 11,045.27              |
| <b>GRAND TOTAL FEES</b>                                  | <b>\$573,479.59</b>   | <b>\$218,201.00</b>  | <b>\$573,479.59</b>       | <b>\$278,925.92</b>         | <b>\$278,925.92</b>       |
| <b><u>INSPECTIONS PERFORMED:</u></b>                     |                       |                      |                           |                             |                           |
| ELECTRICAL                                               | 1,545                 | 1,494                | 1,545                     | 1,920                       | 1,920                     |
| PLUMBING                                                 | 1,341                 | 1,035                | 1,341                     | 1,166                       | 1,166                     |
| MECHANICAL                                               | 1,772                 | 1,356                | 1,772                     | 1,669                       | 1,669                     |
| BUILDING                                                 | 2,726                 | 2,258                | 2,726                     | 2,625                       | 2,625                     |
| MANUFACTURED HOMES                                       | 27                    | 27                   | 27                        | 45                          | 45                        |
| <b>Total Building Safety Inspections</b>                 | <b>7,411</b>          | <b>6,170</b>         | <b>7,411</b>              | <b>7,425</b>                | <b>7,425</b>              |
| CODE ENFORCEMENT                                         | 753                   | 638                  | 753                       | 717                         | 717                       |
| FLOODPLAIN                                               | 5                     | 16                   | 5                         | 10                          | 10                        |
| <b>TOTAL ALL INSPECTIONS</b>                             | <b>8,169</b>          | <b>6,824</b>         | <b>8,169</b>              | <b>8,152</b>                | <b>8,152</b>              |
| Certificates of Occupancy (Res-220; Comm-11; MH-1)       | 232                   | 216                  | 232                       | 237                         | 237                       |

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 124  
 New Single Family Dwelling Starts (Month of July 2023): 124  
 New Commercial Starts - (Month of July 2023): 4



## New Single-Family Detached Housing Starts

**FY 2018 total: 2275**

**FY 2021 total: 2332**

**FY 2024 total: 124**

**FY 2019 total: 1951**

**FY 2022 total: 1661**

**FY 2020 total: 2129**

**FY 2023 total: 1936**

# MONTHLY STATISTICS

## COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

July 2023:

- New construction projects: 45
- Total project value: \$16,262,209.00

2023 Calendar Year Totals:

Total commercial projects: 234  
 Total project value: \$243,097,534.30

July 2022:

New construction projects: 29  
 Total Project value: \$103,091,383.00

2022 Calendar Year Totals:

Total commercial projects: 513  
 Total project value: \$ 399,413,239.00

## FLOODPLAIN ADMINISTRATION

Subdivisions/Summary Plats/Final Plats: 27

Zoning: 6

Commercial Plan Review: 59

Grading Permit Applications: 57

General: 86

Monthly Total: 235

2023 Total: 1314

- 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. No new update.
- 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 was submitted on July 24, 2023
- Waiting on Grant for Enoree Basin Study. Awarded Woopert