

SEPTEMBER 2025

GREENVILLE COUNTY



PLANNING REPORT



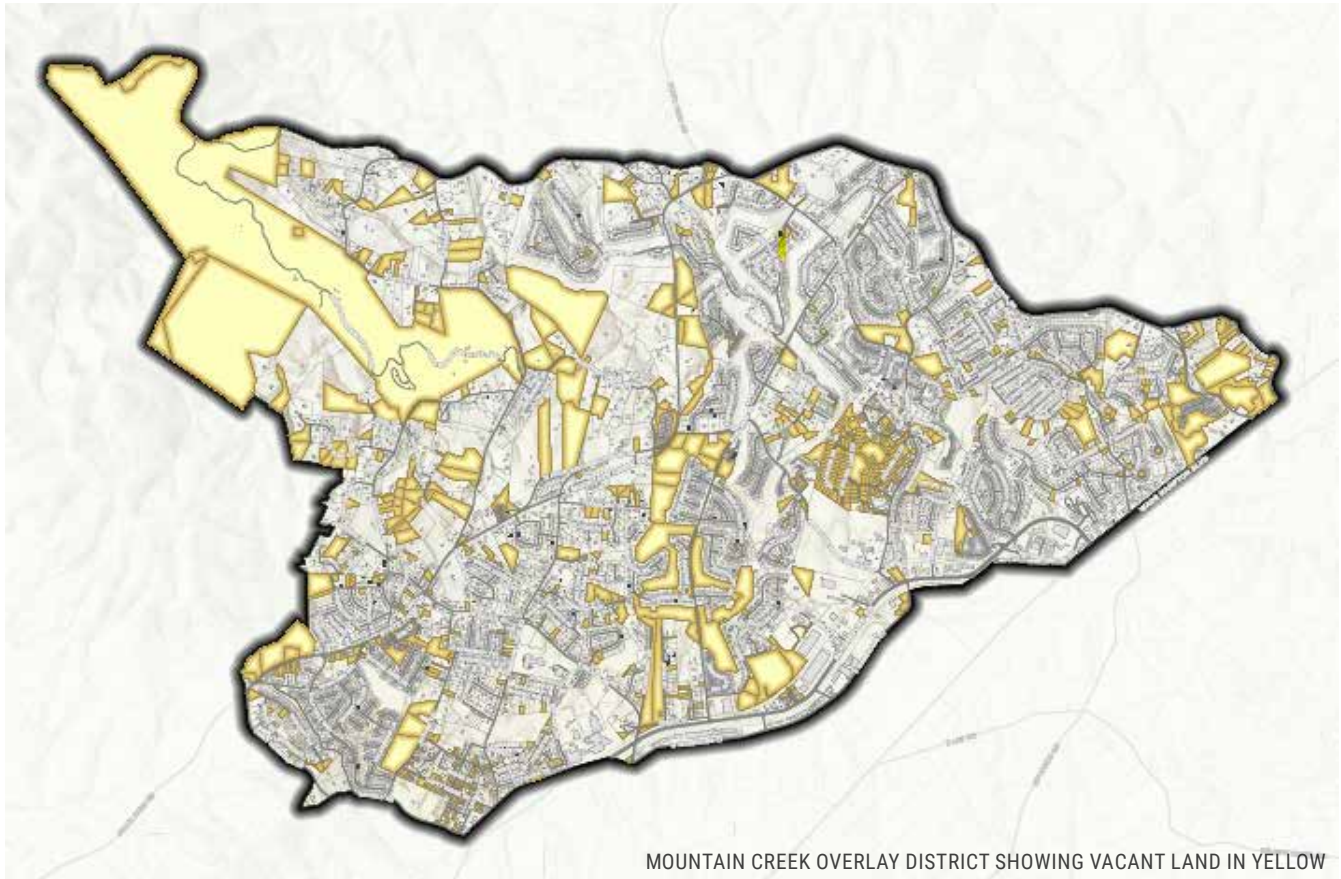
LONG RANGE PLANNING

MOUNTAIN CREEK OVERLAY DISTRICT

The Mountain Creek Community is located east of Paris Mountain, north of Rutherford Road and south of Reid School Road, within the Mountain Creek Watershed. Most existing development predates the adoption of stormwater and flood plain management ordinances, and this overlay is intended to prevent flooding and stormwater challenges that have worsened due to additional development and loss of permeable land cover. To that end, additional regulations for new major subdivisions will be proposed to provide for additional

screening and buffering requirements, stormwater management techniques that include Low Impact Development Features, and open space requirements.

Staff has been working intensively with members of the community for the past several months, and upcoming steps include a stakeholder meeting, public open house and survey for additional feedback before being presented to Council for adoption.



MOUNTAIN CREEK OVERLAY DISTRICT SHOWING VACANT LAND IN YELLOW

HISTORIC PRESERVATION COMMISSION

This month the Commission will review proposed changes to the master plan for the Spring Park Inn in Travelers Rest, which opened to the public as a museum earlier this month. This 20-acre site located on the Swamp Rabbit Trail in the heart of downtown Travelers Rest was placed on the Greenville County Historic Register in 2019 by Nell Anderson Gibson, who generously donated her childhood home to the Travelers Rest Historical Society in

order to prevent residential and commercial development on the greenspace in perpetuity.

Commissioners will also attend the 4th Annual "Preserving Historic Cemeteries Workshop" at the State Historic Preservation Office in Columbia this month. This is an opportunity for them to gain technical, legal, and practical knowledge in order to contribute to successful cemetery preservation projects.

TRANSPORTATION PLANNING

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

GPATS will be embarking on the next major Long-Range Transportation Plan in 2026. A Request for Proposals is being readied by Greenville County Procurement Services, to solicit vendors to do the Plan, with the intent on having them on board before the Holidays. This Plan will update the GPATS project lists, along with all supporting data for prioritization, and shall yield a new Web Portal to convey the LRTP digitally. Please visit <https://gpats.org> for more information and announcements about surveys and public meetings.

GPATS SEPTEMBER POLICY COMMITTEE

The GPATS Study Team will be meeting at 10am on Monday, September 22, 2025. The location for this meeting will be at the new Greenville Transit Authority/Greenlink Offices and Maintenance Center at 205 Arcadia Drive, in Greenville. The location and agenda will coincide with the GPATS 4-year Transportation Management Area Certification Review.

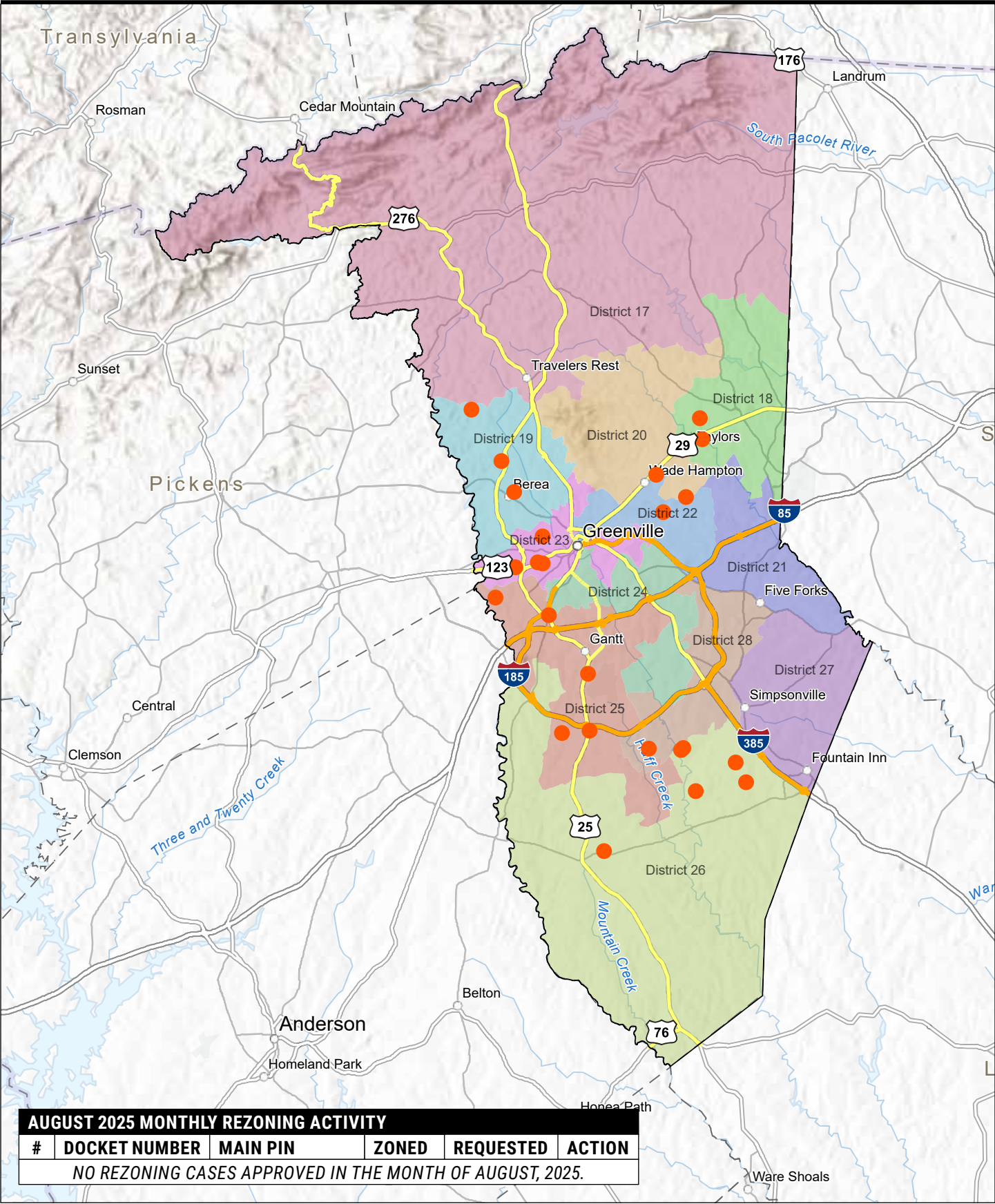
GPATS TRANSPORTATION MANAGEMENT AREA CERTIFICATION REVIEW

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 11am
- The Federal Review of GPATS from Noon-5pm
- A Public Meeting from 5:30-7pm

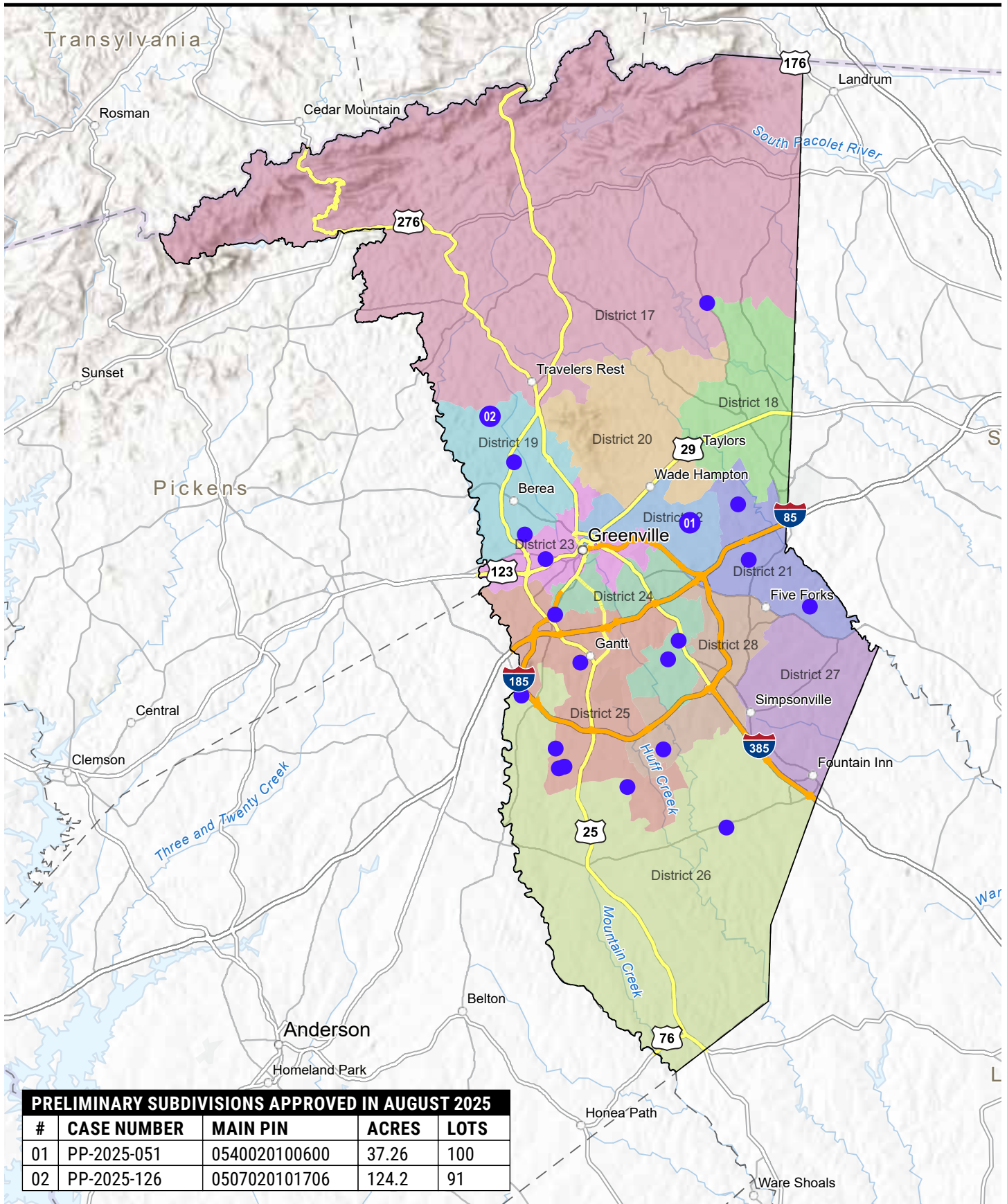
All meetings will be available to the public in person and available online via Livestream or Zoom.

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

The following statistics reflect the numbers for August, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **2**
Manufactured Home New Set Up: **23**
Residential New Construction: **233**
Residential New Construction Duplex: **11**
Townhome: **76**

TOTAL PERMITTING FEES COLLECTED

\$763,256.14

Year to date: \$7,671,333.29

CODE ENFORCEMENT

New Code Enforcement Cases: **229**
Code Enforcement Cases Closed: **228**
Total Active Code Enforcement Cases: **551**
\$0.00 collected by tax bills for Code Enforcement liens.
\$650.00 collected by the County Attorney for hold harmless agreements

Code Enforcement has advanced one residential property to the procurement process to solicit bids for demolition. The property in question is located at **303 Rosebay Drive**. Staff anticipates securing a qualified contractor by September, with demolition and structure removal expected to be completed in October. This action aligns with ongoing efforts to address unsafe and blighted properties, ensuring compliance with county standards and enhancing community safety.

UPCOMING MEETINGS

October 7: County Council

October 8: Board of Zoning Appeals

October 16: Historic Preservation Commission

October 20: Zoning Public Hearing

October 20: Planning & Development Committee

October 21: County Council

October 22: Planning Commission