

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

OCTOBER 2023



LONG-RANGE PLANNING

Piedmont Area Plan

Development of The Piedmont Area Plan continues. This month, Long Range Planning staff met with Representative Thomas Beach and Senator Richard Cash to consider strategies for extending the Swamp Rabbit Trail to Piedmont via the CSX line and inactive Norfolk-Southern Railroad line that runs from Greenville to Piedmont. Additionally, staff met with MetroConnects to discuss their donation of an unused footbridge to Greenville County for the Piedmont community.

The footbridge was identified by Red Oak Developers as a potential replacement of the original footbridge, which was destroyed in 2020 during a storm. Finally, staff met with Upstate Forever to discuss land conservation strategies in Piedmont. Staff has identified thousands of acres in the Piedmont study area that could be conserved for plant and wildlife habitats and passive recreation.

Historic Preservation Commission

This month the HPC will be reviewing the application for Final Certification for Judson Mill Ventures IV. This phase, now complete, was visited by the Commission last month.

In addition to the Judson project, an application for Preliminary Approval has been received for the historic Pepsi-Cola Bottling Plant at 705 Poinsett Highway. This 56,000-square-foot structure, recently accepted to the National Register of Historic Places, will soon be transformed into an entrepreneurial innovation district known as Crescent One, with 134,000 square feet of new construction to be added on the adjacent vacant lot. More than simply a co-working space, this concept will provide support for early-stage business startups. Outdoor event space, an open lawn and pavilion, a patio with seawalls, and a pedestrian plaza are included in the plans, as well as a nearby future spur of the Prisma Health Swamp Rabbit Trail.



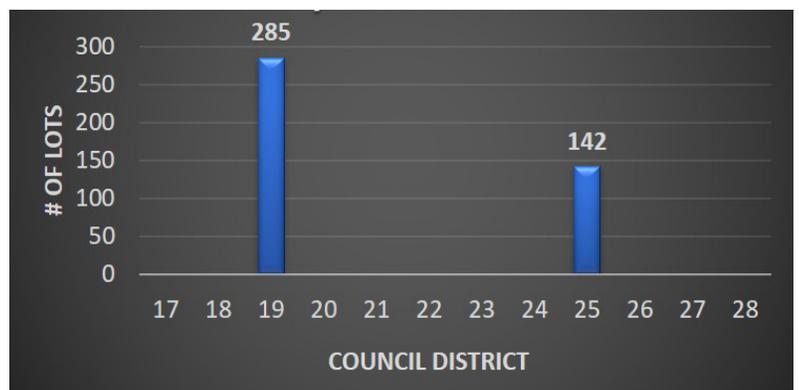
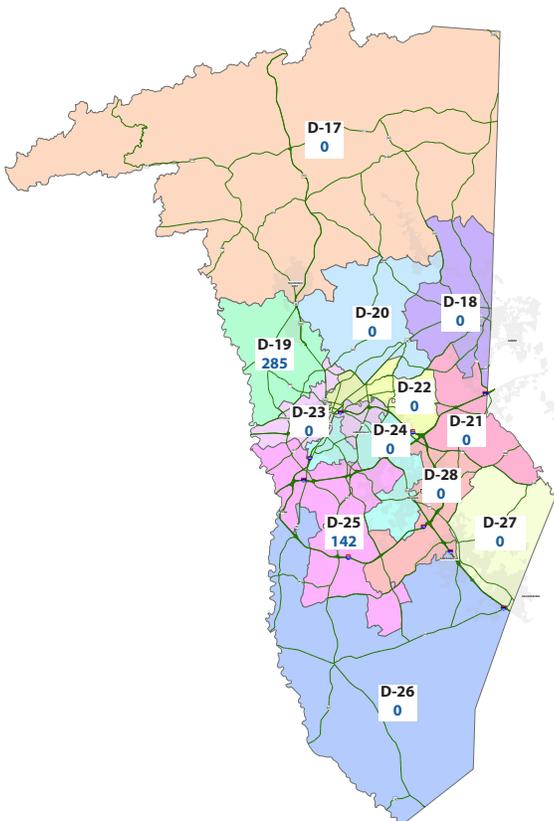
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, SEPTEMBER FY 2024

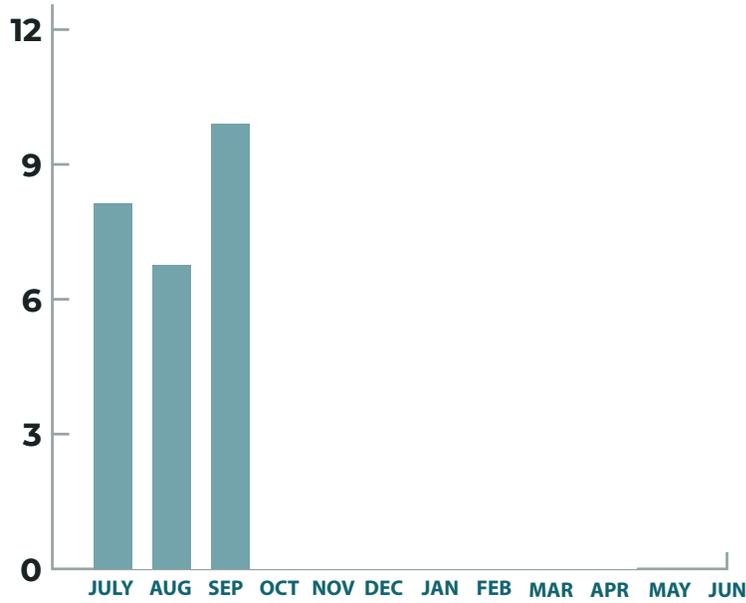
	Sept 2023 Total	July 23' - Sept 23'
Acres Developed	0	148.72
Lots Added	0	427
Linear Feet of Public Roads Added	0	10,530
Linear Feet of Private Roads	0	1,418
Open Space Preserved (Acres)	0	3.83
Subdivisions Served by Septic	0	0
Subdivisions Served by Public Sewer	0	3
Subdivisions in Unincorporated Area	0	3
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

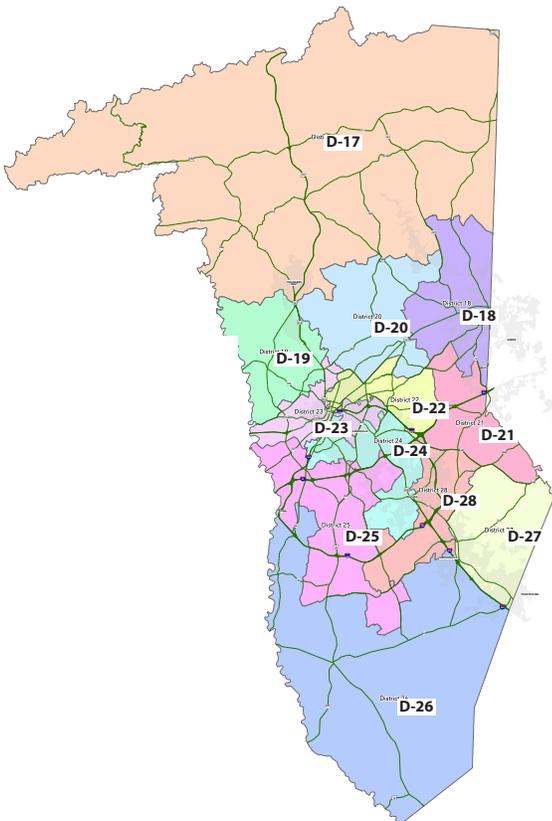


ZONING ADMINISTRATION

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 September 2023

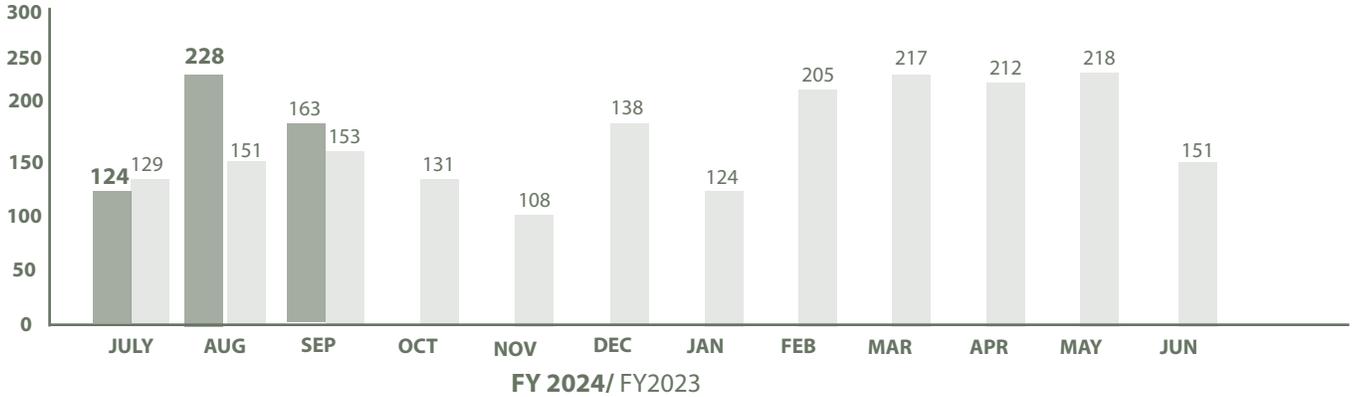
New Single Family Dwelling Starts (July 2023 - June 2024) -	537
New Single Family Dwelling Starts (Month of September 2023) -	163
New Commercial Starts - (Month of September 2023) -	15

	Current Mth Sep-23	Last Month Aug-23	YTD - FY22 7/23 - 6/24	Prior Yr Same Mth Sep-22	YTD - FY21 7/22 - 6/23
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	204	182	519	807	8,788
COMMERCIAL NEW CONSTRUCTION	1	6	11	49	579
OTHER NEW CONSTRUCTION	290	541	1,235	102	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	308	318	922	478	3,508
SIGN PERMITS	28	24	73	33	319
RESIDENTIAL RENOVATION	139	102	289	413	4,789
COMMERCIAL RENOVATION	57	303	400	201	1,852
MOBILE HOMES	44	42	104	28	226
TOTAL PERMITS ISSUED	1,071	1,518	3,553	2,111	21,924
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$604,859.00	\$444,874.92	\$ 1,337,146.95	\$178,725.50	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$2,814.38	\$270,663.85	\$ 320,714.84	\$117,351.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$54,752.20	\$68,144.76	\$ 167,109.90	\$7,073.50	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$98,100.60	\$75,817.69	\$ 225,441.78	\$12,740.50	\$ 186,157.95
SIGN PERMITS	\$3,218.75	\$2,852.16	\$ 9,628.02	\$1,746.00	\$ 15,739.50
RESIDENTIAL RENOVATION	\$85,344.75	\$55,138.48	\$ 166,639.32	\$32,253.25	\$ 371,460.25
COMMERCIAL RENOVATION	\$85,106.16	\$103,201.87	\$ 216,621.94	\$55,219.00	\$ 423,866.00
MOBILE HOMES	\$8,523.60	\$5,558.80	\$ 16,381.30	\$2,070.00	\$ 16,950.00
TOTAL FEES COLLECTED - PERMITS	\$942,719.44	\$1,026,252.53	\$2,459,684.05	\$407,178.75	\$4,103,806.20
OTHER FEES (Collections for departmental/other agencies)	\$38,874.47	\$51,756.50	\$ 173,398.18	\$6,256.81	\$ 132,002.89
GRAND TOTAL FEES	\$981,593.91	\$1,078,009.03	\$2,633,082.23	\$413,435.56	\$4,235,809.09
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,458	1,558	4,561	2,089	23,258
PLUMBING	1,274	1,371	3,986	1,231	15,288
MECHANICAL	1,635	1,993	5,400	1,719	19,493
BUILDING	2,856	3,089	8,671	2,802	32,338
MANUFACTURED HOMES	58	32	117	51	497
Total Building Safety Inspections	7,281	8,043	22,735	7,892	90,874
CODE ENFORCEMENT	736	1,252	2,741	663	8,193
FLOODPLAIN	12	22	39	21	134
TOTAL ALL INSPECTIONS	8,029	9,317	25,515	8,576	99,201
Certificates of Occupancy (Res 226- Comm-38; MH-17)	281	284	797	288	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 537
 New Single Family Dwelling Starts (Month of September 2023): 163
 New Commercial Starts - (Month of September 2023): 15



New Single-Family Detached Housing Starts

FY 2018 total: 2275

FY 2021 total: 2332

FY 2024 total: 537

FY 2019 total: 1951

FY 2022 total: 1661

FY 2020 total: 2129

FY 2023 total: 1936

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

September 2023:

- New construction projects: **26**
- Total project value: **\$14,255,761**

2023 Calendar Year Totals:

Total commercial projects: 296
 Total project value: \$266,001,551.30

September 2022:

New construction projects: **41**
 Total Project value: **\$230,902,994**
 2022 Calendar Year Totals:
 Total commercial projects: 610
 Total project value: \$ 725,270,250

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 393
 2023 Total: 2007

- Woolpert is working on proposal for Hazard Mitigation Plan. New plan must be completed and approved by May 2025
- BRIC grant for Enoree Basin Study. FEMA has pre-awarded project.
- The following floodplain buyout properties are under contract for sale: 20 Ridge Row and 25 Wood Creek Drive.