NOVEMBER 2026

GREENVILLE COUNTY PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

The subcommittee met October 23 and November 6 to complete the materials supporting the Comprehensive Plan update. Those sessions resolved the remaining questions in four documents: the motion for Planning Commission action, the recommendation to County Council, the scope of work, and the project charter.

The intent of that work was to put a complete and internally consistent package in front of the Commission rather than a set of open questions. The scope of work now reflects the subcommittee's decisions on how the County's adopted area and community plans will be carried into a single countywide future land use map, on the treatment of the character area classifications, and on the shape of the public participation program. The project charter sets out how the project will be governed once underway – decision rights, review milestones, and the channel through which the consultant receives direction.

These materials will be presented to the full Planning Commission at its November 17 meeting. The subcommittee's charge under the July 22 motion is complete with their delivery.

The subcommittee has expressed an intent that, should County Council adopt the recommendation, a successor body be established to work alongside the project manager through the course of the update, with its role and composition to be determined by the Commission at that time.

JUDSON COMMUNITY

Long Range Planning staff continue preparing for the Judson Community Plan update, with a public kickoff meeting planned for early 2027. Staff recently met with YMCA of Greenville leadership to share early findings on demographic and housing conditions in Judson and to discuss upcoming engagement. With a centrally located facility and strong ties to the community, the YMCA is a natural partner for outreach as engagement gets underway. Engagement will include online surveys, conversations with residents and field work to document current conditions in the community. Staff are now focused on building relationships with local stakeholders so residents are involved from the start and throughout the process.

STAFF UPDATE

The Long Range Planning Division is pleased to welcome Chelsea Elliott, who joined the Planning Department on November 9 as a Long Range Planner I. Chelsea holds a Bachelor of Science in Landscape Architecture from West Virginia University and is a LEED Green Associate. Before joining Greenville County, she was a Staff Consultant with Civil & Environmental Consultants, Inc., where she worked with public agencies on transportation, trail, and community-focused projects across West Virginia. Her background in site planning, green infrastructure, GIS mapping, and public-facing graphics will strengthen the Division's community planning and engagement work.

TRANSPORTATION PLANNING

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

The GPATS Staff and Policy Committee are busy reviewing the Horizon2050 LRTP draft document. It is available for public viewing on the GPATS Horizon 2050 webpage at gpatshorizon2050.com. Policy Committee was introduced to the draft document during a staff presentation at their last meeting of the year on October 12, 2026. This presentation gave an overview of the document, its components, and the next steps as we move towards final adoption. After this review period, the Policy Committee will vote on its adoption at their February 22, 2027 meeting. When viewing the draft document, members of the public will see a summary of community engagement efforts, the goals and objectives that guided the project, details of current transportation system performance, a forecast of future system performance, and the fiscally constrained plan among other sections.

2027 MEETING SCHEDULE

The GPATS Policy Committee adopted the 2027 meeting schedule as their las meeting of the year on October 12, 2026. The Policy Committee meets four times a year with the Study Team meeting one month prior to Policy Committee meetings. These meetings are open to the public.

2027 MEETING SCHEDULE

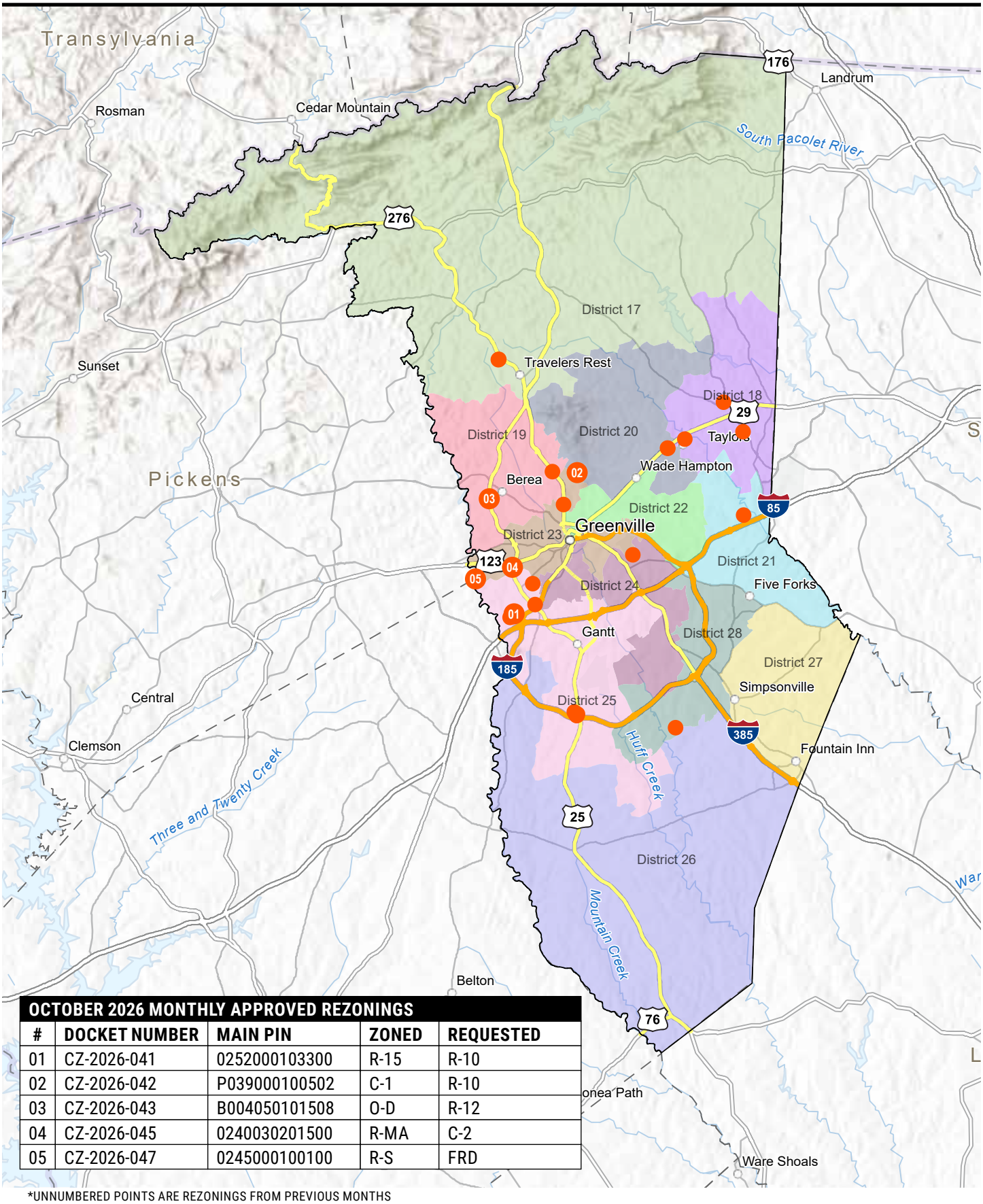
Study Team	Policy Committee
January 25	February 22
April 12	May 17
July 12	August 9
September 13	October 11

All meetings will be held at Greenville County Square, 301 University Ridge, in the Council Chambers (First Floor, North Building). A live stream for public viewing will be streamed at:

https://www.greenvillecounty.org/livestreamplanning.aspx

Please be aware this stream is only for listening and viewing. If you have any questions, please email **GPATS@greenvillecounty.org**.

ZONING ADMINISTRATION

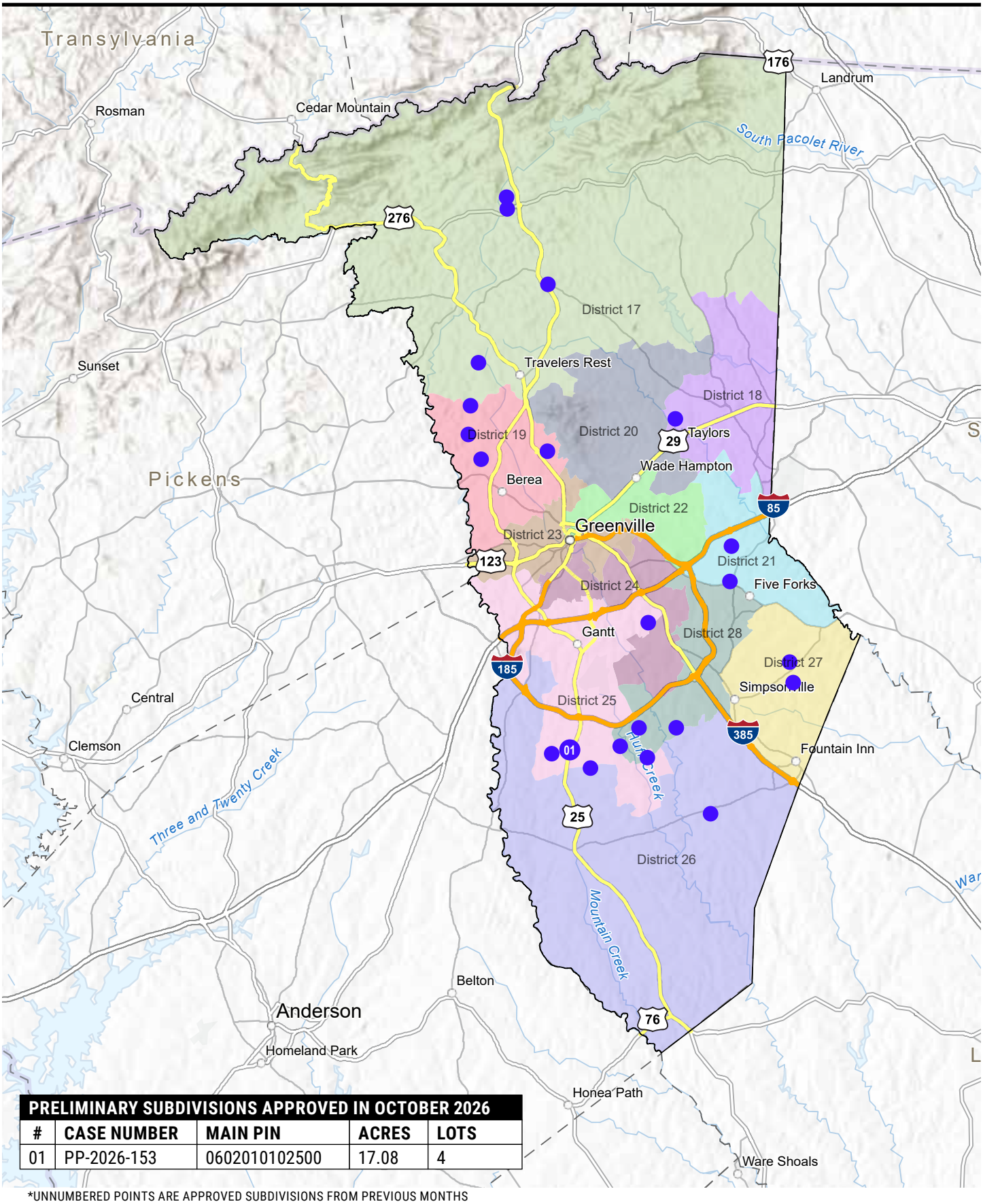


OCTOBER 2026 MONTHLY APPROVED REZONINGS

#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED
01	CZ-2026-041	0252000103300	R-15	R-10
02	CZ-2026-042	P039000100502	C-1	R-10
03	CZ-2026-043	B004050101508	O-D	R-12
04	CZ-2026-045	0240030201500	R-MA	C-2
05	CZ-2026-047	0245000100100	R-S	FRD

*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION

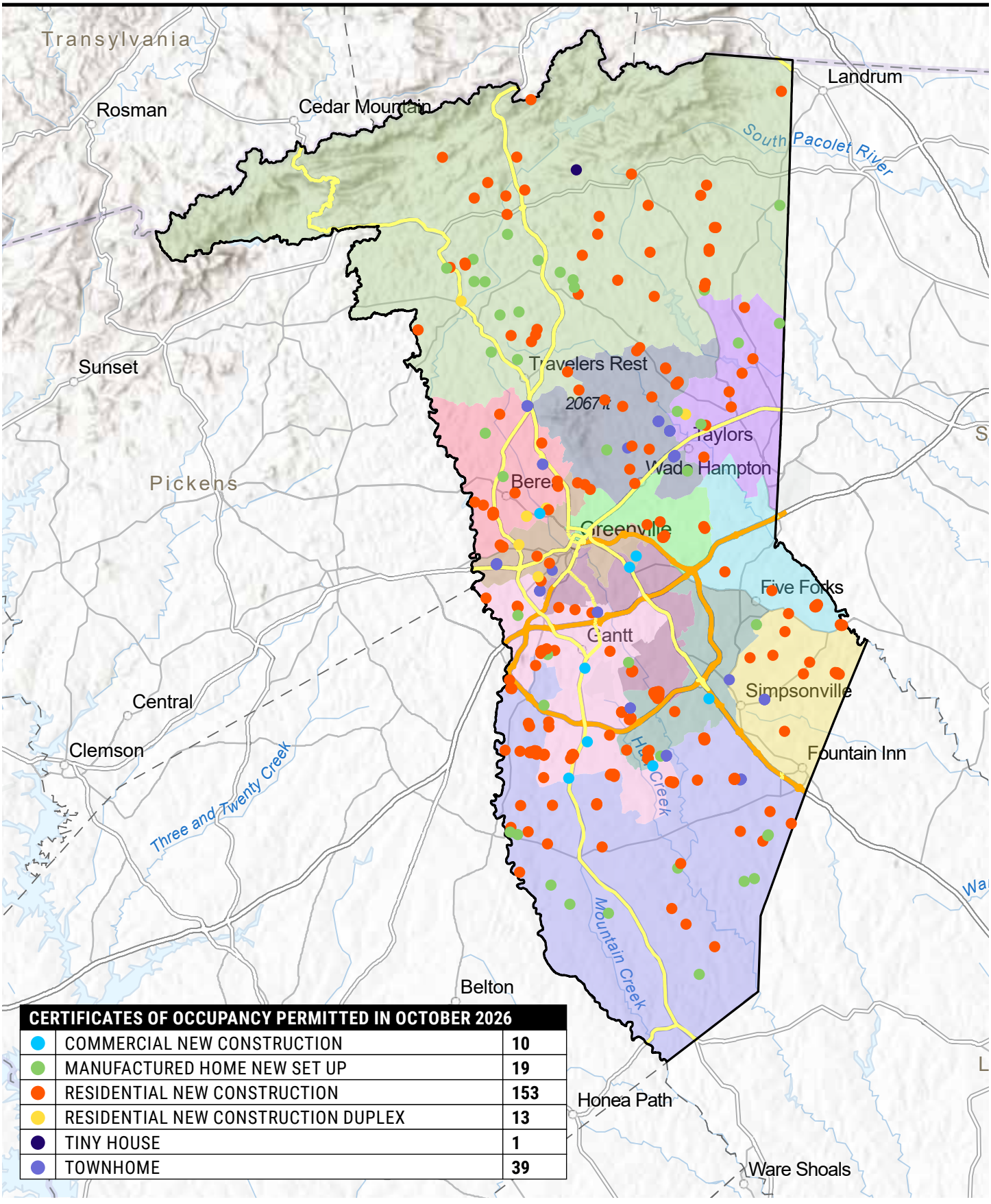


PRELIMINARY SUBDIVISIONS APPROVED IN OCTOBER 2026

#	CASE NUMBER	MAIN PIN	ACRES	LOTS
01	PP-2026-153	0602010102500	17.08	4

*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



CERTIFICATES OF OCCUPANCY PERMITTED IN OCTOBER 2026		
	COMMERCIAL NEW CONSTRUCTION	10
	MANUFACTURED HOME NEW SET UP	19
	RESIDENTIAL NEW CONSTRUCTION	153
	RESIDENTIAL NEW CONSTRUCTION DUPLEX	13
	TINY HOUSE	1
	TOWNHOME	39

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for October, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **10**
Manufactured Home New Set Up: **19**
Residential New Construction: **153**
Residential New Construction Duplex: **13**
Tiny House: **1**
Townhome: **39**

TOTAL PERMITTING FEES COLLECTED

$1,118,461.56
Year to date: $26,008,280.55

CODE ENFORCEMENT

New Code Enforcement Cases: **162**
Code Enforcement Cases Closed: **209**
Total Active Code Enforcement Cases: **445**
$25,129.69 collected by tax bills for Code Enforcement liens
$745.00 collected by the County Attorney for hold harmless agreements

Code Enforcement staff continue to join Planning staff at community meetings across the County. On October 7, Jaimee Masters attended the Berea community meeting, the first in a planned series of resident conversations that will inform the upcoming update to the Berea Community Plan. Code Enforcement's presence gives residents a direct point of contact for property maintenance concerns as the community starts identifying its priorities. It also positions the division to support the plan update as it moves forward.

Staff were unable to attend the most recent Monaghan Mill Community Association meeting. They remain engaged with the neighborhood following this fall's community sweep and plan to return when the association next meets in early 2027.

UPCOMING MEETINGS

December 1: County Council

December 9: Board of Zoning Appeals

December 14: Subdivision Advisory Committee