

JANUARY 2026

GREENVILLE COUNTY



# PLANNING REPORT



# LONG RANGE PLANNING

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## JUDSON COMMUNITY PLAN REVISITED

Next steps with the Judson community include connecting with local residents of Judson, attending any meetings that may be happening in the area, and identifying ways in which Long Range Planning can further support the Judson community. During this phase, County staff has placed forming genuine connections with the Judson community as its main priority. County staff will look to take a personal approach as they plan to hold space for all conversations pertaining to residents and their lived experiences of being members of the community. Our team desires to understand Judson through the lens of the residents, community organizers, and supporters, which must include listening to their stories, both good and bad. With the amount of change that has happened since the Judson Community Plan was adopted in 2012, and all the changes that have been happening around Judson like parcel annexation approaching near their community, observation, documentation, and planning will be the focus of this current phase in reengaging the Judson Community.

## CHEROKEE FOOTHILLS SCENIC HIGHWAY CORRIDOR PLAN

Long Range Planning staff is in the process of developing a corridor plan for the Cherokee Foothills Scenic Highway, also referred to as Highway 11, within Greenville County. The project's steering committee held its inaugural meeting on December 18 and is scheduled to meet again on January 22 at Pleasant Ridge Park. Public meetings for the project are anticipated to be held this spring.

The primary objective of this initiative is to preserve and enhance the corridor's intrinsic scenic, historic, cultural, and natural qualities by proposing regulatory mechanisms, including, but not limited to, an overlay district, establishing an actionable implementation and management framework to support long-term stewardship, monitoring, and decision-making along the corridor. The study area extends along South Carolina Highway 11 (SC-11) from the Pickens County line to the Spartanburg County line.

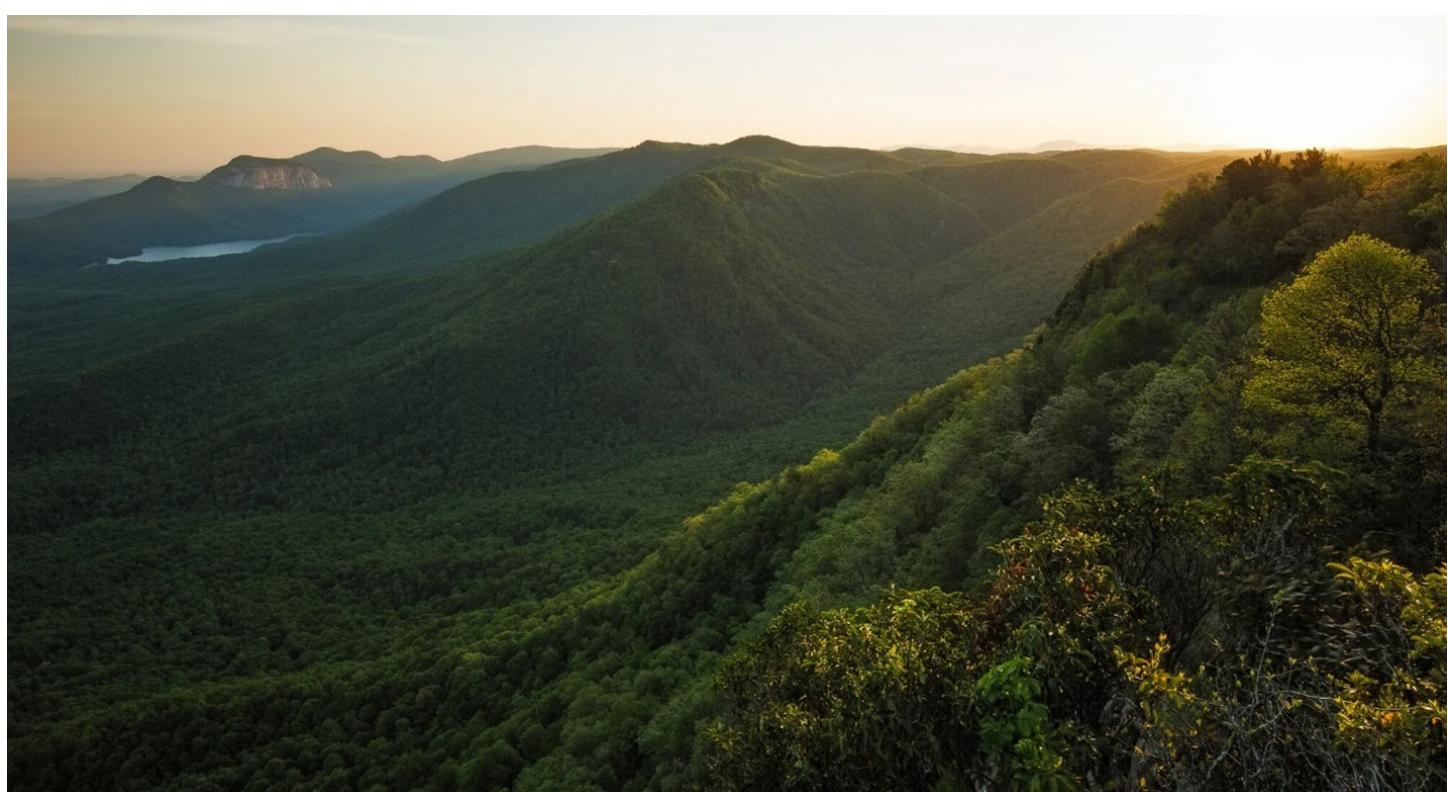


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# TRANSPORTATION PLANNING

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## GPATS IN 2026

GPATS concluded its 2025 meetings with the Policy Committee Meeting in October. The current meeting schedule for 2026 is as follows:

### Policy Committee

- February 13
- May 11
- August 10
- October 12

### Study Team

- January 26
- April 13
- July 13
- September 14

Please pencil in these dates. Formal meeting invites and packets are sent out prior to the meetings. If you need to get on our mailing lists, please visit [GPATS.org](http://GPATS.org), or contact staff at:

[gpats@greenvillecounty.org](mailto:gpats@greenvillecounty.org).

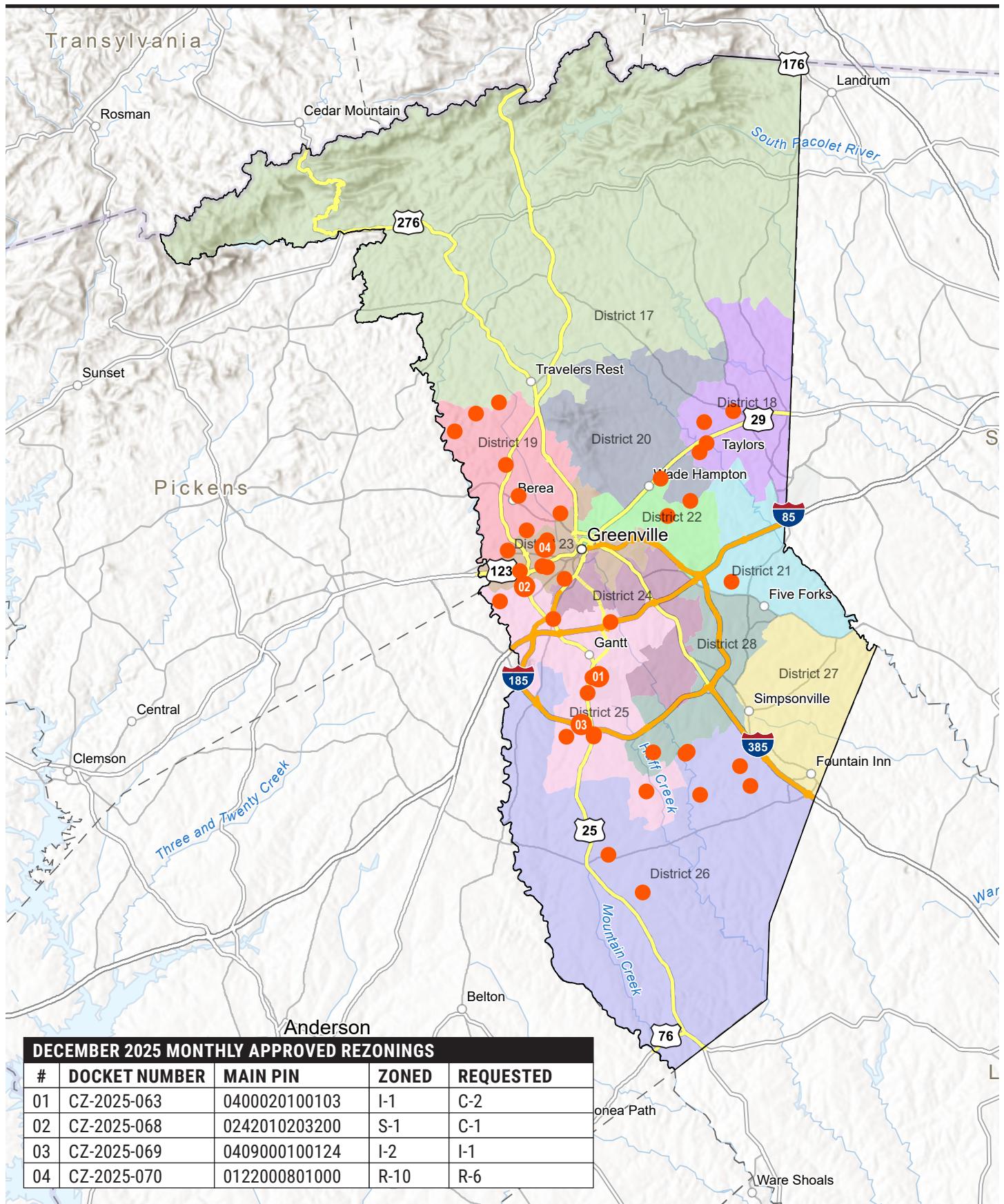
## GPATS JANUARY STUDY TEAM MEETING

The GPATS Study Team will meet at 10am in Greenville County Council Chambers on January 26th. Notable items to be discussed include the annual Transportation Alternatives Program Call for Projects, and a substantive Transportation Improvement Program Amendment compiling changes requested by SCOT since October. Please visit [GPATS.org](http://GPATS.org) for additional information.

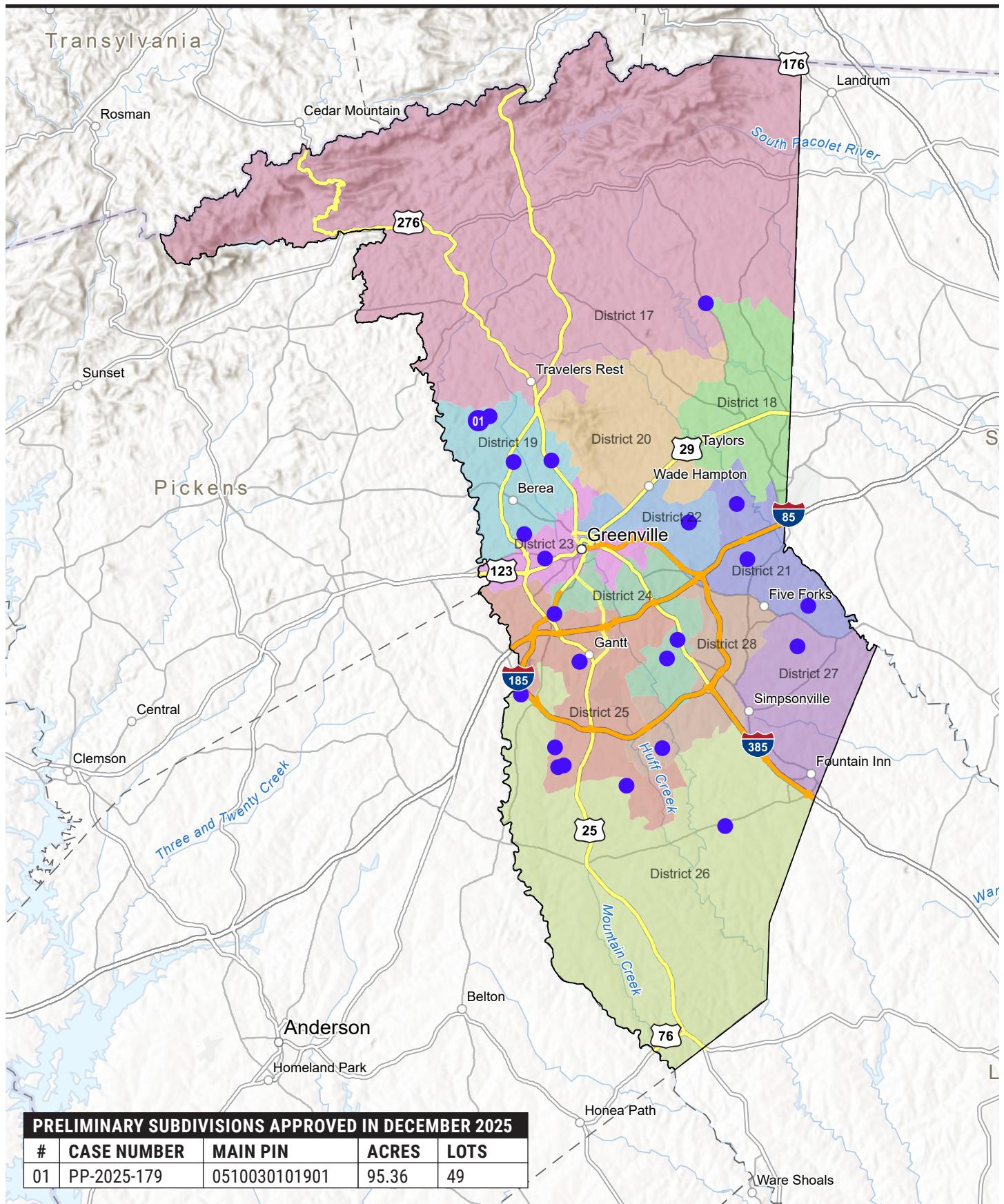
## GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

GPATS will be embarking on the next major Long-Range Transportation Plan in 2026. A Request for Proposals was released and open until October 16th, with the intent on having a consultant on board before the Holidays. GPATS and Greenville County Purchasing are currently reviewing proposals. 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 [GPATS.org](http://GPATS.org) for more information and announcements about surveys and public meetings.

# ZONING ADMINISTRATION



# SUBDIVISION ADMINISTRATION



# BUILDING SAFETY & CODE COMPLIANCE

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The following statistics reflect the numbers for December, 2025.

## CERTIFICATES OF OCCUPANCY

Commercial New Construction: **8**  
Manufactured Home New Set Up: **52**  
Residential New Construction: **243**  
Residential New Construction Duplex: **0**  
Townhome: **39**

## CODE ENFORCEMENT

New Code Enforcement Cases: **112**  
Code Enforcement Cases Closed: **97**  
Total Active Code Enforcement Cases: **428**  
**\$5,845.18** collected by tax bills for Code Enforcement liens.  
**\$300.00** collected by the County Attorney for hold harmless agreements

## TOTAL PERMITTING FEES COLLECTED

**\$972,229.47**  
Year to date: \$12,156,145.72

# UPCOMING MEETINGS

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February 2: Planning & Development Committee

February 3: County Council

February 11: Board of Zoning Appeals

February 16: Planning & Development Committee

February 16: Subdivision Advisory Committee

February 16: Zoning Public Hearing

February 17: County Council

February 19: Historic Preservation Commission

February 25: Planning Commission