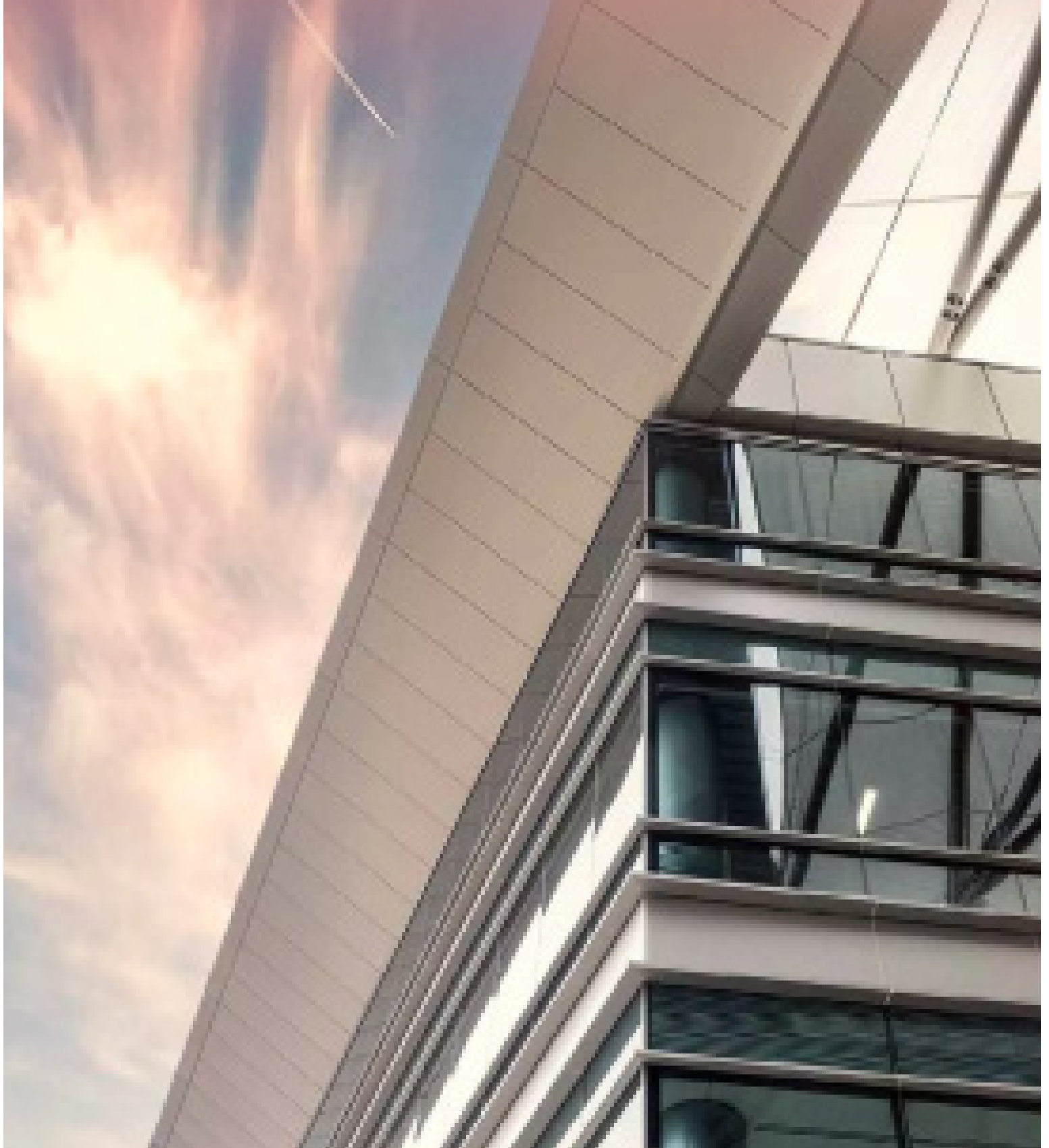


# PLANNING REPORT



**GREENVILLE COUNTY**  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

FEBRUARY 2024



# LONG-RANGE PLANNING

**Greenville County Long Range Planning**, in collaboration with **Anderson County**, hosted a community meeting on Monday, January 29 at the Piedmont Community Center. Anderson County Councilor Jimmy Davis (District 6) and Greenville County Councilor Rick Bradley (District 26) were present. 97 people were in attendance. Exhibits from The Piedmont Area Plan were on display before and after the meeting. The meeting included updates on the development of **The Piedmont Area Plan**, including the plan document outline and anticipated schedule of a public draft release, public review period, and adoption processes with each county. The public draft release will be available for review online, or by request for a physical copy. The meetings related to the adoption of the plan document will take place at each county's respective facility. The specific date, time, and location of each meeting will be provided with the release of the public draft.



At the meeting, Blake Sanders with Studio Main announced the **Piedmont Dam and Footbridge Small Area Master Plan**. The project was initiated by Greenville County to study the feasibility of a new footbridge across the Saluda River in downtown Piedmont, connecting both old mill sites with public green space and pathways on each side.

The project was funded through discretionary funds approved by Greenville County Councilors Rick Bradley (District 26) [\$5,000]; Butch Kirven (District 27) [\$1,000]; Alan Mitchell (District 23) [\$1,000]; and Benton Blount (District 19) [\$1,000] from their respective Community Project Funds, with an \$8,000 match from Anderson County. The meeting also featured presentations from Joseph Barnes of the **Piedmont Community Alliance** and Evangeline Costa from **TreesUpstate** providing more information about the **NeighborWoods Tree Planting Program** taking place this March in Piedmont.

# HISTORIC PRESERVATION COMMISSION

This month the Commission will be reviewing and preparing comments for Module 3 of the Unified Development Ordinance pertaining to historic preservation, as well as reviewing letters to be sent to owners of historic property that could potentially qualify for historic designation.



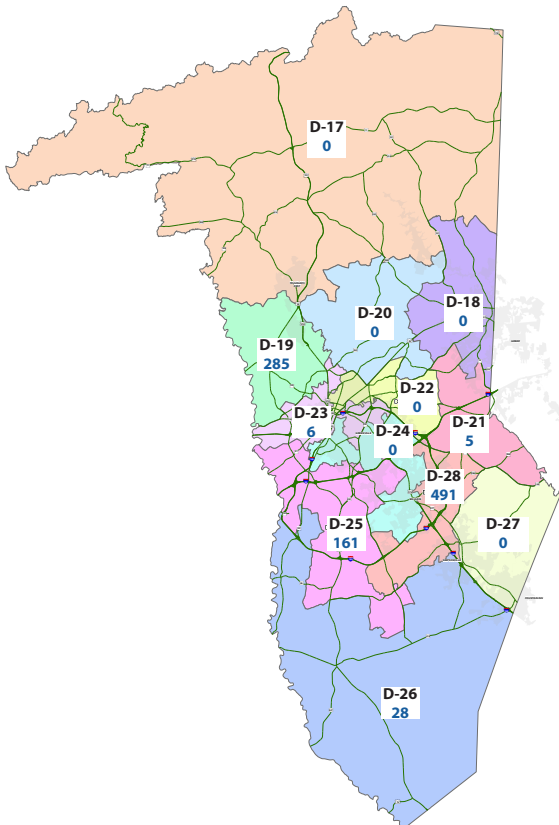
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

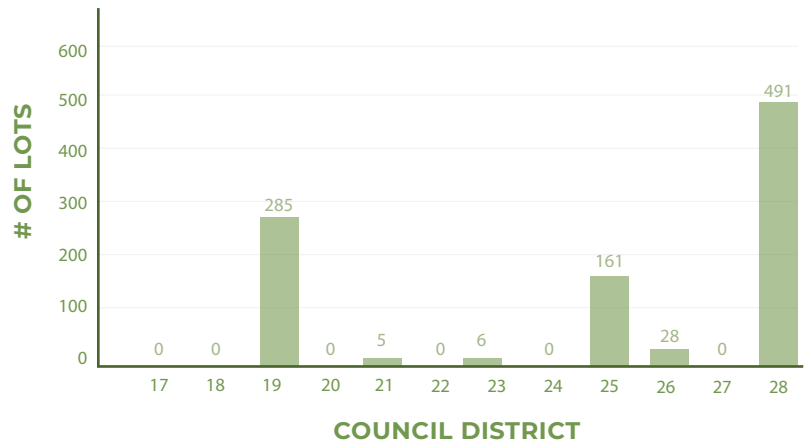
### MAJOR SUBDIVISION PROPOSALS, FEBRUARY FY 2024

	Jan. 2024 Total	July 23' - Jan 24'
Acres Developed	55.28	545.61
Lots Added	206	1,028
Linear Feet of Public Roads Added	3,696	39,310
Linear Feet of Private Roads	1,444	2,862
Open Space Preserved (Acres)	21.6	139.39
Subdivisions Served by Septic	0	1
Subdivisions Served by Public Sewer	2	11
Subdivisions in Unincorporated Area	2	12
Subdivisions in Municipalities	0	0

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

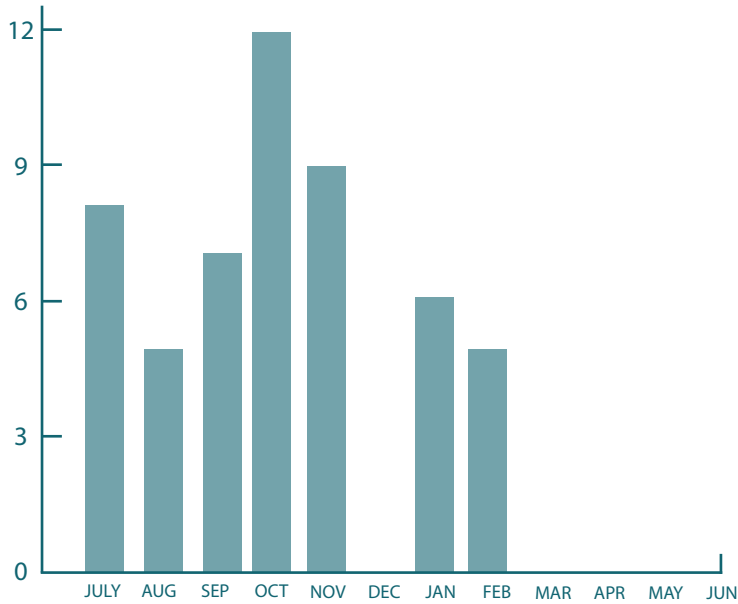


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

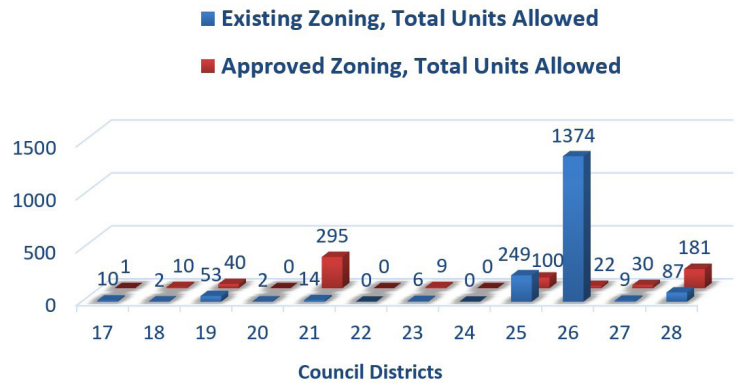
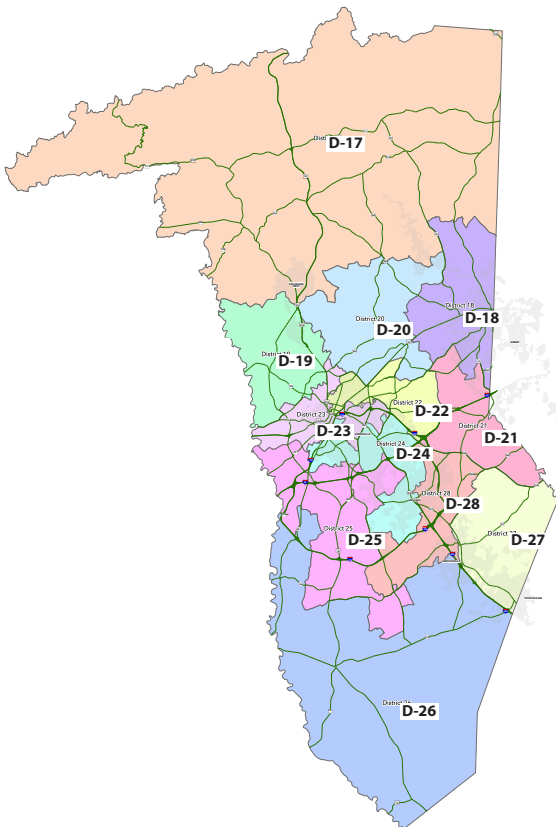


# ZONING ADMINISTRATION

## 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 2024**  
**Summary Report January 2024**

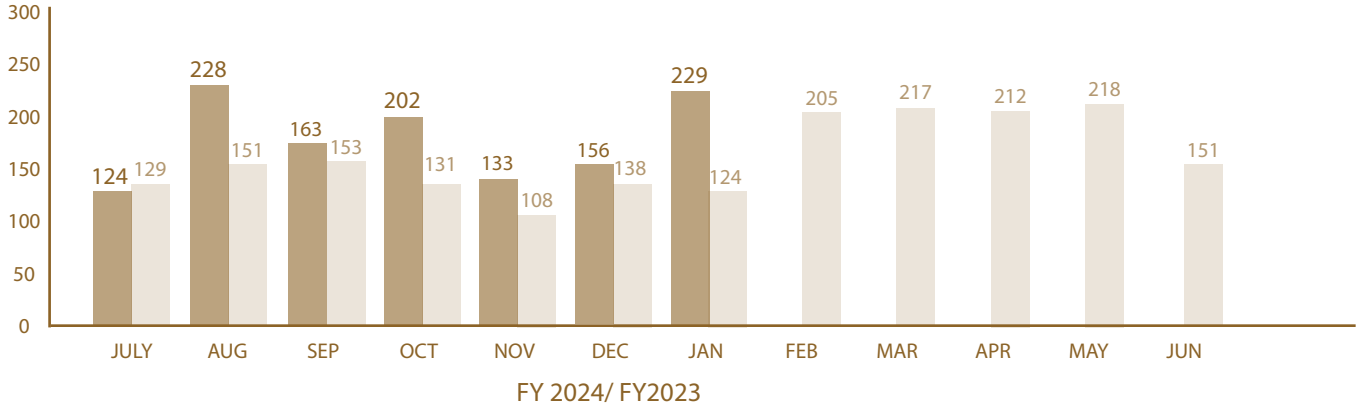
New Single Family Dwelling Starts (July 2023 - June 2024) -	1,191
New Single Family Dwelling Starts (Month of January 2024) -	229
New Commercial Starts - (Month of January 2024) -	14

	<b>Current Mth Jan-24</b>	<b>Last Month Dec-23</b>	<b>YTD - FY24 7/23 - 6/24</b>	<b>Prior Yr Same Mth Jan-23</b>	<b>YTD - FY23 7/22 - 6/23</b>
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	205	132	1,184	593	8,788
COMMERCIAL NEW CONSTRUCTION	12	26	73	58	579
OTHER NEW CONSTRUCTION	195	233	2,190	124	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	218	437	2,333	252	3,508
SIGN PERMITS	16	21	166	26	319
RESIDENTIAL RENOVATION	122	113	817	484	4,789
COMMERCIAL RENOVATION	100	61	657	127	1,852
MOBILE HOMES	28	24	199	6	226
<b>TOTAL PERMITS ISSUED</b>	<b>896</b>	<b>1,047</b>	<b>7,619</b>	<b>1,670</b>	<b>21,924</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$532,409.25	\$347,513.25	\$ 3,110,388.85	\$130,908.00	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$462,028.88	\$456,931.02	\$ 1,438,526.49	\$147,804.50	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$29,987.50	\$34,209.38	\$ 325,081.83	\$8,261.00	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$27,125.01	\$69,490.40	\$ 419,717.62	\$15,963.50	\$ 186,157.95
SIGN PERMITS	\$2,845.00	\$2,246.25	\$ 23,197.77	\$990.00	\$ 15,739.50
RESIDENTIAL RENOVATION	\$43,936.00	\$53,631.00	\$ 416,153.82	\$34,830.25	\$ 371,460.25
COMMERCIAL RENOVATION	\$346,325.83	\$25,042.26	\$ 714,562.97	\$21,426.50	\$ 423,866.00
MOBILE HOMES	\$4,140.00	\$3,850.00	\$ 33,071.30	\$480.00	\$ 16,950.00
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$1,448,797.47</b>	<b>\$992,913.56</b>	<b>\$6,480,700.65</b>	<b>\$360,663.75</b>	<b>\$4,103,806.20</b>
OTHER FEES (Collections for departmental/other agencies)	\$17,955.26	\$11,591.92	\$ 314,900.77	\$19,060.58	\$ 132,002.89
<b>GRAND TOTAL FEES</b>	<b>\$1,466,752.73</b>	<b>\$1,004,505.48</b>	<b>\$6,795,601.42</b>	<b>\$379,724.33</b>	<b>\$4,235,809.09</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	1,844	1,582	11,803	1,844	23,258
PLUMBING	1,283	1,053	8,712	1,265	15,288
MECHANICAL	1,469	1,390	11,377	1,451	19,493
BUILDING	2,460	2,535	20,533	2,462	32,338
MANUFACTURED HOMES	37	82	371	26	497
<b>Total Building Safety Inspections</b>	<b>7,093</b>	<b>6,642</b>	<b>52,796</b>	<b>7,048</b>	<b>90,874</b>
CODE ENFORCEMENT	1,008	867	6,516	582	8,193
FLOODPLAIN	15	15	124	9	134
<b>TOTAL ALL INSPECTIONS</b>	<b>8,116</b>	<b>7,524</b>	<b>59,436</b>	<b>582</b>	<b>99,201</b>
Certificates of Occupancy (Res-134;- Comm-56; MH-25)	215	209	1,682	119	2,901

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,014  
 New Single Family Dwelling Starts (Month of January 2024): 229  
 New Commercial Starts - (Month of January 2024): 14



## New Single-Family Detached Housing Starts (Calendar Year)

**2018 total: 2275**

**2021 total: 2332**

**2024 total: 229**

**2019 total: 1951**

**2022 total: 1661**

**2020 total: 2129**

**2023 total: 2141**

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

#### January 2024:

- New construction projects: **40**
- Total project value: **\$25,627,265.00**

#### 2024 Calendar Year Totals:

- Total commercial projects: 40
- Total project value: \$25,627,265.00

#### January 2023:

- New construction projects: **44**
- Total Project value: **\$17,409,083**

#### 2023 Calendar Year Totals:

- Total commercial projects: 44
- Total project value: \$17,409,083

### FLOODPLAIN ADMINISTRATION

#### Reviews:

Monthly Total: 259

2024 Total: 259

- FMA grant for Enoree Basin Study. Kick off meeting with SCDNR scheduled for February 05, 2024
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by first year.