

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

FEBRUARY 2023



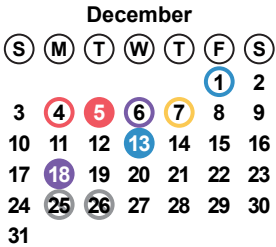
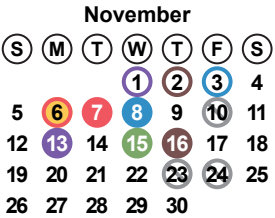
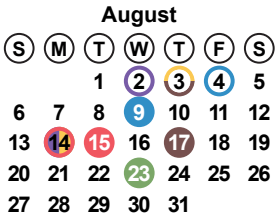
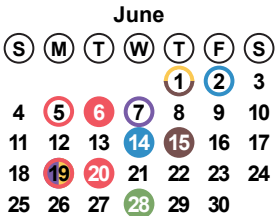
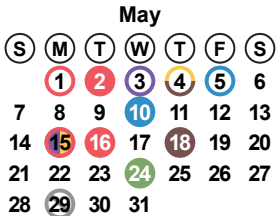
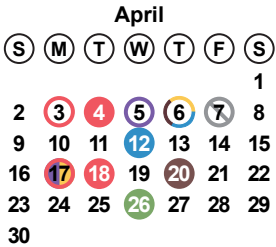
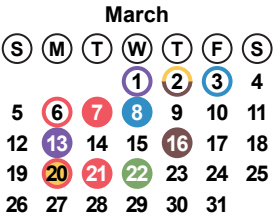
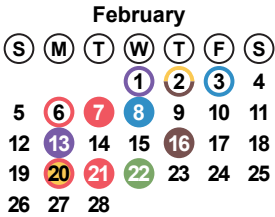
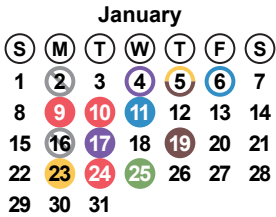
LONG-RANGE PLANNING

Long Range Planning staff will utilize results from the December 2022 survey of Gowensville residents to inform the development of an education and outreach workshop for that community. This workshop will be held on Wednesday, March 29, 2023 at 6:00 p.m. at the Gowensville Community Center located at 14186 Hwy 11, Campobello, SC 29322. The workshop will focus on land use policies and the County's Unified Development Ordinance as tools to manage growth in the region.



v.221130 NEM

2023 GREENVILLE COUNTY PLANNING CALENDAR



- **County Council**
1st and 3rd Tuesday (6:00 pm)
- **Zoning Public Hearing**
3rd Monday (6:00 pm)
- **Board of Zoning Appeals (BZA)**
2nd Wednesday (3:00 pm)
- **Subdivision Advisory Committee**
2nd or 3rd Monday (9:30 am)
- **Planning & Development Committee**
1st and 3rd Monday (5:00 pm, varies)
- **Rezoning Application Deadline**
Thursday (12:00 pm)
- **BZA Application Deadline**
1st or 2nd Friday (12:00 pm)
- **Subdivision Plan Application Deadline**
1st Wednesday (12:00 pm)
- **Planning Commission (GCPC)**
4th Wednesday (4:30 pm)
- **Historic Preservation Commission**
3rd Thursday (12:00 pm)
- **HPC Application Deadline**
1st Thursday (12:00 pm)
- **Holiday**

*All dates subject to change

GPATS POLICY COMMITTEE

The GPATS Study Team met on January 30th to open Calendar Year 2023 ahead of the Policy Committee Meeting upcoming on February 27th. Of note, GPATS will be addressing a Transportation Improvement Program Amendment to account for cost increases to several projects, and Anna Stewart will be giving a presentation regarding the Federal Performance Measures. Please visit www.GPATS.org for more information on upcoming meetings.



The Policy Committee will be welcoming six new members this year: Butch Kirven and Joey Russo from Greenville County Council, Claiborne Linvill from Pickens County Council, and from the Greenville Legislative Delegation Jason Elliot, Alan Morgan, and David Vaughn. Staff will be scheduling a "GPATS 101" Training Session to serve as an introduction to GPATS as well as a refresher for and Policy Committee and Study Team member needing a refresher. Anyone wishing to participate, please contact Keith Brockington at kbrockington@greenvillecounty.org for notification once the date is set.

Please note that due to the move of County Square to its new building, all GPATS meetings after February will be relocated. We will be sending out where the rest of the 2023 meetings will be held once it is known.

Funding Availability:

GPATS has a number of funding sources available at this time, and we are accepting applications. Please visit www.GPATS.org for more information and applications.

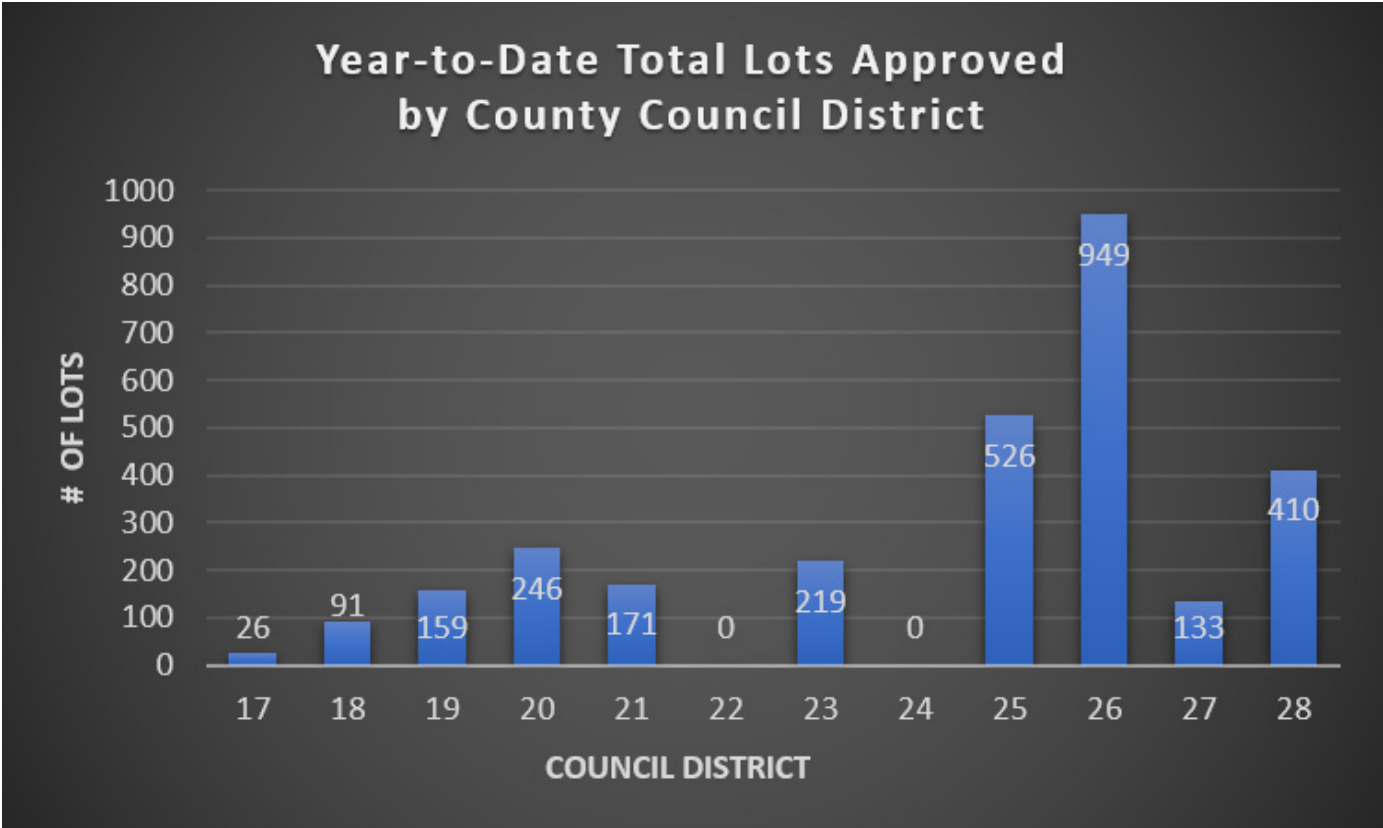
- FTA Section 5310 - Funding for transit services that support elderly and disabled persons in their daily trips.
- Transportation Alternatives Program – Funding for local jurisdictions to construct bicycle and pedestrian facilities.
- GPATS Special Studies – Funding for local jurisdictions to conduct transportation planning studies on a more detailed level or focusing on a particular mode of travel.

Applications for these programs are due by March 17th so they can be evaluated by GPATS and approved at their May meeting. Please reach out to Staff if you have any questions.

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS

	Jan 2023 Total	Jul 22 - Jan 23 YTD
Acres Developed	92.27	1544.19
Lots Added	194	2771
Linear Feet of Public Roads Added	3115.2	92,524.20
Linear Feet of Private Roads	5,726.79	13,396.79
Open Space Preserved (Acres)	9.8	606.97
Subdivisions Served by Septic	1	6
Subdivisions Served by Public Sewer	3	27
Subdivisions in Unincorporated Area	4	33
Subdivisions in Municipalities	1	4



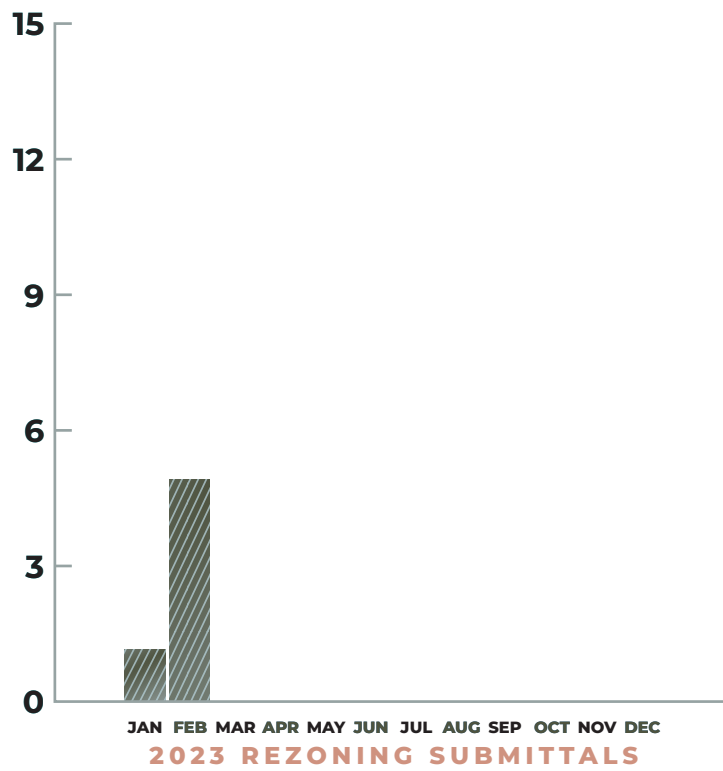
MONTHLY BUILDING REPORT

**Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report January 2023**

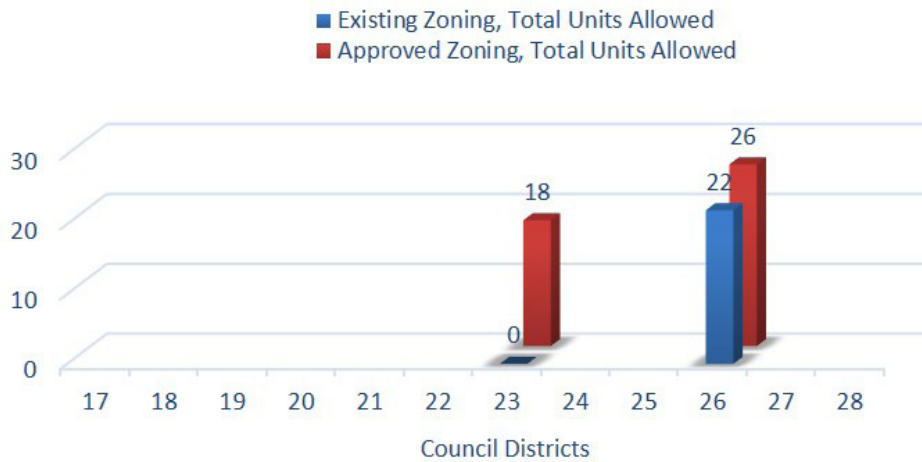
New Single Family Dwelling Starts (July 2022 - June 2023) -	933
New Single Family Dwelling Starts (Month of January 2022) -	124
New Townhouse - Starts (Month of January 2022) -	25
New Commercial Starts - (Month of January 2022) -	56

	Current Mth Jan-23	Last Month Dec-22	YTD - FY22 7/22 - 6/23	Prior Yr Same Mth Jan-22	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	593	808	4,624	782	8,788
COMMERCIAL NEW CONSTRUCTION	58	57	377	37	565
OTHER NEW CONSTRUCTION	124	77	892	135	1,761
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	252	189	2,100	313	3,692
SIGN PERMITS	26	30	199	24	454
RESIDENTIAL RENOVATION	484	335	2,867	433	5,087
COMMERCIAL RENOVATION	127	143	1,166	258	2,518
MOBILE HOMES	6	13	125	19	284
TOTAL PERMITS ISSUED	1,670	1,652	12,350	2,001	23,149
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$130,908.00	\$187,733.00	\$ 1,037,401.50	\$192,040.00	\$ 2,074,619.00
COMMERCIAL NEW CONSTRUCTION	\$147,804.50	\$59,545.00	\$ 740,081.00	\$126,609.00	\$ 741,916.80
OTHER NEW CONSTRUCTION	\$8,261.00	\$5,216.50	\$ 61,197.00	\$9,074.50	\$ 113,615.00
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$15,963.50	\$10,189.00	\$ 93,745.45	\$19,486.00	\$ 176,886.85
SIGN PERMITS	\$990.00	\$1,477.50	\$ 9,945.00	\$1,255.50	\$ 22,726.00
RESIDENTIAL RENOVATION	\$34,830.25	\$26,195.50	\$ 215,688.50	\$29,882.50	\$ 380,072.15
COMMERCIAL RENOVATION	\$21,426.50	\$29,772.00	\$ 237,992.50	\$35,551.50	\$ 456,225.80
MOBILE HOMES	\$480.00	\$1,020.00	\$ 9,480.00	\$1,530.00	\$ 21,930.00
TOTAL FEES COLLECTED - PERMITS	\$360,663.75	\$321,148.50	\$2,405,530.95	\$415,429.00	\$3,987,991.60
OTHER FEES (Collections for departmental/other agencies)	\$19,060.58	\$11,537.93	\$ 68,574.20	\$4,478.08	\$ 89,209.62
GRAND TOTAL FEES	\$379,724.33	\$332,686.43	\$2,474,105.15	\$419,907.08	\$4,077,201.22
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,844	1,770	13,404	1,815	25,328
PLUMBING	1,265	1,215	8,431	1,200	17,116
MECHANICAL	1,451	1,636	11,240	1,532	22,078
BUILDING	2,462	2,447	18,329	2,504	36,100
MANUFACTURED HOMES	26	38	313	33	618
Total Building Safety Inspections	7,048	7,106	51,717	7,084	101,240
CODE ENFORCEMENT	582	483	4,479	533	8,385
FLOODPLAIN	9	7	73	5	125
TOTAL ALL INSPECTIONS	7,639	7,596	56,269	7,622	109,750
Certificates of Occupancy (Res-45; Comm-45; MH-29)	119	298	1,668	242	3,257

REZONING ACTIVITY

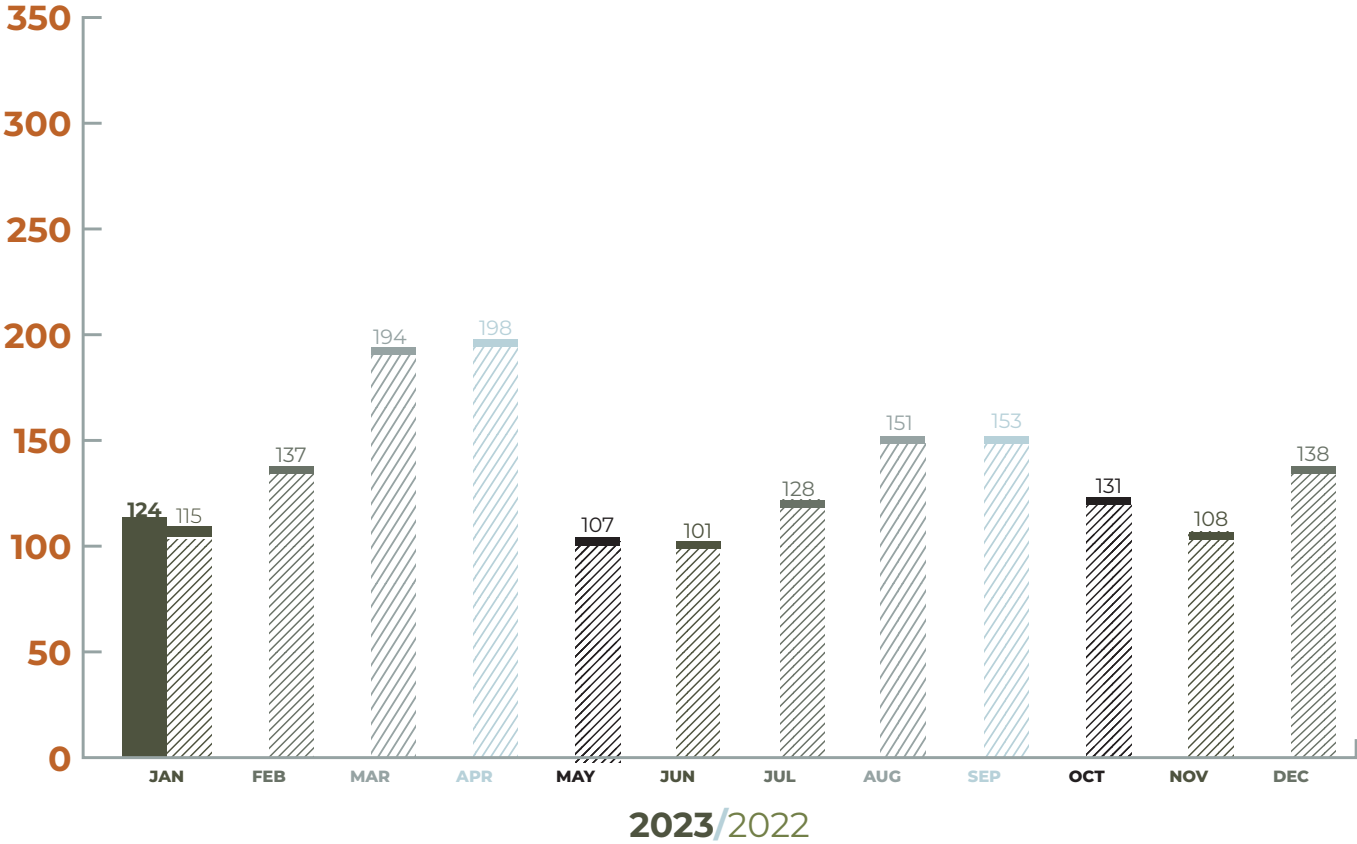


YTD Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District



CONSTRUCTION ACTIVITY

- Jan 2023 New Single-Family Detached Housing starts: 124
- Jan 2023 New Townhouse/Condo starts: 25
- Jan 2023 New Commercial starts: 56



NEW SINGLE-FAMILY DETACHED HOUSING STARTS

2023 TOTAL: 933

2022 TOTAL: 1661

2021 TOTAL: 2332

2020 TOTAL: 2129

2019 TOTAL: 1951

2018 TOTAL: 2275

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

- January 2023:
- New construction projects: 44
 - Average project value: **\$395,660.98**
 - Total project value this month: **\$17,409,083**

CODE ENFORCEMENT

Code Enforcement January Check-In Count: **52**

11 Fires reported and inspections performed for permit approval or demolition

Sign Enforcement

- 78** Sign Violations cited
- 17** Sign permits processed
- 162** Bandit signs removed

39 Service Requests answered

7 properties sent for force cut/clean up

1 property sent for securing

\$23,899.55 collected from tax bills for liens placed

\$495 collected from County Attorney for hold harmless agreements

Code Enforcement assisted the Sheriff’s Deputies, Fire Departments and/or Animal Control with inspections for the following houses and properties. Structures that need to be condemned were placarded.

- | | |
|----------------------|------------------|
| 16 Athelone Dr | 3 & 5 Finley St |
| 15 Linkside Ln | 521 Highlawn Ave |
| Kerns & Church St | Homeless Camps |
| 809 Saint Mark Rd | Farrs Bridge Rd |
| 105 Trammell Rd | |
| 101 Wicks Creek Rd | |
| 48 Saw Blade Ridge | |
| 17 Arch St | |
| 616 Memorial Dr Ext. | |
| 15 Linkside Ln | |
| 130 Lighting Ln | |
| 3 & 5 Finley St | |

FLOODPLAIN ADMINISTRATION

- Land Acquisition:**
Demolition Completed: 0
- Floodplain Reviews:**
- 15** Subdivisions/Summary Plats/Final Plats
 - 14** Zoning Applications
 - 31** Commercial Plans
 - 58** Grading Permit Applications
 - 44** General

Special Projects:
Met with the SC Emergency Management Division and the SC Department of Natural Resources on 09/21/2022 regarding status of Building Resilient Infrastructure and Communities and FEMA grant for Enoree Basin Study. Floodplain Administration is waiting on the grant award. The earliest award schedule is Spring of 2023.