

FEBRUARY 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMMUNITY RESOURCES IN DEVELOPMENT

Since the COVID-19 pandemic and associated restrictions, many Greenville County communities have experienced a notable decline in organized neighborhood associations and coordination efforts. Establishing momentum for these groups is challenging, and external disruptions can easily interrupt progress. As a result, some communities have become increasingly fragmented and particularly vulnerable to external interests or forces.



COMMUNITY RESOURCES IN DEVELOPMENT

In certain cases, these communities may not yet have sufficient representative participation to support traditional Long Range Planning assistance or to implement comprehensive strategies. The Long Range Planning team is committed to meeting communities where they are – whether nascent or rebuilding – by developing an expanding suite of practical guides. These resources address common challenges and provide clear, actionable steps and strategies.

The goal is to empower community members with the tools and agency to address their priorities. The team looks forward to partnering with increasingly focused, organized, and engaged communities in the years ahead.

MOUNTAIN CREEK OVERLAY DISTRICT UPDATE

A public open-house meeting will be scheduled shortly as an opportunity for residents to review the draft Mountain Creek Community Overlay District ordinance. The location of this district is east of Paris Mountain, north of Rutherford Road, and south of Reid School Road, within the Mountain Creek Watershed. The intent of the overlay is to address flooding and stormwater challenges, particularly on infill parcels with environmentally sensitive features that abut existing development. Preservation of open space and provisions for better protection of the district's historic sites are also addressed.

Community Stakeholders have been working extensively with County Staff and in conjunction with their County Council representative throughout development of this ordinance. Staff representing Zoning Administration, Land Development, and Long Range Planning will attend, and a date and location for this meeting will be provided soon on the Long Range Planning website at <https://www.greenvillecounty.org/apps/LongRangePlanning/Blog.aspx>.

An additional Public Hearing will be scheduled as part of the adoption process, which also includes presentations to the Planning Commission, Planning and Development Committee, and County Council.

HISTORIC PRESERVATION COMMISSION

The Commission recently approved Final Certification of the fifth and final phase of the Historic tax credit for the Judson Mill project. This project has been ongoing for ten-plus years! Through the use of local, state, and federal Historic Preservation tax credits, developers have been able to preserve the historic mill, while also providing for adaptations for completely new uses that include housing, retail, entertainment, and office space.

The Commission also made a site visit to the former Pepsi-Cola Bottling Facility on Poinsett Highway, which will be reviewed for its own Final Certification in March. This historic structure is now the home of the Crescent One Innovation District, and provides space and mentorship to business startups, entrepreneurs, and local universities.

TRANSPORTATION PLANNING

GPATS IN 2026

GPATS has commenced with its 2026 meetings. 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](https://www.gpats.org), or contact staff at:

gpats@greenvillecounty.org.

GPATS FEBRUARY POLICY COMMITTEE MEETING

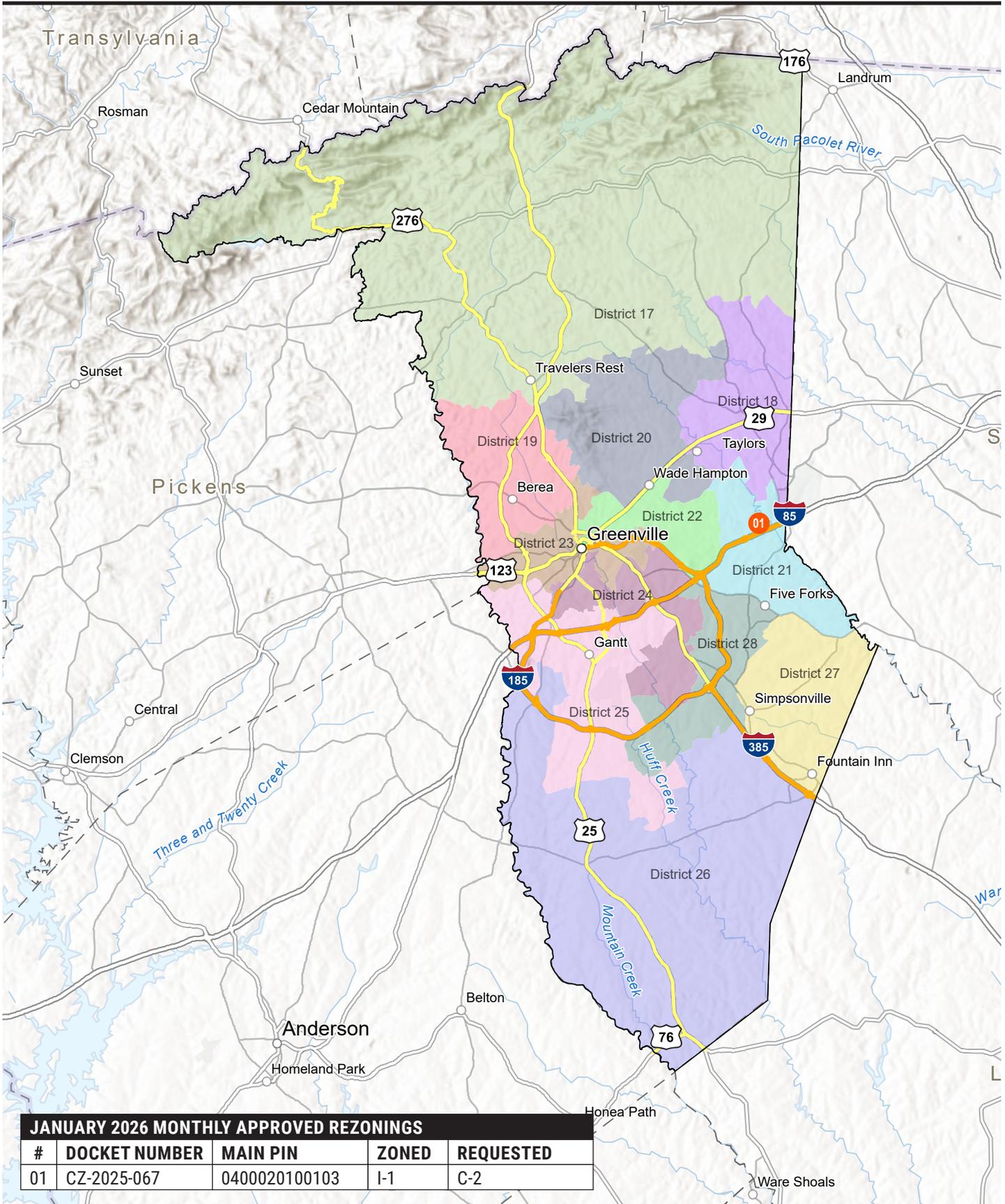
The GPATS Policy Committee will meet at 10am in Greenville County Council Chambers on February 23rd. Notable items to be discussed include the biennial election of GPATS officers, the annual Transportation Alternatives Program Call for Projects, and a substantive Transportation Improvement Program Amendment compiling changes requested by SCDOT since October. Please visit [GPATS.org](https://www.gpats.org) for additional information.



GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

GPATS has embarked on its next major Long-Range Transportation Plan! Greenville County has procured the services of HDR Inc. to perform the plan with Staff. 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](https://www.gpats.org) for more information and announcements about surveys and public meetings.

ZONING ADMINISTRATION



*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for January, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **7**
Manufactured Home New Set Up: **9**
Residential New Construction: **145**
Residential New Construction Duplex: **4**
Townhome: **13**

TOTAL PERMITTING FEES COLLECTED

\$1,089,035.32
Year to date: \$13,245,181.04

CODE ENFORCEMENT

New Code Enforcement Cases: **174**
Code Enforcement Cases Closed: **192**
Total Active Code Enforcement Cases: **393**
\$650.00 collected by the County Attorney for hold harmless agreements

Code Enforcement is scheduled to conduct an unfit structure hearing in February for the property located at **1316 Rutherford Road**. The structure, which formerly operated as a motel, has deteriorated significantly and portions of the building are currently being utilized as residential apartments. Staff will present findings regarding the property's condition and compliance with county safety standards during the hearing. This action continues the department's ongoing efforts to address unsafe and blighted properties throughout the county.

UPCOMING MEETINGS

March 2: Planning & Development Committee
March 3: County Council
March 11: Board of Zoning Appeals
March 16: Planning & Development Committee
March 16: Subdivision Advisory Committee

March 16: Zoning Public Hearing
March 17: County Council
March 19: Historic Preservation Commission
March 25: Planning Commission