

MARCH 2025

GREENVILLE COUNTY



# PLANNING REPORT





# LONG RANGE PLANNING

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Planning staff are currently working with the Mountain Creek Community to develop a new watershed zoning overlay district.

Development pressures have recently exacerbated flooding and stormwater challenges within the Mountain Creek Watershed, as exemplified by unprecedented flooding damages caused by Tropical Storm Helene. Without proper regulatory measures, ongoing development threatens to worsen flooding issues, degrade environmental quality, and reduce long-standing open spaces, thus diminishing the quality of life for residents.

Potential regulatory measures that will address these challenges will be considered at a community open house to be held in March.

Staff are also engaging the Sans Souci Neighborhood Alliance to fulfill an element of their community plan that involves programming some of the available open space in their neighborhood that was secured through the floodplain buy-back program. The neighborhood alliance currently has an MOU with the County to maintain this property and they are requesting assistance in strategies to actualize the potential on the ground for these spaces.

# TRANSPORTATION PLANNING

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On February 24, 2025, the Greenville-Pickens Area Transportation Study held its first meeting of the calendar year. The Committee welcomed six new voting members, including Greenville County Councilmen Rick Bradley, Garey Collins, and Curt McGahhey, Pickens County Councilmen Alex Saitta and Dale Holloway, and Anderson County Representative Thomas Beach. The Policy Committee then voted in Mayor G.P. McLeer of Fountain Inn as Vice-Chair to fill the recently-vacated position held by Butch Kirven. Greenville County Senator Ross Turner remains as Chairman.

The Policy Committee then took on its usual business, including amendments to the GPATS Long-Range Transportation Plan and Transportation Improvement Program, calls for projects for the Transportation Alternatives Program and FTA Section 5310 Program, and project updates from SCDOT.

GPATS will be holding its next Study Team meeting on April 14th, and the next Policy Committee meeting on May 12th. Please visit <https://gpats.org> for more information, or email [gpats@greenvillecounty.org](mailto:gpats@greenvillecounty.org) for any questions to GPATS Staff.

## SOUTHEAST RAIL FORUM

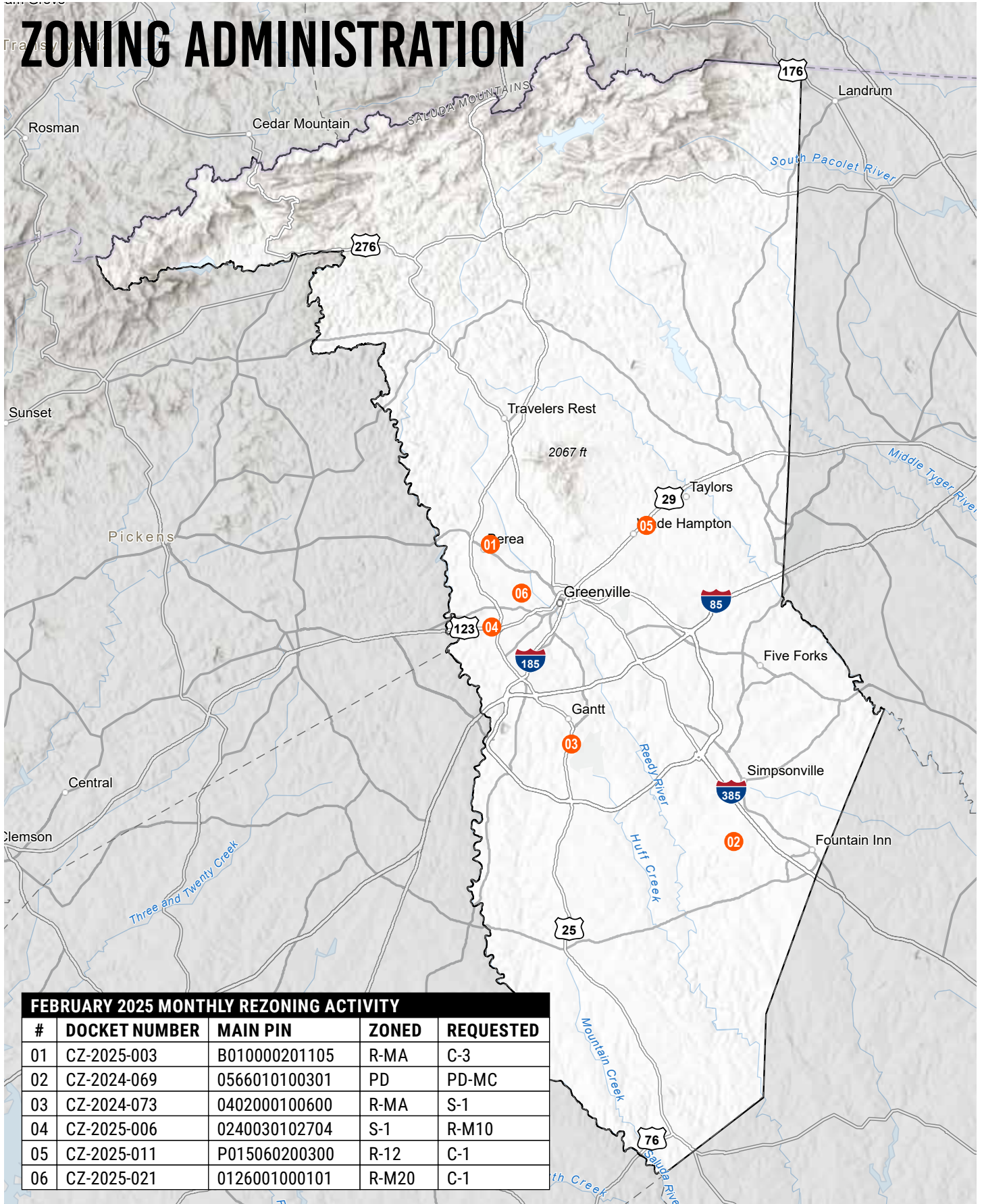
From March 10-12, GPATS Staff attended the Women in Transportation Seminar (WTS) event of the annual Southeast Rail Forum. This event brings Engineers, Planners, Administrators, and

industry professionals together to discuss news, opportunities, and issues related to Freight and Passenger Rail Service in the SE states. The event was held in Raleigh, NC, and so the highlight was the NCDOT efforts to re-establish regional passenger rail service and their successes over the last 30 years. The lessons learned at the event may be beneficial in looking forward to how the Upstate of SC can replicate similar service between Charlotte, NC, and Clemson, SC, and eventually expand beyond. Please contact Staff if you have any questions.

## SCDOT'S MPO/COG ACADEMY

On March 13th, GPATS Staff attended a session held by SCDOT to educate the 11 Metropolitan Planning Organizations and 10 Councils of Government on changes and updates that will be coming in the future. Among these were recent changes in organizational structure in the Office of Planning at SCDOT, major changes to operational focus areas in the Office of Public Transit, updates on the State's Regional Mobility Program that will be helping to guide and inform future Long-Range Transportation Plans, and updates on the Complete Streets Program. GPATS is currently awaiting SCDOT on-call consultants to assist with our implementation of the Regional Mobility Program and Complete Streets Program, and so the updates helped provide how activities around the state thus far have been received. Please contact Staff if you have any questions.

# ZONING ADMINISTRATION



FEBRUARY 2025 MONTHLY REZONING ACTIVITY				
#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED
01	CZ-2025-003	B010000201105	R-MA	C-3
02	CZ-2024-069	0566010100301	PD	PD-MC
03	CZ-2024-073	0402000100600	R-MA	S-1
04	CZ-2025-006	0240030102704	S-1	R-M10
05	CZ-2025-011	P015060200300	R-12	C-1
06	CZ-2025-021	0126001000101	R-M20	C-1

# SUBDIVISION ADMINISTRATION

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No approved preliminary subdivisions for February, 2025.

# BUILDING SAFETY & CODE COMPLIANCE

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The following statistics reflect the numbers for February, 2025.

## **CERTIFICATES OF OCCUPANCY**

Commercial New Construction: **10**  
Residential New Construction: **176**  
Residential New Construction Duplex: **10**  
Townhome: **28**

## **TOTAL PERMITTING FEES COLLECTED**

**\$861,616.12**  
Year to date: \$1,602,885.98

## **CODE ENFORCEMENT**

New Code Enforcement Cases: **167**  
Code Enforcement Cases Closed: **170**  
Total Active Code Enforcement Cases: **435**  
**\$486.43** collected by tax bills for Code Enforcement liens.  
**\$775.00** collected by the County Attorney for hold harmless agreements