

MARCH 2026

GREENVILLE COUNTY



# PLANNING REPORT



# LONG RANGE PLANNING

## 2025 ANNUAL REPORT

The Greenville County Planning Department has released its 2025 Annual Report, a comprehensive document summarizing activities, projects, and decisions across its four divisions—Zoning Administration, Subdivision Administration, Transportation Planning, and Long Range Planning—as well as the volunteer-led Historic Preservation Commission. The report details a pivotal year marked by sustained growth pressures, policy debates, and strategic initiatives.

Key highlights include processing over 130 rezoning applications, County Council's unanimous 12-month moratorium on cluster developments to refine regulations, GPATS federal certification, and long-range achievements like the state-mandated Five-Year Comprehensive Plan Review, an audit of nineteen adopted community plans, and the proposal of the county's first Open Space Plan. It provides stakeholders with insights into responsible growth management, balancing infrastructure, character preservation, and quality of life.

The 2025 Annual Report is available at:

[greenvillecounty.org/apps/longrangeplanning/Blog.aspx](https://greenvillecounty.org/apps/longrangeplanning/Blog.aspx)

## MOUNTAIN CREEK OVERLAY DISTRICT UPDATE

The public open-house meeting for the draft Mountain Creek Community Overlay District ordinance has been scheduled for **Monday, March 30, from 6:00 to 7:30 p.m., at Taylors Ministry Center** (1 W Main St, Taylors, SC 29687). This event provides residents an opportunity to review the proposed regulations aimed at addressing flooding, stormwater management, open space preservation, and historic site protection in the district east of Paris Mountain, north of Rutherford Road, and south of Reid School Road. Councilman Steve Shaw will be in attendance, along with County Staff from Zoning Administration, Land Development, and Long Range Planning. Community stakeholders are encouraged to participate and provide feedback. Additional details are available on the Long Range Planning website at [greenvillecounty.org/apps/LongRangePlanning/Blog.aspx](https://greenvillecounty.org/apps/LongRangePlanning/Blog.aspx). A separate Public Hearing will follow as part of the adoption process, including reviews by the Planning Commission, Planning and Development Committee, and County Council.



ANNUAL REPORT 2025 DOCUMENT

## CHEROKEE FOOTHILLS SCENIC HIGHWAY CORRIDOR PLAN UPDATE

The first public community meeting for the Cherokee Foothills Scenic Highway Corridor Plan has been scheduled for Tuesday, March 31, from 4:00 to 6:00 p.m., at Pleasant Ridge (4232 Hwy 11, Marietta, SC 29661). This event offers residents an opportunity to learn about and provide input on the developing corridor plan for Highway 11 within Greenville County, aimed at preserving and enhancing the corridor's scenic, historic, cultural, and natural qualities through proposed regulatory mechanisms like an overlay district and a framework for long-term stewardship.

County Staff from Long Range Planning will be in attendance. Community stakeholders are encouraged to participate and share feedback.

# TRANSPORTATION PLANNING

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## GPATS FEBRUARY POLICY COMMITTEE MEETING

The GPATS Policy Committee met in Greenville County Council Chambers on February 23rd. An amendment to the Transportation Improvement Program was passed, updating the GPATS program with changes to projects requested by SCDOT, and updates on current projects were provided for information and questions.

Of note, special attention was paid to changes to the Woodruff Road Congestion Relief Project, and the SC-183 Widening Project. Cost increases will be presented to GPATS at its April and May meetings with a special workshop on April 2nd.

Lastly, updates were provided to the committee regarding the final approval of the GPATS Transportation Management Area Certification by the Federal Highway Administration, the start of the Horizon2050 Long-Range Transportation Plan, and Calls for Projects for the Transportation Alternatives Program and FTA Section 5310 Funds.

## GPATS APRIL/MAY MEETINGS

The GPATS Study Team will meet on April 13 at 10am in Greenville County Council Chambers, and the Policy Committee will next meet on May 11th. Agendas with items to be addressed will be sent out in advance of the meetings. Please visit [gpats.org](http://gpats.org) for more information and to sign up for email notifications.

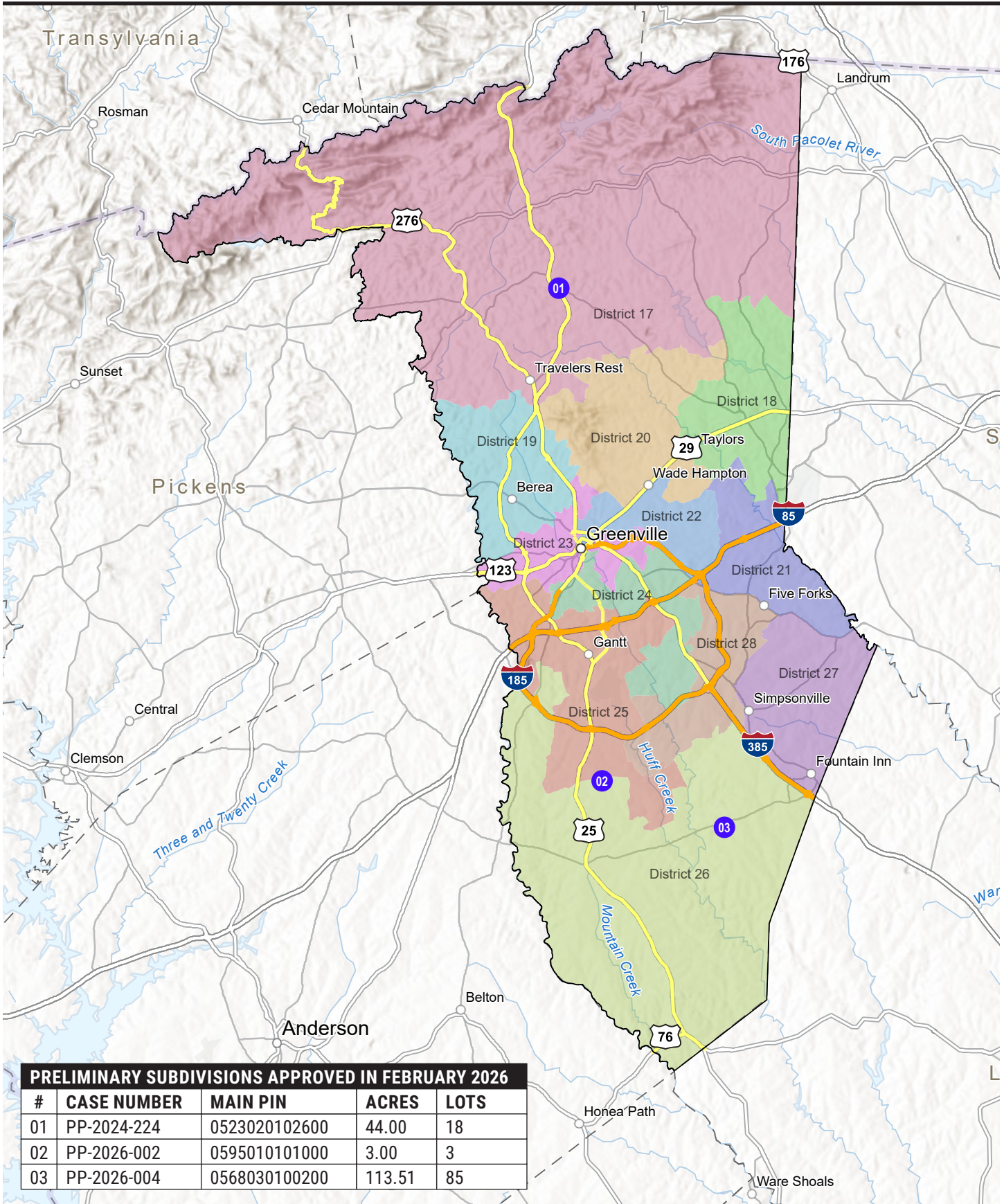
## GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

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.

Currently the consultants are working on data gathering and analysis, with the first products being the Existing Conditions Report and Public Engagement Plan. Presentations on progress will be made at each GPATS Meeting, and emails will be sent out with updates and notifications on opportunities for engagement. The first round of public meetings will be held in the month of May, dates, times and locations forthcoming.

Please visit [gpats.org](http://gpats.org) for more information and announcements about surveys and public meetings.

# SUBDIVISION ADMINISTRATION



PRELIMINARY SUBDIVISIONS APPROVED IN FEBRUARY 2026				
#	CASE NUMBER	MAIN PIN	ACRES	LOTS
01	PP-2024-224	0523020102600	44.00	18
02	PP-2026-002	0595010101000	3.00	3
03	PP-2026-004	0568030100200	113.51	85

\*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

# BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for February, 2026.

## CERTIFICATES OF OCCUPANCY

- Commercial New Construction: **2**
- Manufactured Home New Set Up: **9**
- Residential New Construction: **109**
- Residential New Construction Duplex: **0**
- Townhome: **36**

## TOTAL PERMITTING FEES COLLECTED

- \$1,304,033.80**
- Year to date: \$14,549,214.84

## CODE ENFORCEMENT

- New Code Enforcement Cases: **172**
- Code Enforcement Cases Closed: **139**
- Total Active Code Enforcement Cases: **426**
- \$825.00** collected by the County Attorney for hold harmless agreements

Code Enforcement’s unfit structure hearing for the property located at 1316 Rutherford Road, originally scheduled for February 20, has been postponed to a later date. The property, which formerly operated as a motel and has portions currently in use as residential apartments, remains under review for compliance with county safety standards. Additionally, on February 25, the Code Enforcement team collaborated with the Litter Prevention team to remove 1,360 pounds of trash from Stables Road as part of ongoing efforts to address environmental and community blight concerns throughout the county.



# UPCOMING MEETINGS

- March 30: Mountain Creek Overlay District Community Meeting, Taylors Ministry Center, 1 W. Main Street, Taylors, SC 29687, 6:00-7:30PM
- March 31: Cherokee Foothills Scenic Highway Corridor Plan Community Meeting, 4232 Hwy 11, Marietta, SC 29661 4:00-6:00PM
- April 6: Planning & Development Committee
- April 7: County Council

- April 8: Board of Zoning Appeals
- April 16: Historic Preservation Commission
- April 20: Planning & Development Committee
- April 20: Subdivision Advisory Committee
- April 20: Zoning Public Hearing
- April 21: County Council
- April 22: Planning Commission