

APRIL 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMP PLAN: FIVE YEAR REVIEW

Long Range Planning staff are currently compiling a solicitation list for all of the partners and funding sources identified with specific objectives and strategies in the Plan 2020 Greenville County Comprehensive Plan. Staff are requesting these parties to provide a status report on their efforts to fulfill the enumerated strategies in the Comp Plan that are identified with their organization or institution for implementation. The intended result will be a Five Year Review document that will paint a picture of what progress has been achieved since the adoption of the Comp Plan, what challenges our partners have encountered (or resources they have required), and what time frame we can expect for currently unfulfilled strategies. This process will hopefully also provide staff with a perspective on which strategies remain relevant and require ongoing focus and support.

OPEN SPACE PLAN

Greenville County Long Range Planning, Alta Planning + Design, and County Rec have been hard at work on the Open Space Plan.

Open space is land that is permanently set aside for private or public use and will not be developed. These lands are important infrastructure that protects our water quality and wildlife, protects us from flooding, and ensures food security through working lands, hunting, and fishing. Open space also often provides recreation lands for play and contributes to the health and quality of life of the citizens of Greenville County.

Greenville County's 2020 Comprehensive Plan indicated strong interest from local citizens in preserving more open space in the county. In response to that interest, the County is creating a new Open Space Plan that will establish a long-term vision for preserving natural habitats, working lands, and parks, as well as an action plan for implementation over the next 10 years.

Two focus groups were hosted in early April centered around local governments and recreation. In February, Alta published the [Public Engagement Summary Report](#), which details the results of the fall 2024 open house meeting and public survey (spoiler: 90% of survey respondents said preserving open space was a high or top priority!)

and can be found on the Open Space Plan's [webpage](#), along with an [interactive map](#), [contact information](#), and [more information](#) about the planning process.

MEETINGS

March 19: Sans Souci HMP Property Site Visit: Staff met with leaders of the Sans Souci Neighborhood Alliance on site of the several County buy-back properties to discuss their vision, expectations, and a path forward for developing these properties into rich, neighborhood spaces.

March 25: Soil & Water Conservation District Meeting. This meeting was dedicated to introducing the Mountain Creek Watershed Overlay District to Soil & Water and began the conversation of collecting their feedback. This meeting was instrumental in identifying data sets for sensitive stream banks that are potentially vulnerable to development and the ensuing impact on the watershed.

Sans Souci Neighborhood Alliance: Lupe Franchi presented to the community association regarding the County's history with the Hazard Mitigation Plan and efforts made to reimagine some of the neighborhood spaces. Sans Souci community members will be leading the project's development and execution but Long Range Staff will provide facilitation and help identify resources, including potential funding sources, to help the neighborhood realize their vision for these County buy-back properties.

April 1: Low Impact Site Design and Watershed Prioritization Meeting. This meeting was convened to gather feedback from the Land Development Division on the background research and justification for the proposed Mountain Creek Watershed Overlay District. Feedback was critical to highlighting best practices and a pathway to a feasible justification model.

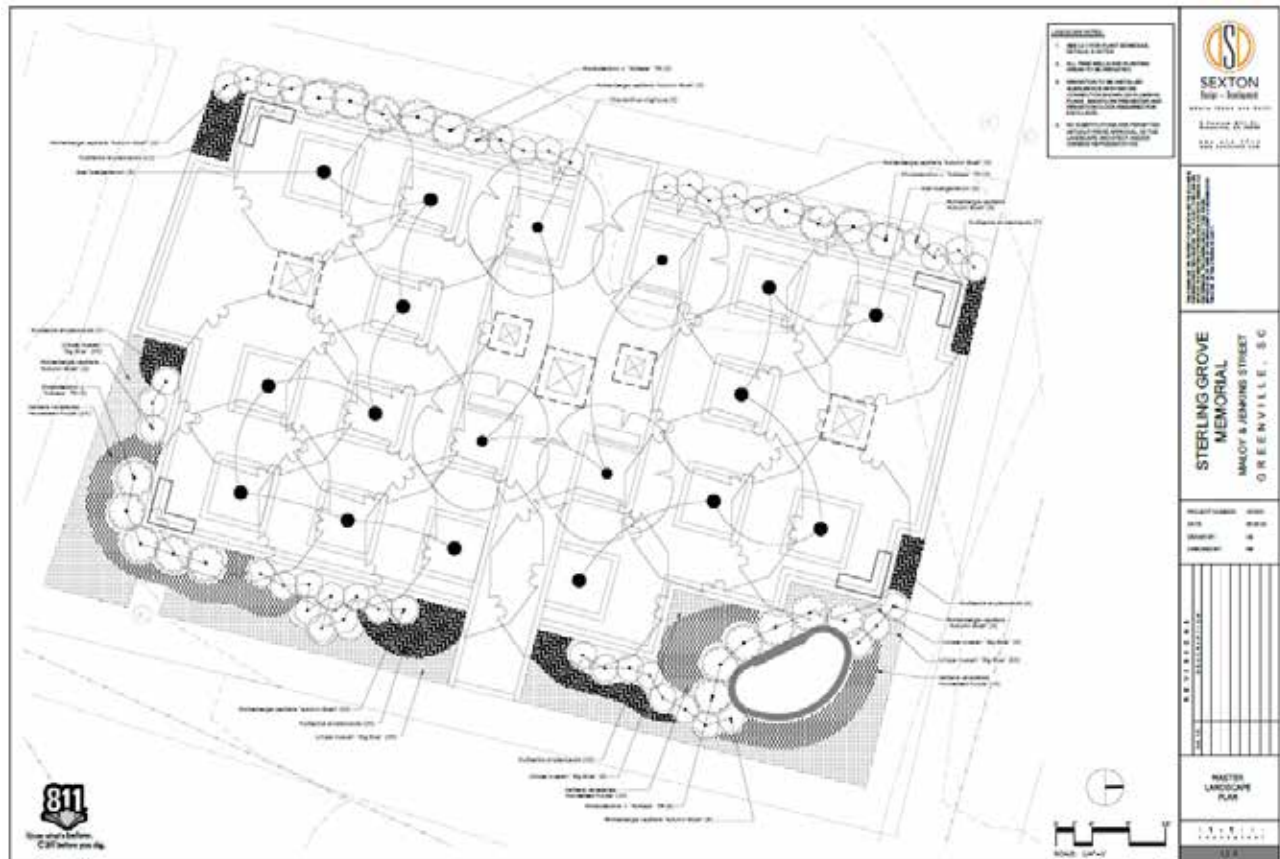
April 8: Open Space Plan Interview Meetings with the Local Governments Focus Group and the Recreation Focus Group. Feedback was collected in a collaborative environment, providing critical insight that will influence the final shape of the finished plan. Additional interview meetings will be conducted with a Conservation Focus Group and an Agriculture Focus Group.

HISTORIC PRESERVATION COMMISSION

This month the Commission will review plans for a memorial at the site of the former Sterling High School, built in 1930 and destroyed by fire in 1967 while a school dance was underway. Originally established by Rev. D. M. Minus in 1896 as Sterling Academy, the school served generations of African American students and was the first black public high school in Greenville County. The fire destroyed most of the school, leaving only the gym and a small music building. The school could not be rebuilt at this location and the last class of students attended high school in shifts at

Greenville Junior High School until the Sterling School was officially closed in 1970 following desegregation. The cause of the fire was never determined, and school alumni have remained committed to honoring their former school.

In 1970 the Sterling Community Club partnered with the Greenville County Recreation District to create a community center in the former gym. The Greenville County Historic Preservation Commission has designated the campus as a historic site.

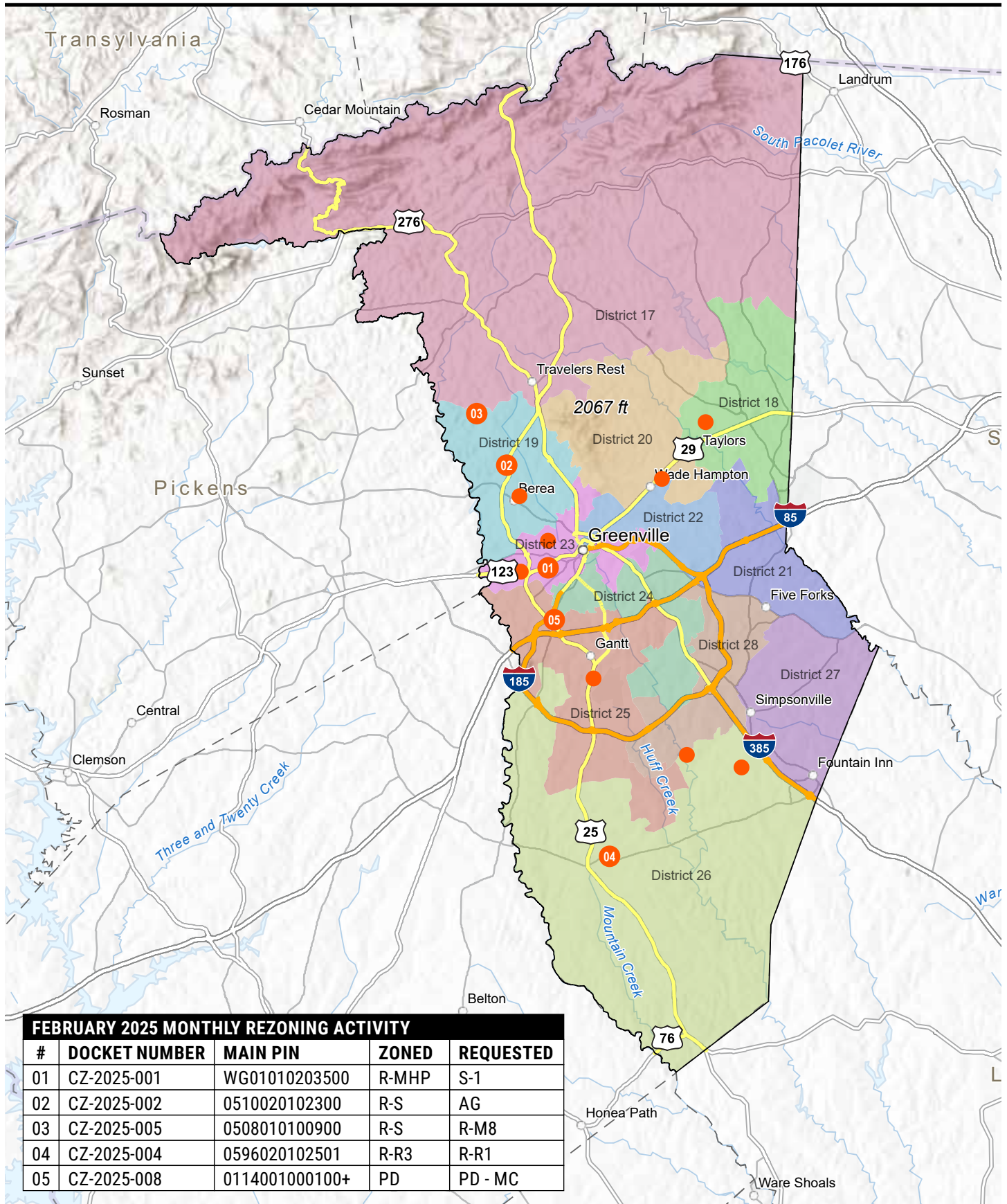


TRANSPORTATION PLANNING

On April 14th, GPATS will hold the second Study Team Meeting of 2025. Of note, the Study Team will be reviewing the draft of the new FY2026-2027 Unified Planning Work Program, which establishes GPATS functions for the next two fiscal years. There will also be a minor Transportation Improvement Program Amendment, for Transit and Transportation Alternatives Program allocations.

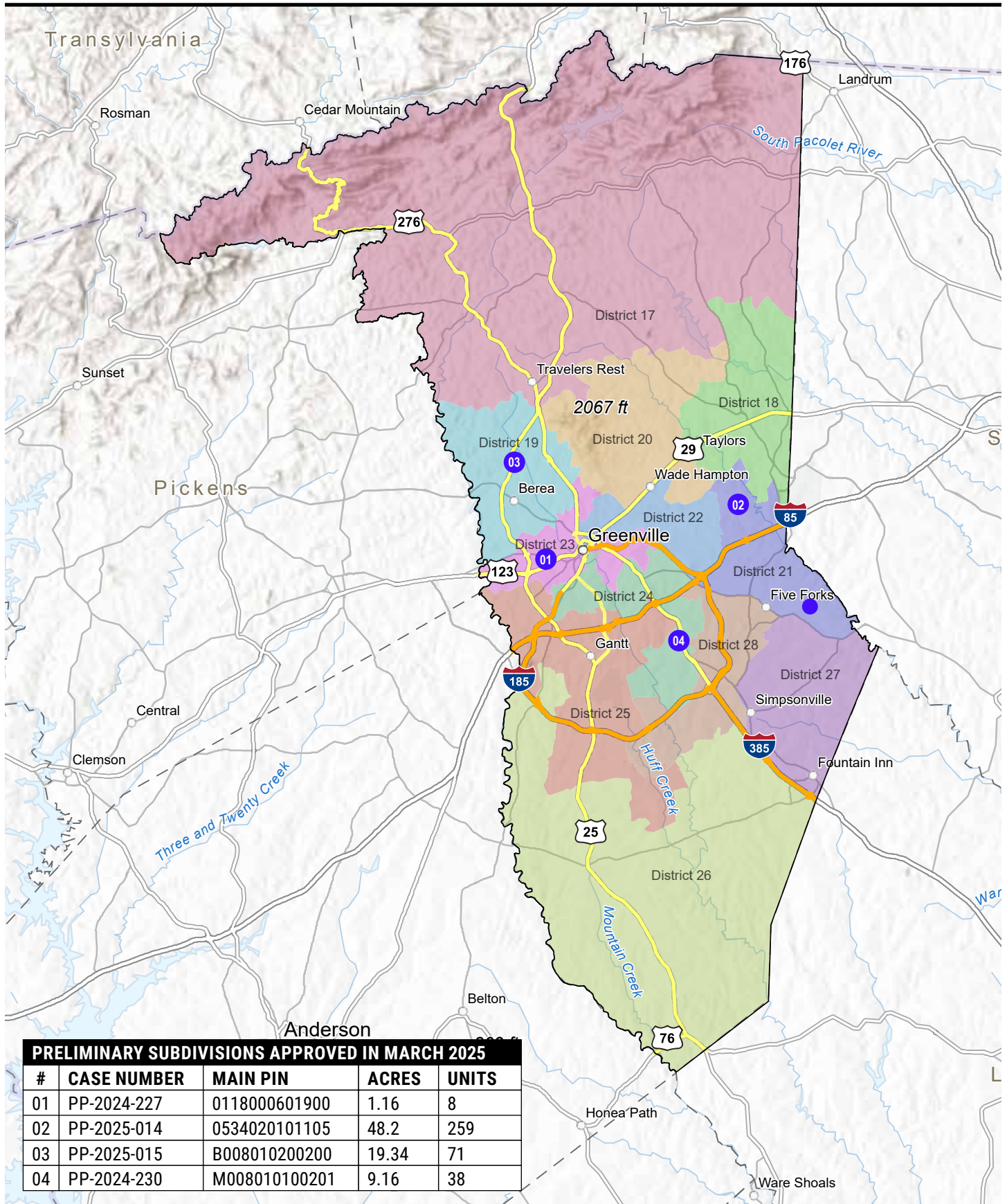
The GPATS Policy Committee Meeting will be held on May 12th to approve the UPWP and TIP Amendment. Additionally, there will be a presentation from SCDOT regarding their Momentum 2050, the State's Long-Range Plan that will follow up on their previous 10-year Plan.

ZONING ADMINISTRATION



*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for March, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **10**
Residential New Construction: **242**
Residential New Construction Duplex: **0**
Townhome: **16**

TOTAL PERMITTING FEES COLLECTED

\$1,070,775.23
Year to date: \$2,673,661.21

CODE ENFORCEMENT

New Code Enforcement Cases: **162**
Code Enforcement Cases Closed: **170**
Total Active Code Enforcement Cases: **386**
\$8,884.34 collected by tax bills for Code Enforcement liens.
\$440.00 collected by the County Attorney for hold harmless agreements
Unfit Structure Hearing: Code Enforcement had a hearing in March for one residential structure. However, no items are currently on the agenda for the April hearing. Code Enforcement is awaiting bids for demolition contractors for the demolition of five residential structures that had hearings several months ago.

UPCOMING MEETINGS

April 17: Historic Preservation Commission Monthly Meeting
(11am, Virtual)

April 24-25: SCAPA Conference (Florence, SC)

April 24, 29: ArcGIS Pro Training (1pm, Virtual)

May 1: Lunch & Learn (12:30pm, Conference Room 1)

May 5: Planning & Development Committee Meeting

May 7: Z-Team (2pm, Conference Room 1)

May 14: Open Space Plan Monthly Meeting (11am, Virtual)

May 14: Board of Zoning Appeals Hearing

May 19: Rezoning Public Hearing

May 28: Planning Commission