

APRIL 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

MOUNTAIN CREEK OVERLAY DISTRICT UPDATE

In support of the Mountain Creek Community Overlay, Staff presented the draft ordinance at a successful Informational Meeting for area residents on March 30th at Taylors First Baptist Ministry Center, with 62 in attendance. This was a multi-departmental effort which provided much one-on-one interaction, made possible with representation from Zoning and Subdivision staff in addition to Long Range planners and managers. Special thanks are due to Councilman Steve Shaw and Stakeholder Team member Brenda Buchik who also shared their expertise with the attendees.



CHEROKEE FOOTHILLS SCENIC HIGHWAY CORRIDOR PLAN UPDATE

On March 31, Greenville County Long Range Planning held the kickoff meeting for the Cherokee Foothills Scenic Highway Corridor Plan. More than thirty people attended the late-afternoon meeting at Pleasant Ridge Park in the Luttrell Lodge. The meeting included a staff presentation that provided an overview of the project, followed by an extended discussion. Additional information about the project is available online. The next community meeting for the project, while not yet officially scheduled, is expected to take place in May.

HISTORIC PRESERVATION COMMISSION

The Commission has a full agenda this month, with reviews for Certificates of Appropriateness for the proposed Dicey Langston Plaza and Charters of Freedom at Spring Park Inn in Travelers Rest, as well as review of ongoing restoration work at Jones Mill, Fountain Inn, that includes proposed changes to the placement of the stormwater detention pond.

For more information about the Dicey Langston project, visit: travelersrestsc.com/visit/dicey-langston

KEEP GREENVILLE COUNTY BEAUTIFUL MAPPING

Greenville County Long Range Planning, in collaboration with Keep Greenville County Beautiful, is developing a database and web map covering all of Greenville County, including municipalities, for the purpose of making litter reporting and volunteering more accessible and efficient. The interactive map is expected to simplify the process of litter reporting, recycling, and volunteering, helping users find relevant, location-based information and resources. For example, when a user types in their address or street name, the map will automatically zoom to the area and display a popup table to the side with all necessary information—such as the presiding jurisdiction (Greenville County or municipality), nearby recycling facilities, including by type (such as chemical waste or tire disposal), and other resources—as well as helpful links. The web map will launch on Earth Day, Wednesday, April 22, in conjunction with Keep Greenville County Beautiful's Earth Day Volunteer Litter Cleanup event.

INTERAGENCY SUPPORT

Long Range Planning staff is currently providing support to multiple county agencies and departments in an ongoing effort to maximize operational efficiency and to optimize the use of existing talents and resources across Greenville County government. This collaborative approach allows the division to leverage its expertise in a way that benefits the broader organization without requiring new expenditures.

Specific examples of this interagency assistance include design concept development and related support for future and potential project sites with the Greenville County Redevelopment Authority, as well as design support and project development assistance provided to Greenville County Parks, Recreation & Tourism.

By participating in these types of program support initiatives, Long Range Planning staff is able to continue investing in and further developing key professional skill sets within the division. At the same time, this work delivers meaningful and valuable services directly to various other Greenville County departments at no additional cost to residents.

TRANSPORTATION PLANNING

GPATS FINANCIALS WORKSHOP

At the request of the GPATS Policy Committee, GPATS held a Workshop on April 2nd to discuss cost increases to several GPATS projects and how changes to the Transportation Improvement Program were needed to keep GPATS “in the black” financially.

The conversation during the Workshop went very well, with questions and concerns about how projects progressed to this point without accurate cost estimates, how the recent changes to the economy are impacting projects around the state and country, and what the options were for delaying or cancelling various projects.

Of note, it was determined that the Butler Road project was too close to construction to delay, and that projects that were not at a critical juncture of ROW acquisition or Construction could be delayed. The Woodruff Road Congestion Relief project remains a top priority, but due to its cost should be considered for delay. Additionally, the SC-183 projects should move forward, but GPATS funding for those projects could be withheld until the scopes were fully known.

While no decision was made during the Workshop, the discussion was to be considered for the upcoming Study Team and Policy Committee meetings.

GPATS APRIL/MAY MEETINGS

The GPATS Policy Committee will meet on May 18th. Agendas with items to be addressed will be sent out in advance of the meetings. Please visit gpats.org for more information and to sign up for email notifications.

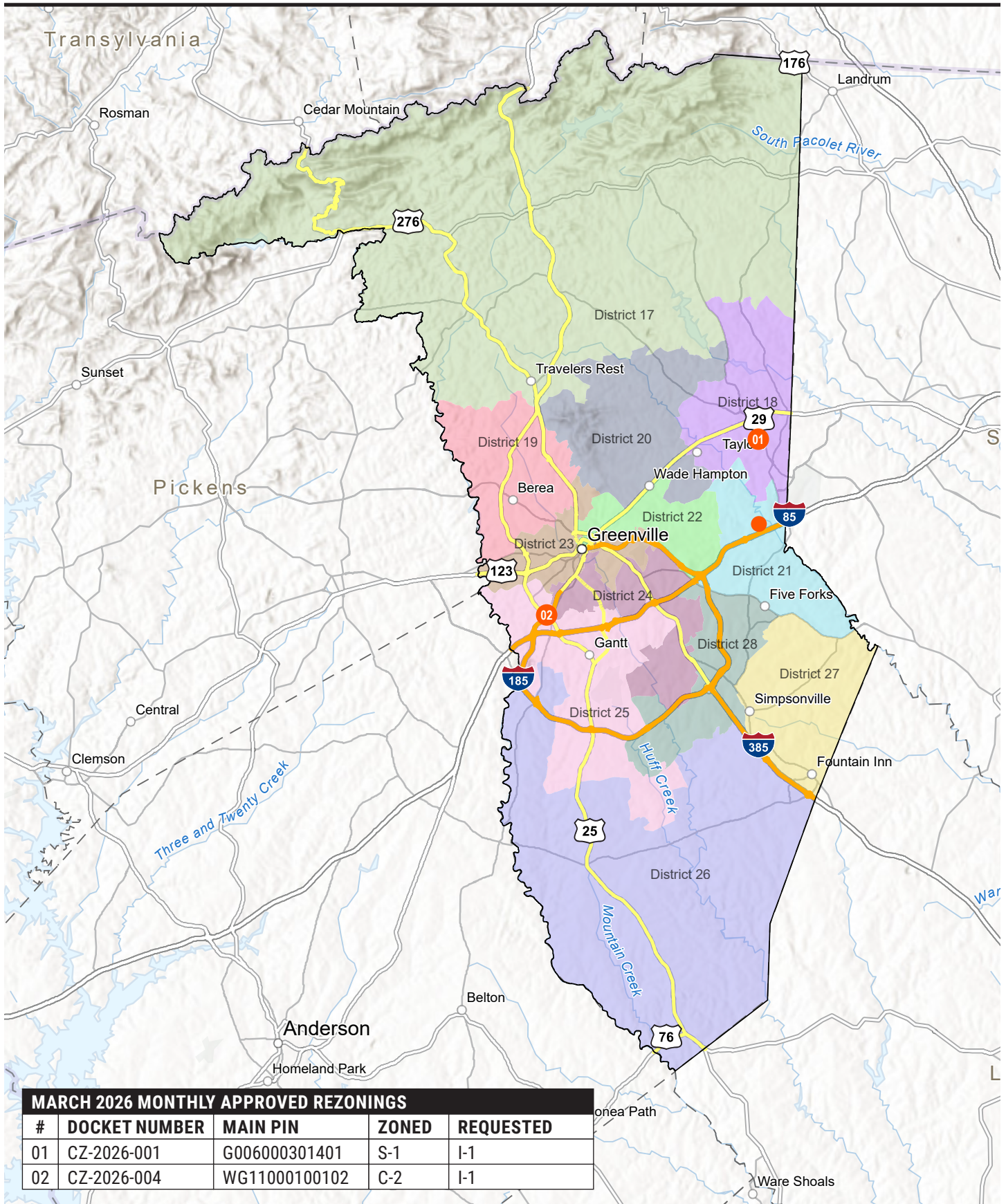
GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

GPATS has embarked on its next major Long-Range Transportation Plan! Greenville County has procured the services of HDR Inc. to execute the planning process with county 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 for more information and announcements about surveys and public meetings.

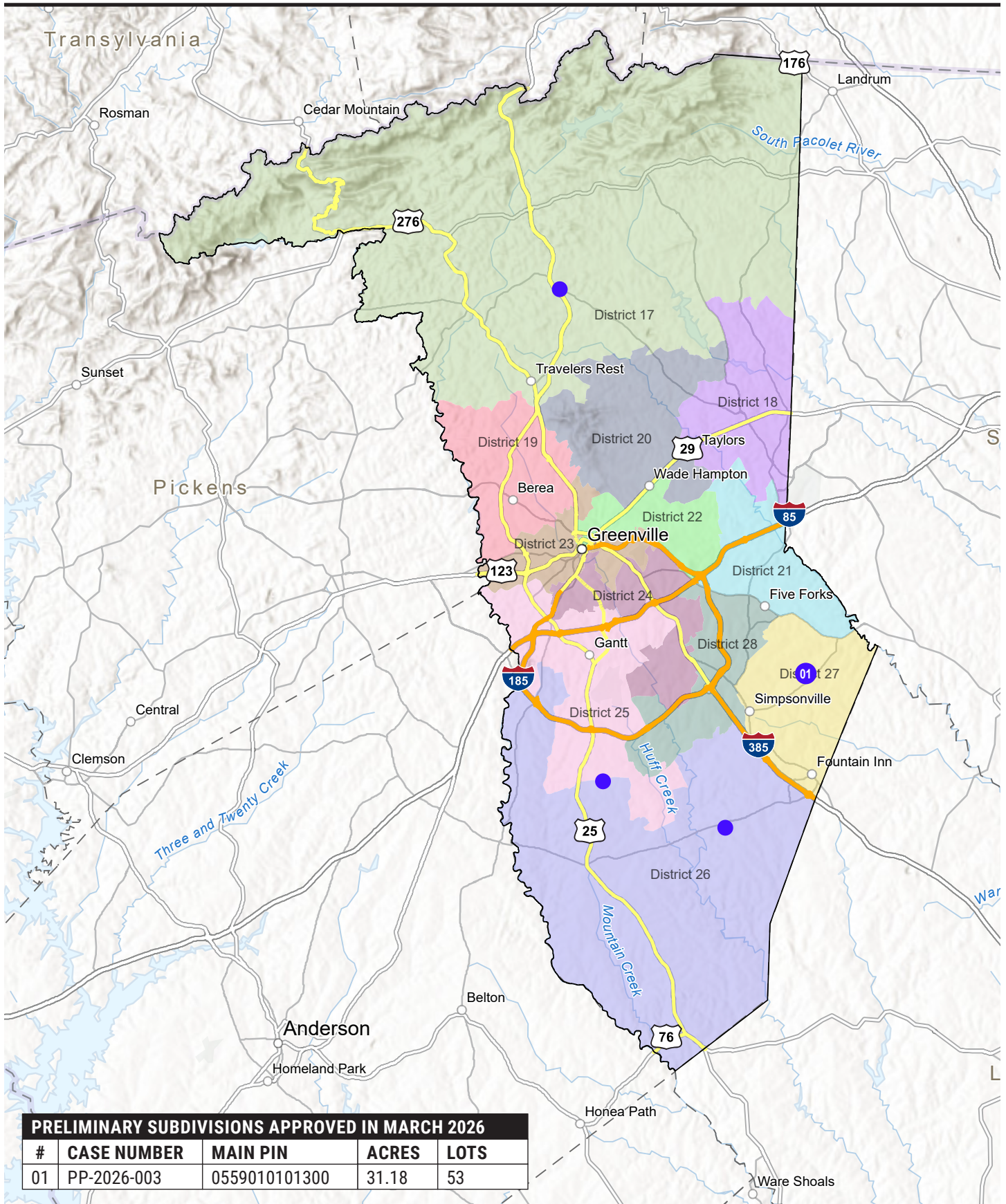
ZONING ADMINISTRATION



MARCH 2026 MONTHLY APPROVED REZONINGS				
#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED
01	CZ-2026-001	G006000301401	S-1	I-1
02	CZ-2026-004	WG11000100102	C-2	I-1

*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, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **4**
Manufactured Home New Set Up: **11**
Residential New Construction: **141**
Residential New Construction Duplex: **9**
Townhome: **60**

TOTAL PERMITTING FEES COLLECTED

\$1,781,887.76
Year to date: \$16331102.6

CODE ENFORCEMENT

New Code Enforcement Cases: **237**
Code Enforcement Cases Closed: **219**
Total Active Code Enforcement Cases: **410**
\$22,403.88 collected by tax bills for Code Enforcement liens
\$615.00 collected by the County Attorney for hold harmless agreements

Code Enforcement had a relatively quiet month in March. Code Enforcement staff Jaimee Masters and Darren Brock attended a Monaghan Community meeting on March 27th at the request of the community. The team continues to monitor ongoing cases and remains committed to addressing code compliance, safety standards, and community concerns across Greenville County.

UPCOMING MEETINGS

May 4: Planning & Development Committee

May 5: County Council

May 13: Board of Zoning Appeals

May 18: Planning & Development Committee

May 18: Subdivision Advisory Committee

May 18: Zoning Public Hearing

May 21: Historic Preservation Commission

May 19: County Council

May 27: Planning Commission