

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

MAY 2024



LONG-RANGE PLANNING

TREE CANOPY ASSESSMENT

The Green Infrastructure Center recently completed a Tree Canopy Assessment for Greenville County. The report includes key stats and maps relative to current and potential tree canopy and land cover, as well as, key strategies for minimizing loss of canopy and forested open space with policy, planning, and tree plantings. To view the full report, please visit the Long Range Planning website: <https://www.greenvillecounty.org/apps/longrangeplanning/Blog.aspx>



GOWENSVILLE AREA ZONING INITIATIVE

Planning Staff held an open house at Ebenezer Welcome Baptist Church, Landrum on May 2nd to provide an opportunity for members of the public, as well as petitioners who have requested zoning on their properties, to review the draft zoning map and voice any concerns or questions regarding the process they had. Members of Preserve Gowensville, the local group leading the effort, were in attendance as well as approximately 50 of the 225 petitioners. The draft Zoning Map will now be finalized based on input from this community meeting, and will be posted on the County website for thirty days before making its way through the adoption process, which should be completed this fall.

THE PIEDMONT AREA PLAN

The first public draft of the Piedmont Area Plan was made available on May 6 on the Anderson County website. The plan is scheduled to be adopted in Anderson County by resolution of the Planning Commission and approved by County Council on May 14 and 21 respectively. The meetings are open to the public and will be held at the Historic Courthouse at 101 South Main Street in Anderson at 6:00 PM. The adoption process is expected to begin in Greenville County this summer.

HISTORIC PRESERVATION COMMISSION

THE LEEDS HOUSE

This month the HPC will review its first request for historic designation for a Mid-Century Modern private residence, The Leeds House, located at 100 Dundee Lane in Greenville. This home was constructed in 1961. The home features a large glass front door with side light, vertical front porch roof support, deep and angled eaves with stepped fascia, and low entryway and hallway ceiling. Interior built-in mahogany cabinets and shelves as well as vaulted ceilings clad in Brazilian mahogany panels are also significant architectural details. The home is in excellent, restored condition and was featured on the 2022 gvIMOD Home Tour.



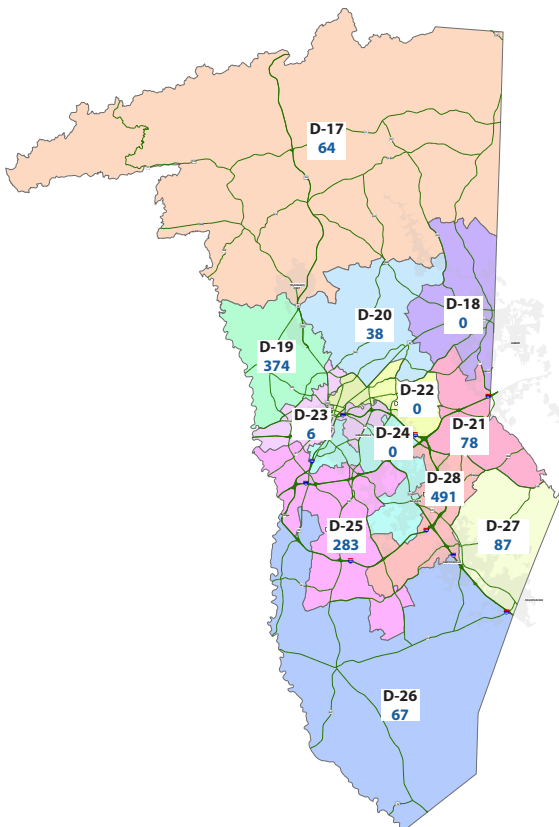
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

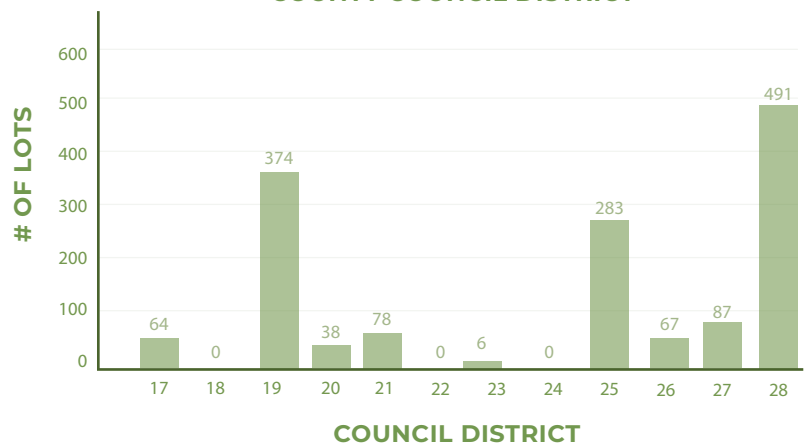
MAJOR SUBDIVISION PROPOSALS, APRIL FY 2024

	April 2024 Total	July 23' - April 24'
Acres Developed	67.51	767.01
Lots Added	244	1,583
Linear Feet of Public Roads Added	7,225	61,754
Linear Feet of Private Roads	2,165	5,027
Open Space Preserved (Acres)	21.87	200.48
Subdivisions Served by Septic	0	3
Subdivisions Served by Public Sewer	4	19
Subdivisions in Unincorporated Area	4	22
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

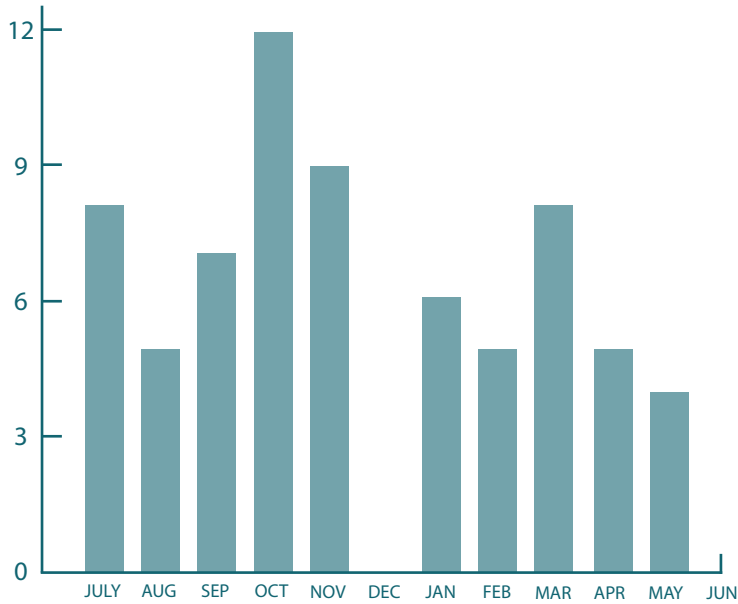


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

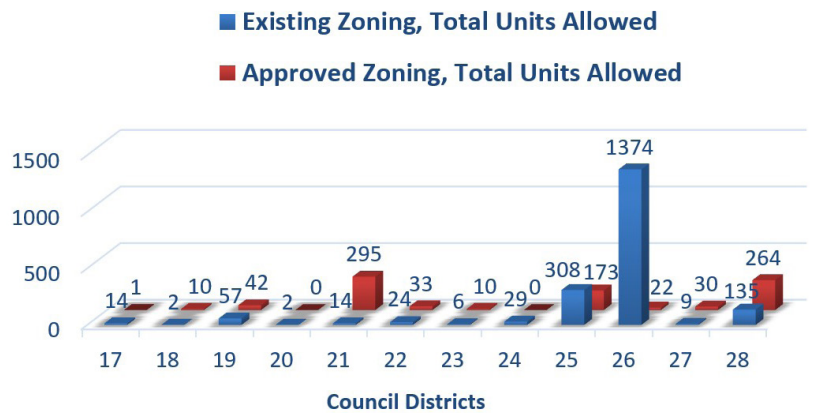
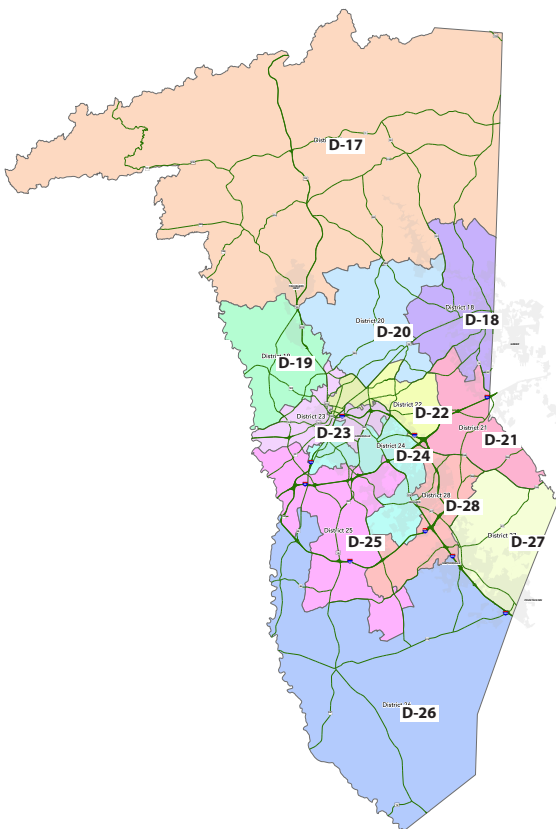


ZONING ADMINISTRATION

REZONING ACTIVITY (FY 2024)



Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2024)



MONTHLY BUILDING REPORT

**Greenville County Planning and Code Compliance
Fiscal Year 2024
Summary Report April 2024**

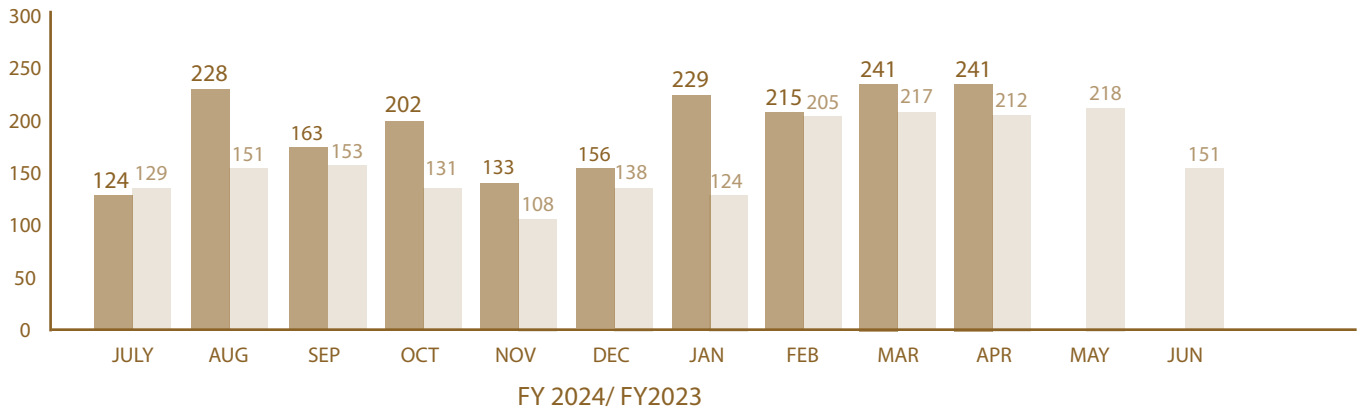
New Single Family Dwelling Starts (July 2023 - June 2024) -	1,962
New Single Family Dwelling Starts (Month of April 2024) -	241
New Commercial Starts - (Month of April 2024) -	17

	Current Mth Apr-24	Last Month Mar-24	YTD - FY24 7/23 - 6/24	Prior Yr Same Mth Apr-23	YTD - FY23 7/22 - 6/23
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	232	201	1,835	868	8,788
COMMERCIAL NEW CONSTRUCTION	5	7	74	60	579
OTHER NEW CONSTRUCTION	233	179	2,765	107	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	210	273	2,850	179	3,508
SIGN PERMITS	22	34	250	11	319
RESIDENTIAL RENOVATION	142	143	1,261	416	4,789
COMMERCIAL RENOVATION	104	85	1,000	113	1,852
MOBILE HOMES	18	21	271	22	226
TOTAL PERMITS ISSUED	966	943	10,306	1,776	21,924
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$734,909.50	\$696,595.60	\$ 5,195,230.30	\$199,450.50	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$22,663.13	\$213,226.13	\$ 1,746,608.88	\$136,050.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$43,592.00	\$33,543.25	\$ 436,749.58	\$8,598.50	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$52,279.89	\$52,726.68	\$ 565,498.07	\$10,495.50	\$ 186,157.95
SIGN PERMITS	\$3,590.60	\$4,722.50	\$ 35,905.87	\$508.50	\$ 15,739.50
RESIDENTIAL RENOVATION	\$72,840.55	\$68,084.50	\$ 627,539.87	\$34,975.50	\$ 371,460.25
COMMERCIAL RENOVATION	\$72,621.29	\$82,687.91	\$ 992,180.80	\$48,975.50	\$ 423,866.00
MOBILE HOMES	\$3,870.00	\$2,930.00	\$ 45,121.30	\$1,620.00	\$ 16,950.00
TOTAL FEES COLLECTED - PERMITS	\$1,006,366.96	\$1,154,516.57	\$9,644,834.67	\$440,674.00	\$4,103,806.20
OTHER FEES (Collections for departmental/other agencies)	\$6,028.12	\$43,760.00	\$ 367,823.89	\$12,598.30	\$ 132,002.89
GRAND TOTAL FEES	\$1,012,395.08	\$1,198,276.57	\$10,012,658.56	\$453,272.30	\$4,235,809.09
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,824	1,720	17,276	1,890	23,258
PLUMBING	1,509	1,326	12,853	1,329	15,288
MECHANICAL	1,613	1,471	15,972	1,710	19,493
BUILDING	3,124	2,662	29,270	2,720	32,338
MANUFACTURED HOMES	17	17	448	47	497
Total Building Safety Inspections	8,087	7,196	75,819	7,696	90,874
CODE ENFORCEMENT	892	920	9,498	581	8,193
FLOODPLAIN	13	0	143	18	134
TOTAL ALL INSPECTIONS	8,992	8,116	85,460	8,295	99,201
Certificates of Occupancy (Res-122;- Comm-51; MH-16)	255	189	2,363	240	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,932
 New Single Family Dwelling Starts (Month of April 2024): 241
 New Commercial Starts - (Month of April 2024): 13



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2275

2021 total: 2332

2024 total: 956

2019 total: 1951

2022 total: 1661

2020 total: 2129

2023 total: 2141

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

April 2024:

- New construction projects: **40**
- Total project value: **\$860,284.08**

2024 Calendar Year Totals:

- Total commercial projects: 151
- Total project value: \$107,788,509.00

April 2023:

- New construction projects: 40
- Total project value: **\$95,802,258**

2023 Calendar Year Totals:

- Total commercial projects: 138
- Total project value: \$153,079,365

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 276

2024 Total: 885

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by mid-year