

MAY 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

Following its initial work on the goals, objectives, and strategies of Plan Greenville County, the Comprehensive Plan Review subcommittee has refocused its scope to a targeted technical update of the Future Land Use Map (FLUM). This shift, developed through subcommittee discussion and informed by the recent legal training conducted with County Council, reflects the recognition that effective alignment among the Comprehensive Plan, Zoning Ordinance, and Land Development Regulations depends on a current and coherent FLUM. The targeted update will address three components: integration of the eighteen adopted area plans into the FLUM, compatibility-based revisions where the FLUM has diverged from infrastructure capacity or current development conditions, and refinement of FLUM category definitions. Substantive revision of the plan's goals, objectives, and strategies will be reserved for the 10-year comprehensive update process.

A new motion authorizing the FLUM-focused scope is anticipated for the May 27 Planning Commission meeting, with the next subcommittee meeting scheduled for June 9. In the interim, Long Range Planning is initiating the analytical foundation for the work: consulting with the County GIS Department to scope spatial analysis capacity, preparing a survey to partner agencies (Greenville Water, ReWa, Greenlink, SCDOT, the School District, and others) building on input raised at the April 28 Infrastructure Coordination Council meeting, and beginning a systematic inventory of the adopted area plans against the current FLUM. The full Planning Commission will receive regular reports as the work progresses, and all materials produced by the subcommittee will be made publicly available on the Long Range Planning web page.

MOUNTAIN CREEK OVERLAY DISTRICT UPDATE

Following the March 30th informational meeting, the draft ordinance for the Mountain Creek Community Overlay has entered the formal adoption process. The ordinance is scheduled to move through the following sequence of meetings, all held at County Square, 301 University Ridge:

- Planning & Development Committee (P&D Committee – Initiation / “first to Committee”): May 18, 2026, 5:00 p.m. (postponed due to the staff error)
- First Reading (County Council – no discussion): May 19, 2026
- Public Hearing (County Council): June 15, 2026, 6:00 p.m.
- Planning Commission Meeting (recommendation): June 24, 2026, 4:30 p.m.
- Planning & Development Committee: July 13, 2026, 5:00 p.m.
- County Council 2nd Reading: August 18, 2026, 6:00 p.m.
- County Council 3rd Reading: September 1, 2026, 6:00 p.m.
- Effective Date: September 2, 2026

The draft ordinance, including the Exhibit A Boundary Map, is available on the Long Range Planning Department website for public review. Staff will continue to support stakeholder and community engagement throughout the adoption process to ensure the final ordinance reflects the input gathered through prior outreach efforts.

TRANSPORTATION PLANNING

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

The LRTP is proceeding on schedule! GPATS and HDR Inc. are currently finalizing the Existing Conditions Report, and conducting the first round of public meetings and information gathering.

Please visit GPATShorizon2050.com for more information and links to the survey and public meeting dates. There is also a Virtual Public Meeting that may be attended at any time if the remaining meetings at Simpsonville, Easley, and Powdersville are inconvenient.

GPATS Staff would also like to thank the Greenville County Planning Department Staff for their assistance in staffing the public meetings, and especially to Jonathan Hanna, who has developed the graphics and branding that will be used in the LRTP and associated materials.

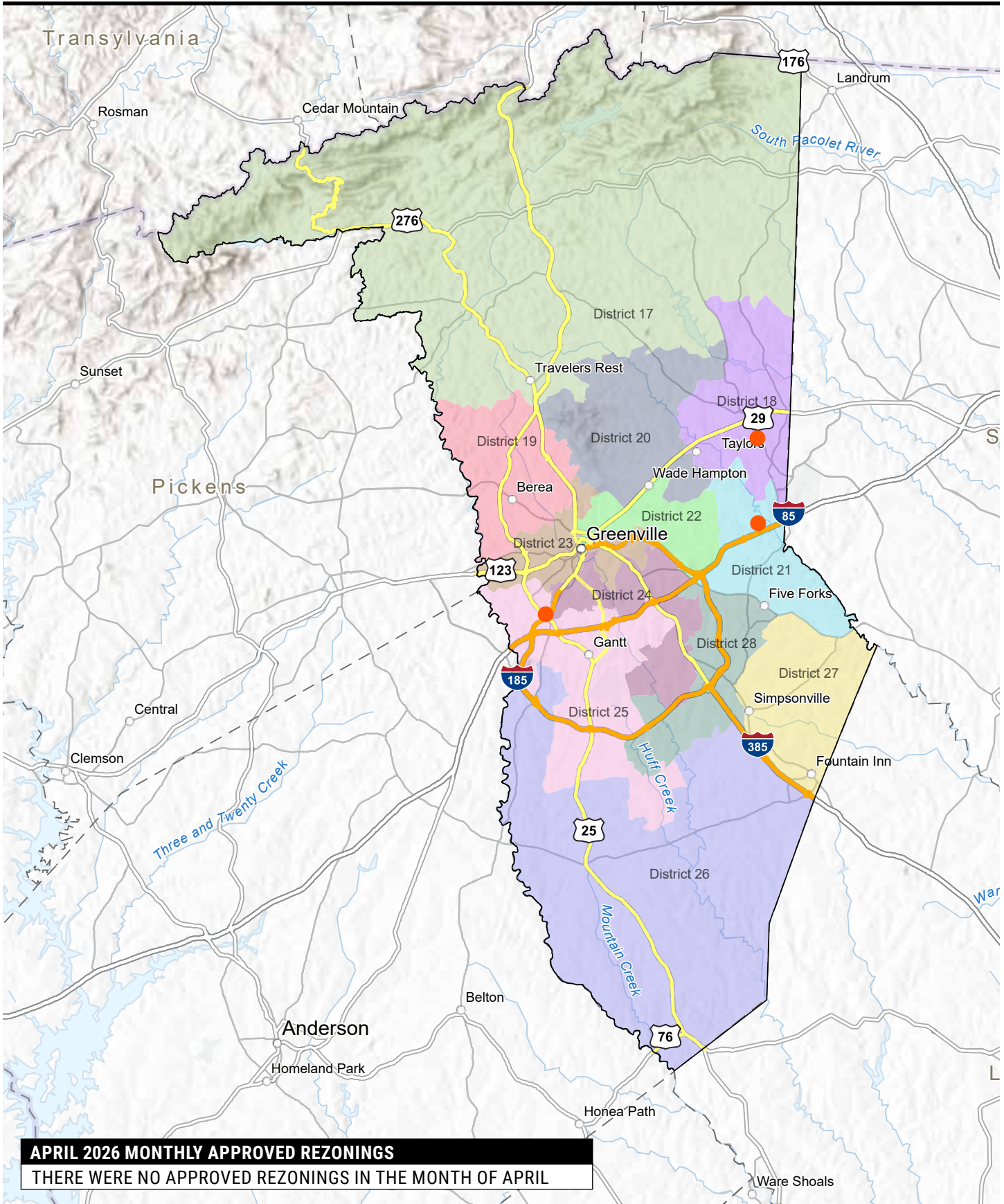


GPATS MAY POLICY COMMITTEE MEETING, JUNE CALLED MEETING

The GPATS Policy Committee met on May 18, 2020. A Quorum of Members could not be established, and so no actions could be taken. GPATS Staff and SCDOT provided updates to projects not needing action. A Called Meeting will be held in June, date TBD, to

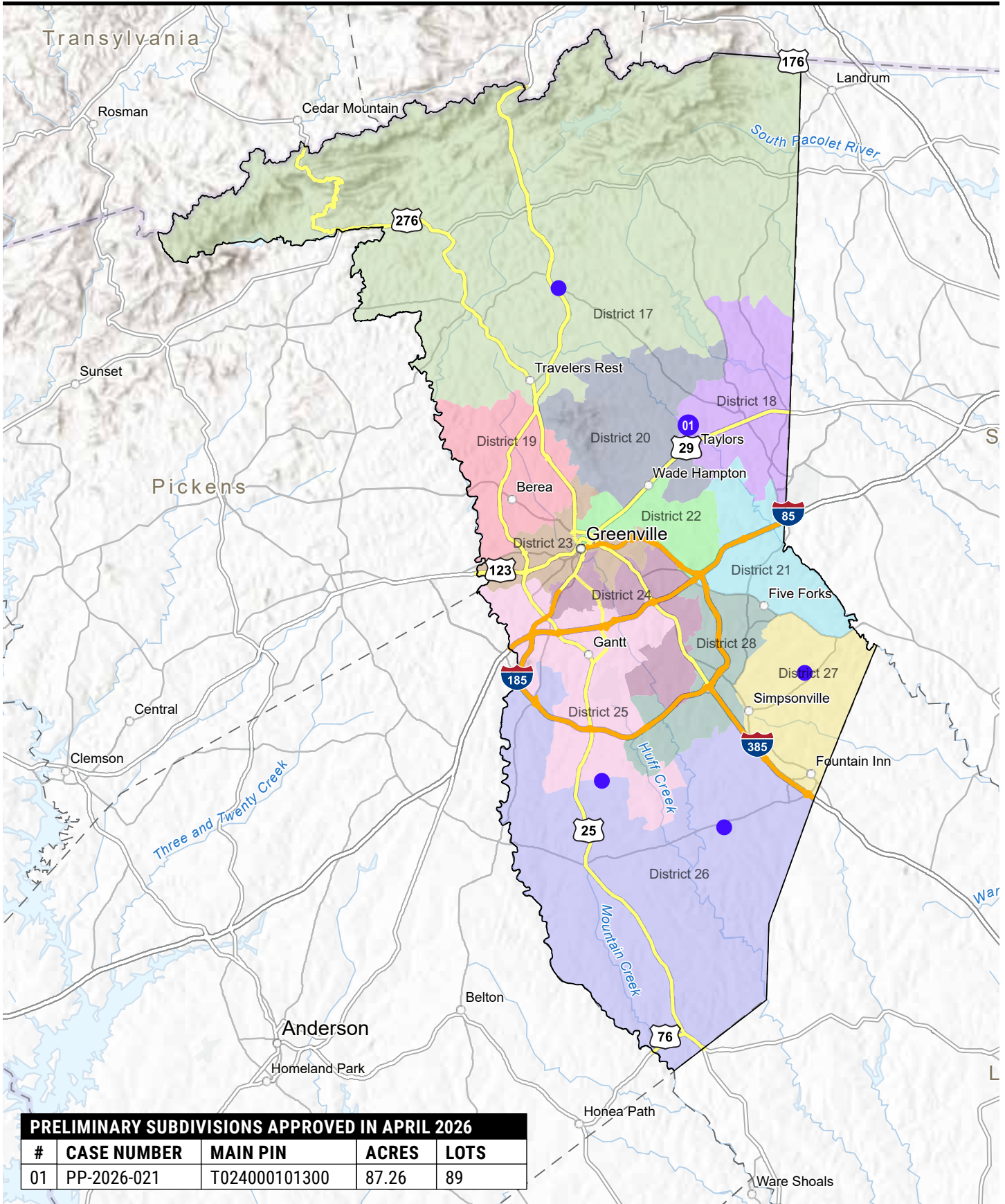
address the items needing action before the end of the state fiscal year on June 30th. Agendas with items to be addressed will be sent out in advance of the meetings. Please visit <https://gpats.org> for more information and to sign up for email notifications.

ZONING ADMINISTRATION



*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

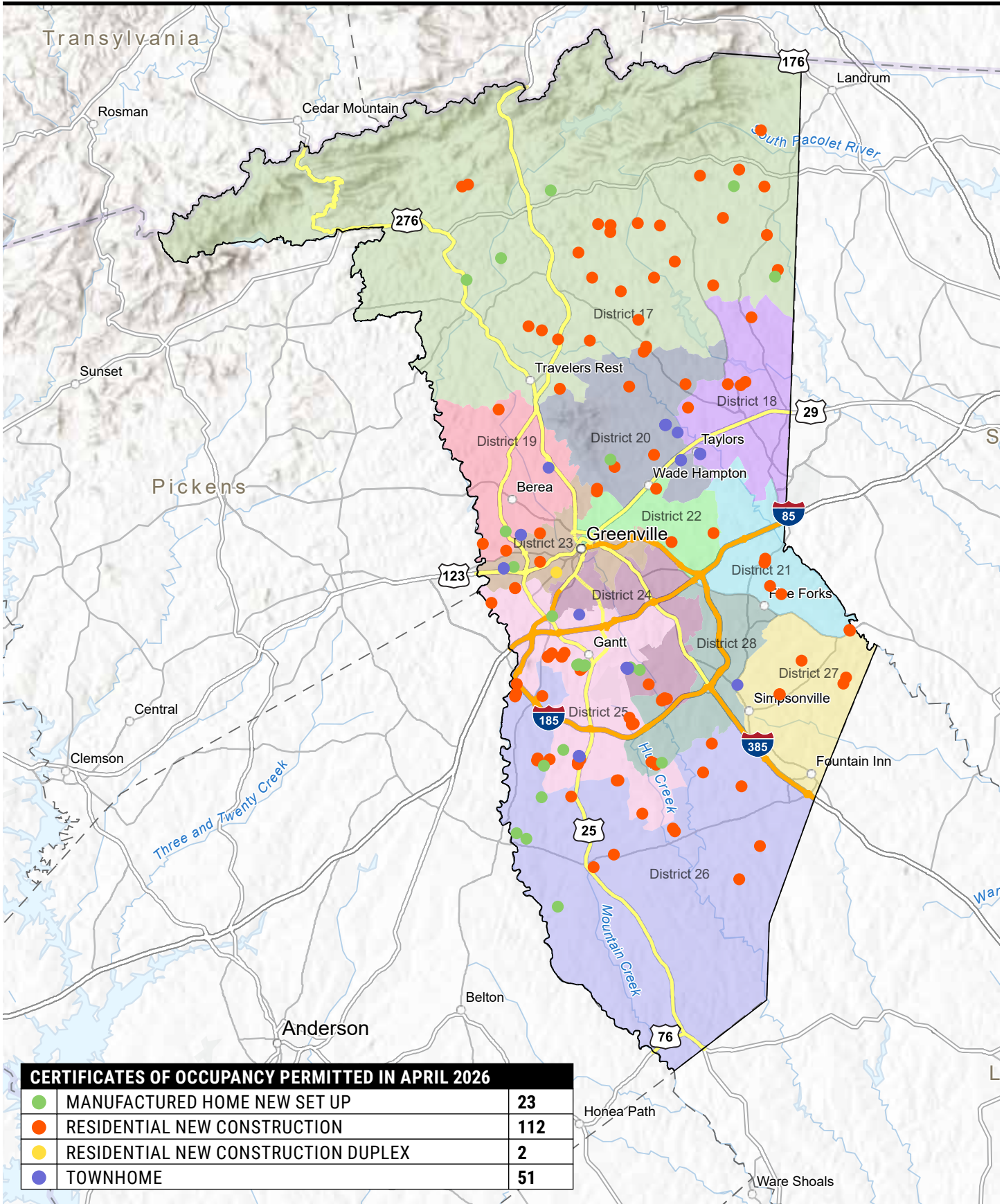
SUBDIVISION ADMINISTRATION



PRELIMINARY SUBDIVISIONS APPROVED IN APRIL 2026				
#	CASE NUMBER	MAIN PIN	ACRES	LOTS
01	PP-2026-021	T024000101300	87.26	89

*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for April, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **0**
Manufactured Home New Set Up: **23**
Residential New Construction: **112**
Residential New Construction Duplex: **2**
Townhome: **51**

TOTAL PERMITTING FEES COLLECTED

\$1,518,389.80
Year to date: \$17,849,492.40

CODE ENFORCEMENT

New Code Enforcement Cases: **243**
Code Enforcement Cases Closed: **215**
Total Active Code Enforcement Cases: **433**
\$533.29 collected by tax bills for Code Enforcement liens
\$350.00 collected by the County Attorney for hold harmless agreements

Code Enforcement and Zoning staff participated in two community engagement events during April. Jeremy Martin and Brandi Kellett of Code Enforcement, along with Troy Fuller of Zoning, attended the Piedmont Community meeting on April 14th, and Jaimee Masters and Darren Brock attended the Monaghan Community meeting on April 24th. These engagements reflect the department's continued commitment to direct dialogue with residents and to addressing neighborhood-level concerns regarding property conditions and code compliance.

An unfit structure hearing was held on April 22nd for the properties located at **119 Saw Mill Road** and **225 Willow Drive**. Following the presentation of staff findings, both structures were ordered for demolition within 60 days. This action advances the department's ongoing work to remediate unsafe and blighted properties and to protect the health, safety, and welfare of surrounding communities.

UPCOMING MEETINGS

June 1: Planning & Development Committee

June 2: County Council

June 10: Board of Zoning Appeals

June 15: Planning & Development Committee

June 15: Subdivision Advisory Committee

June 15: Zoning Public Hearing

June 16: County Council

June 18: Historic Preservation Commission

June 24: Planning Commission