

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

JUNE 2023



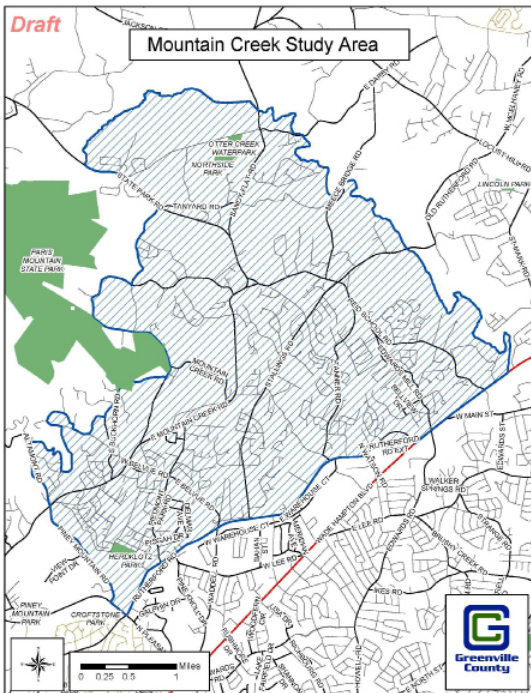
LONG-RANGE PLANNING

Piedmont Area Plan

The Piedmont Area Plan kicked off with two forum-style meetings on June 1 and 2 at the Piedmont Community Center. The meetings drew a total of 32 stakeholders including citizens, business owners, and non-profits, among others. Conversation topics ranged from affordable housing, economic development, greenspaces and trails, historic preservation, land use regulations, multimodal transportation, preservation of the natural environment, and resources for people facing barriers, among others, including the critical need for a grocery store. Greenville County and Anderson County staff were both present at the meetings. The first formal public meeting is scheduled for Thursday, June 29 at 6:00 PM at the Piedmont Community Center. If you are interested in getting involved, please e-mail the project manager, Austin Lovelace, at alovelace@greenvillecounty.org.



Pebble Creek Steering Committee Meeting – Mountain Creek Area Plan



Planning staff met with a small group of concerned Pebble Creek residents on Tuesday, May 23, 2023 to better understand and assess the concerns of the community. Such concerns include the loss of open space, traffic congestion, and the prospect of future development within their community. Together, we agreed to embark on an area planning process for the Mountain Creek, Paris, Pebble Creek, Sevier, and Edwards Forest communities to assist county leaders and decision-makers in planning for this idyllic suburban community over the next 10 years. Staff will work closely with this steering committee to develop a public participation and engagement program as well as a vision, goals, and objectives for the community's future. Staff anticipates that this planning process will take approximately six months, with adoption scheduled for late fall.

LONG-RANGE PLANNING

HISTORIC PRESERVATION COMMISSION

Phase IV of the Judson Mill Project is nearing completion, and the HPC will be visiting this phase in June to ensure that historic elements have been retained throughout the rehabilitation process.

This phase includes three buildings that are located between Phase 1, the commercial hub, and Phase II, the large residential building.

Phase IV will be used for warehousing, storage, and light manufacturing, according to the Statement of Intent.

The Bailey Bill Special Tax rate has been essential to the entire Judson Mill project.



TRANSPORTATION PLANNING

GPATS MAY POLICY COMMITTEE MEETING



The GPATS Policy Committee met on May 15, 2023 as scheduled to address items brought by Staff. The Study Team had previously met in April regarding the items, and recommended all for approval. Among the items approved, the City of Greer was granted over \$1 million of Transportation Alternatives Program funding for a greenway. The Transportation Improvement Program was amended to adjust planning funds for several projects, Transit funding was approved for Greenlink and Clemson Area Transit for FY2023, and the FY2022 Carryover Balance was adjusted to meet actual SCDOT Obligated Spending. Additionally, the Policy Committee approved the GPATS FY2023-2024 Unified Planning Work Program, which governs Staff and Planning expenditures for the next two Fiscal Years.

The Study Team will meet next on July 17th, and the Policy Committee will next meet on August 21st. If there are any questions regarding any items for GPATS meetings, please contact Keith Brockington at kbrockington@greenvillecounty.org.

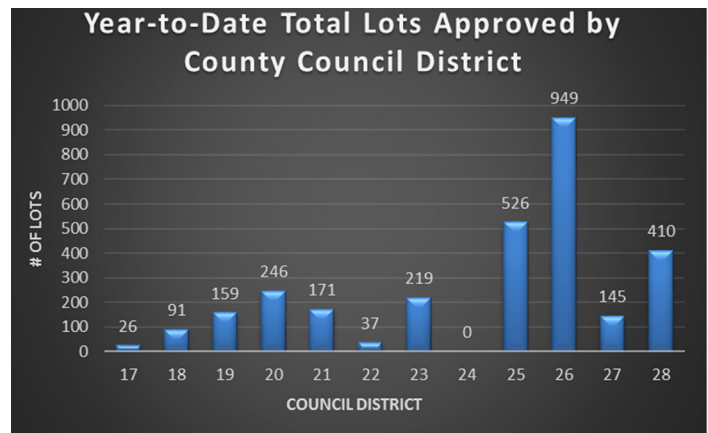
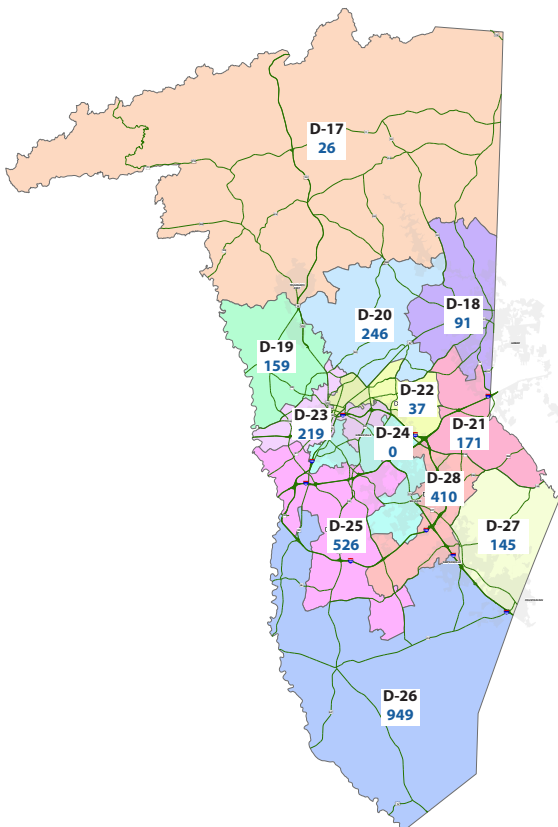
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, MAY 2023

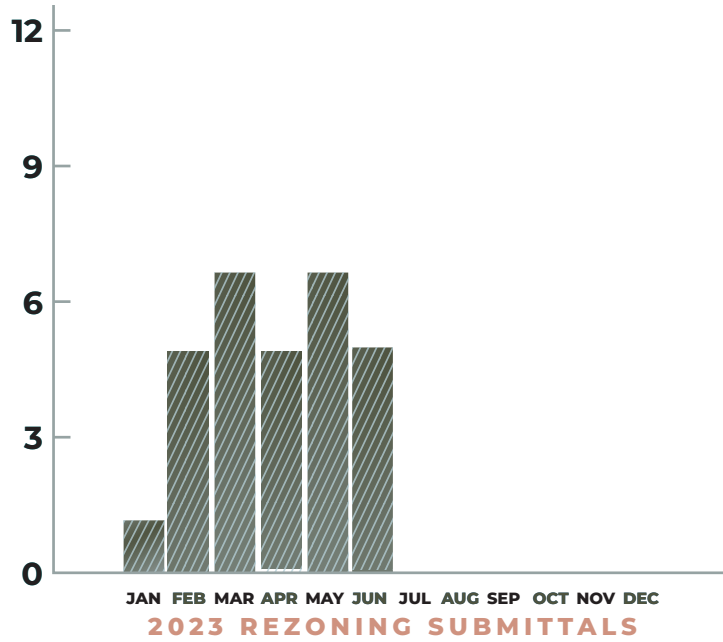
	May 2023 Total	Jul 22 - May 23 YTD
Acres Developed	12.37	1,567.67
Lots Added	12	2,820
Linear Feet of Public Roads Added	0	93,700.2
Linear Feet of Private Roads	1,280	15,018.79
Open Space Preserved (Acres)	6.50	617.21
Subdivisions Served by Septic	0	6
Subdivisions Served by Public Sewer	1	29
Subdivisions in Unincorporated Area	1	35
Subdivisions in Municipalities	0	5

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

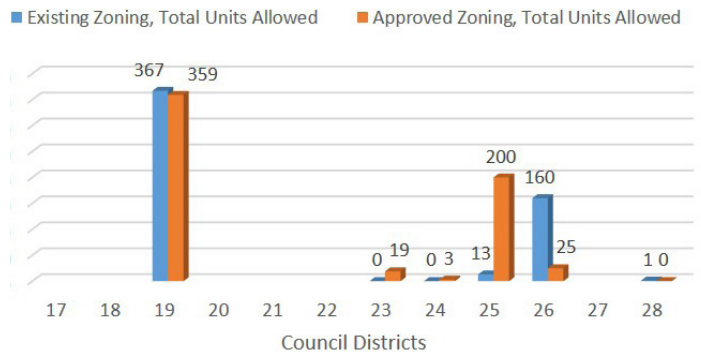
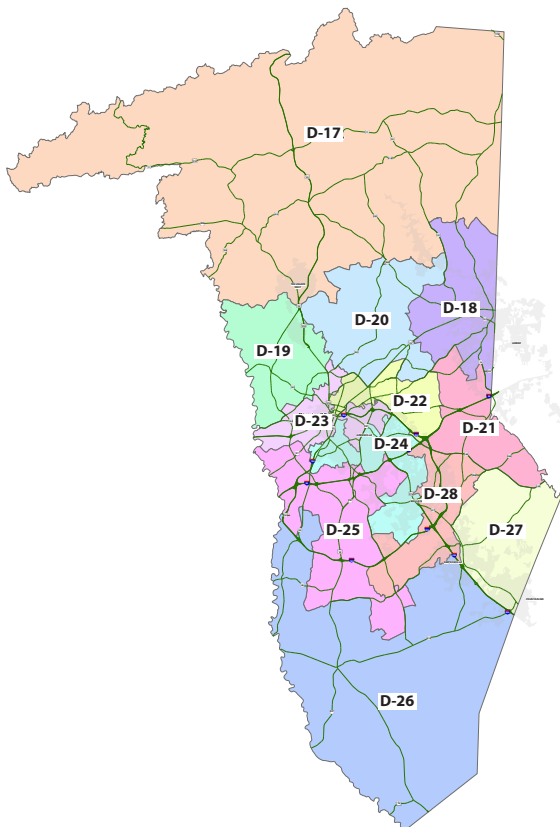


ZONING ADMINISTRATION

REZONING ACTIVITY



YTD Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District



MONTHLY BUILDING REPORT

Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report May 2023

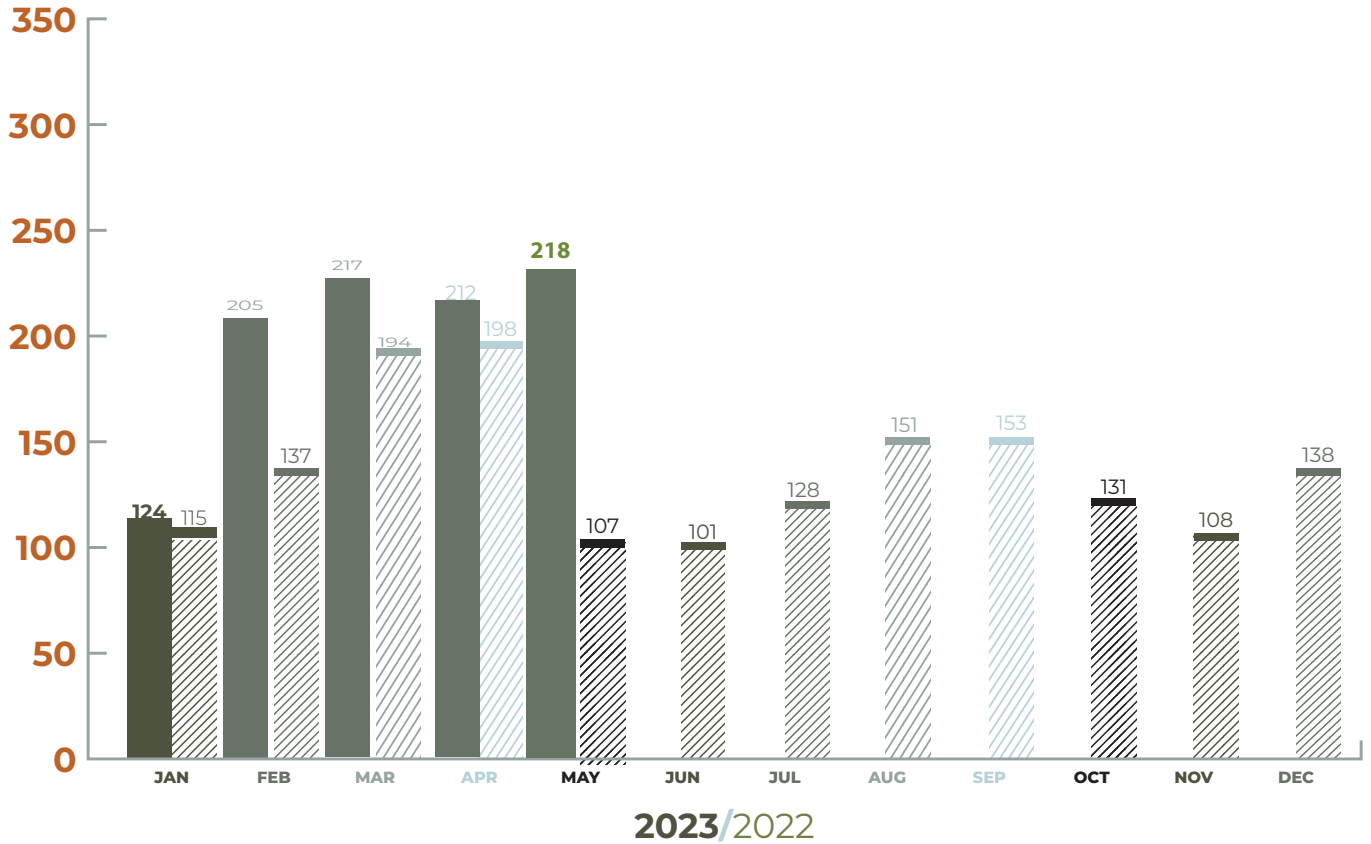
New Single Family Dwelling Starts (July 2022 - June 2023) -	1,785
New Single Family Dwelling Starts (Month of May2023) -	218
New Townhouse - Starts (Month of May 2023) -	0
New Commercial Starts - (Month of May 2023) -	19

	Current Mth May-23	Last Month Apr-23	YTD - FY22 7/22 - 6/23	Prior Yr Same Mth May-22	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	872	868	8,187	455	6,242
COMMERCIAL NEW CONSTRUCTION	21	60	549	47	362
OTHER NEW CONSTRUCTION	292	107	1,610	163	1,122
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	367	179	3,315	295	2,378
SIGN PERMITS	26	11	289	41	306
RESIDENTIAL RENOVATION	414	416	4,500	428	3,360
COMMERCIAL RENOVATION	151	113	1,752	141	1,758
MOBILE HOMES	16	22	213	26	196
TOTAL PERMITS ISSUED	2,159	1,776	20,415	1,596	15,724
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$201,231.50	\$199,450.50	\$ 1,862,960.00	\$133,826.50	\$ 1,439,951.50
COMMERCIAL NEW CONSTRUCTION	\$27,581.00	\$136,050.00	\$ 959,001.50	\$123,434.00	\$ 366,167.90
OTHER NEW CONSTRUCTION	\$15,488.00	\$8,598.50	\$ 104,272.00	\$9,936.50	\$ 70,955.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$22,208.00	\$10,495.50	\$ 175,351.45	\$13,858.00	\$ 118,368.35
SIGN PERMITS	\$1,233.00	\$508.50	\$ 14,634.00	\$1,548.00	\$ 16,366.50
RESIDENTIAL RENOVATION	\$35,488.25	\$34,975.50	\$ 350,293.75	\$34,479.50	\$ 244,903.90
COMMERCIAL RENOVATION	\$30,577.50	\$48,975.50	\$ 407,577.50	\$32,475.00	\$ 309,742.80
MOBILE HOMES	\$1,260.00	\$1,620.00	\$ 16,050.00	\$1,980.00	\$ 15,330.00
TOTAL FEES COLLECTED - PERMITS	\$335,067.25	\$440,674.00	\$3,890,140.20	\$351,537.50	\$2,581,786.45
OTHER FEES (Collections for departmental/other agencies)	\$6,295.51	\$12,598.30	\$ 127,467.89	\$6,041.87	\$ 67,267.51
GRAND TOTAL FEES	\$341,362.76	\$453,272.30	\$4,017,608.09	\$357,579.37	\$2,649,053.96
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	2,158	1,890	21,764	2,030	16,927
PLUMBING	1,638	1,329	14,253	1,307	11,325
MECHANICAL	1,900	1,710	18,137	1,479	15,060
BUILDING	3,258	2,720	30,080	2,804	24,255
MANUFACTURED HOMES	47	47	470	63	401
Total Building Safety Inspections	9,001	7,696	84,704	7,683	67,968
CODE ENFORCEMENT	912	581	7,555	887	4,965
FLOODPLAIN	9	18	118	17	83
TOTAL ALL INSPECTIONS	9,922	8,295	92,377	8,587	73,016
Certificates of Occupancy (Res-176; Comm-89; MH-33)	298	240	2,685	252	2,256

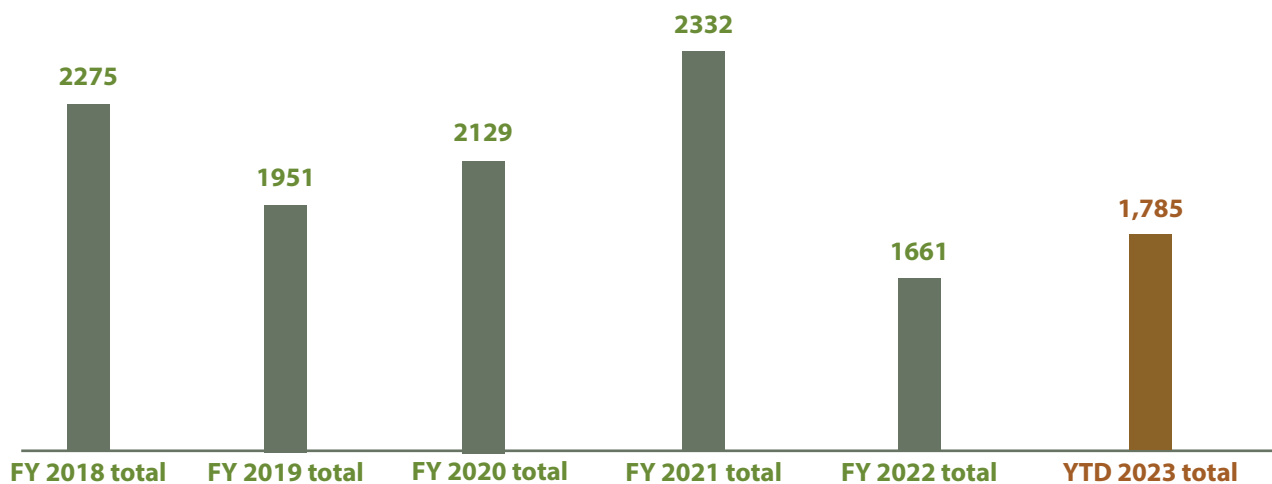
BUILDING PERMITS

CONSTRUCTION ACTIVITY

- May 2023 New Single-Family Detached Housing starts: 218
- May 2023 New Townhouse/Condo starts: 0
- May 2023 New Commercial starts: 19



New Single-Family Detached Housing Starts



MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

May 2023:

- New construction projects: 23
- Total project value: **\$32,668,546.30**

2023 Calendar Year Totals:

Total commercial projects: 161
Total project value: \$185,747,908.30

May 2022:

New construction projects: 61
Total Project value: **\$29,485,794**

2022 Calendar Year Totals:

Total commercial projects: 425
Total project value: \$ 229,998,524

CODE ENFORCEMENT

Code Enforcement assisted the Greenville County's Sheriff's Deputies, Fire Departments and /or Greenville County Animal Control with inspections of the following houses and properties. Structures that needed to be condemned were placarded.

3110 North Pleasantburg Drive
355 Rosalee Drive
Southerlin Road
350 Goldsmith Road
5 Chesapeake Court
7 Echols Drive

118 Dobbins Road
6 Natick Drive
Storey Street
2702 Pelham Road
9563 Augusta Road
12 Meadors Avenue

104 Gayle Street
302 McGarity Street
910 Lamp Light Road
102 Brushy Creek Road
28 Whiller Drive

FLOODPLAIN ADMINISTRATION

Subdivisions/Summary Plats/Final Plats: 18
Zoning: 5
Commercial Plan Review: 40
Grading Permit Applications: 73
General: 56
Monthly Total: 192
2023 Total: 865

- Met with SCEMD and SCDNR on 9/21/22 regarding status of BRIC and FMA grant for Enoree Basin Study. Indicated earliest award spring of 2023.
- In preparation for the annual CRS recertification, 77 repetitive loss letters were mailed out, a floodplain brochure was sent to the Greater Greenville Association of Realtors for inclusion of their newsletter (reaches 3900 members) and mailings to local banks and brokers regarding flood insurance.
- Waiting on Grant for Enoree Basin Study. Awarded Woopert two additional Basin Studies. Both projects underway.