

JUNE 2025

GREENVILLE COUNTY



# PLANNING REPORT



# LONG RANGE PLANNING

## FIVE YEAR REVIEW

The comprehensive Five Year Review has reached a significant milestone in its development process, with the final draft now content complete and featuring a fully updated design layout that complements the existing Plan 2020 Comprehensive Plan framework. This extensive review represents a substantial collaborative effort that has successfully captured comprehensive feedback from key partners and stakeholders throughout the County, as well as valuable input from State-level entities regarding the measurable progress of Comprehensive Plan strategies and initiatives.

The review incorporates thoroughly updated demographic analysis, current housing market assessments, and contemporary land use data that reflects the evolving landscape of Greenville County. These data updates provide critical baseline information for future planning decisions and policy development. The document currently remains in the internal review phase, where staff is conducting detailed quality assurance checks and final refinements before formal submission to the Planning Commission for consideration and review.

## TEAM PROJECTS

Planning staff continues to make substantial progress on several high-priority initiatives, with particular focus on the Fairmont Avenue Project being developed in close partnership with the Greenville County Redevelopment Authority (GCRA). This collaborative effort represents a significant investment in strategic corridor development and community enhancement. Concurrent with this work, the team is advancing the Mountain Creek Overlay District project, which involves comprehensive zoning analysis and inter-departmental engagement to establish appropriate development standards for this critical area.

Additionally, the planning team is in the pre-planning process for an upcoming large-scale project that will demonstrate the department's commitment to realizing comprehensive plan initiatives. This planning effort will be detailed more in next month's report, representing our team's strategic investments in long-term planning objectives and community infrastructure development.



FIVE YEAR REVIEW DOCUMENT

## OPEN SPACE PLAN

The Open Space Plan has progressed to the final review stage, representing the culmination of extensive community input, technical analysis, and strategic planning efforts. This comprehensive planning document addresses critical open space preservation, recreation facility development, and environmental stewardship priorities throughout the unincorporated County. The plan is expected to be submitted for formal adoption by resolution during the July meeting cycle, marking a significant achievement in the department's ongoing commitment to balanced growth management and quality of life enhancement for residents.

# TRANSPORTATION PLANNING

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## GPATS SUMMER 2025

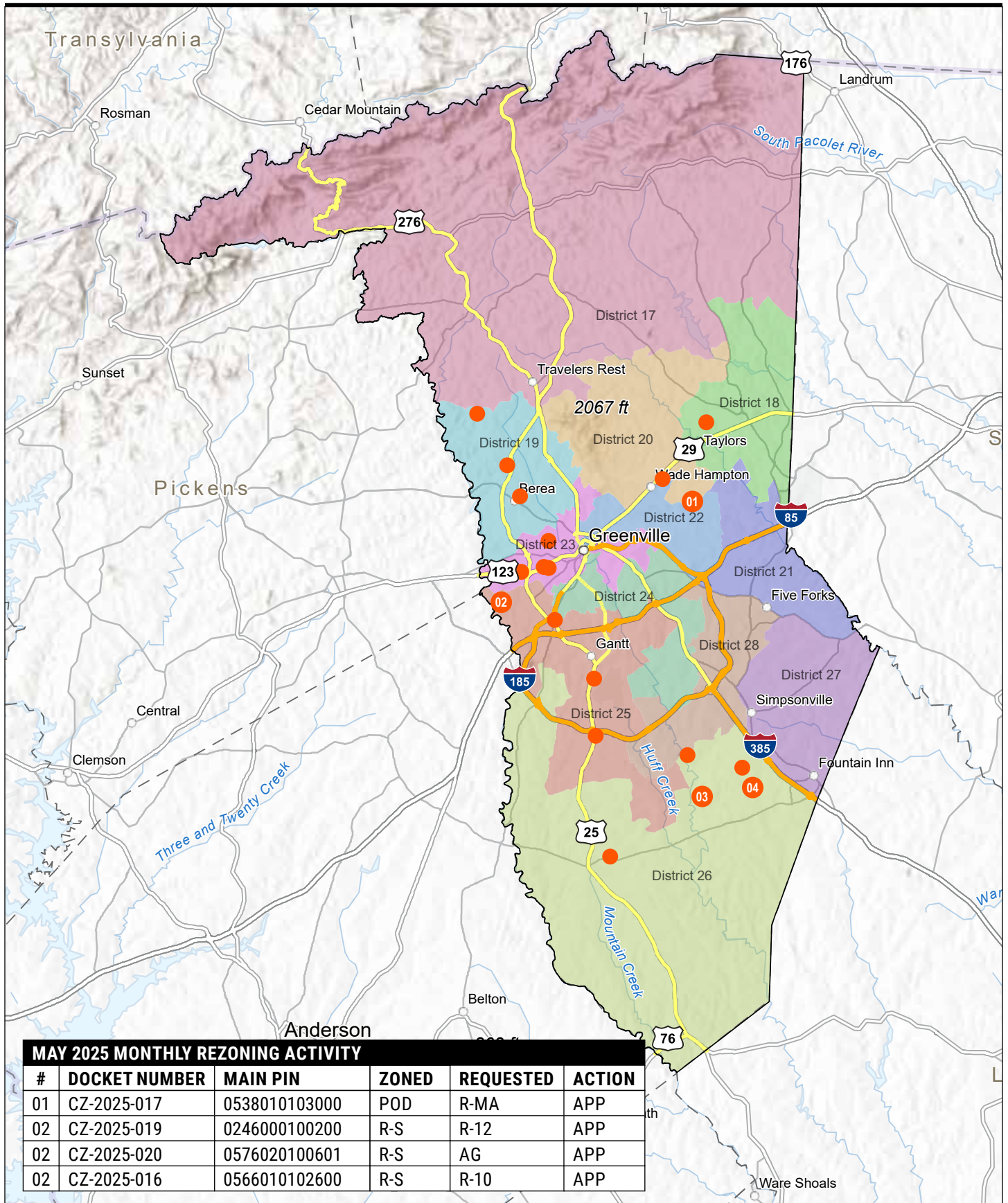
The GPATS Policy Committee completed the approval of the FY2026/2027 Unified Planning Work Program ahead of the end of FY2025. The document is now being reviewed by SCDOT, the Federal Highway Administration, and the Federal Transit Administration.

The GPATS Study Team will next meet on July 14, 2025. Of note will be the preparations for the upcoming Long-Range Transportation Plan, Horizon2050.

The next GPATS Policy Committee Meeting will be on August 25, 2025. Please visit <https://gpats.org> for information on the upcoming meetings.

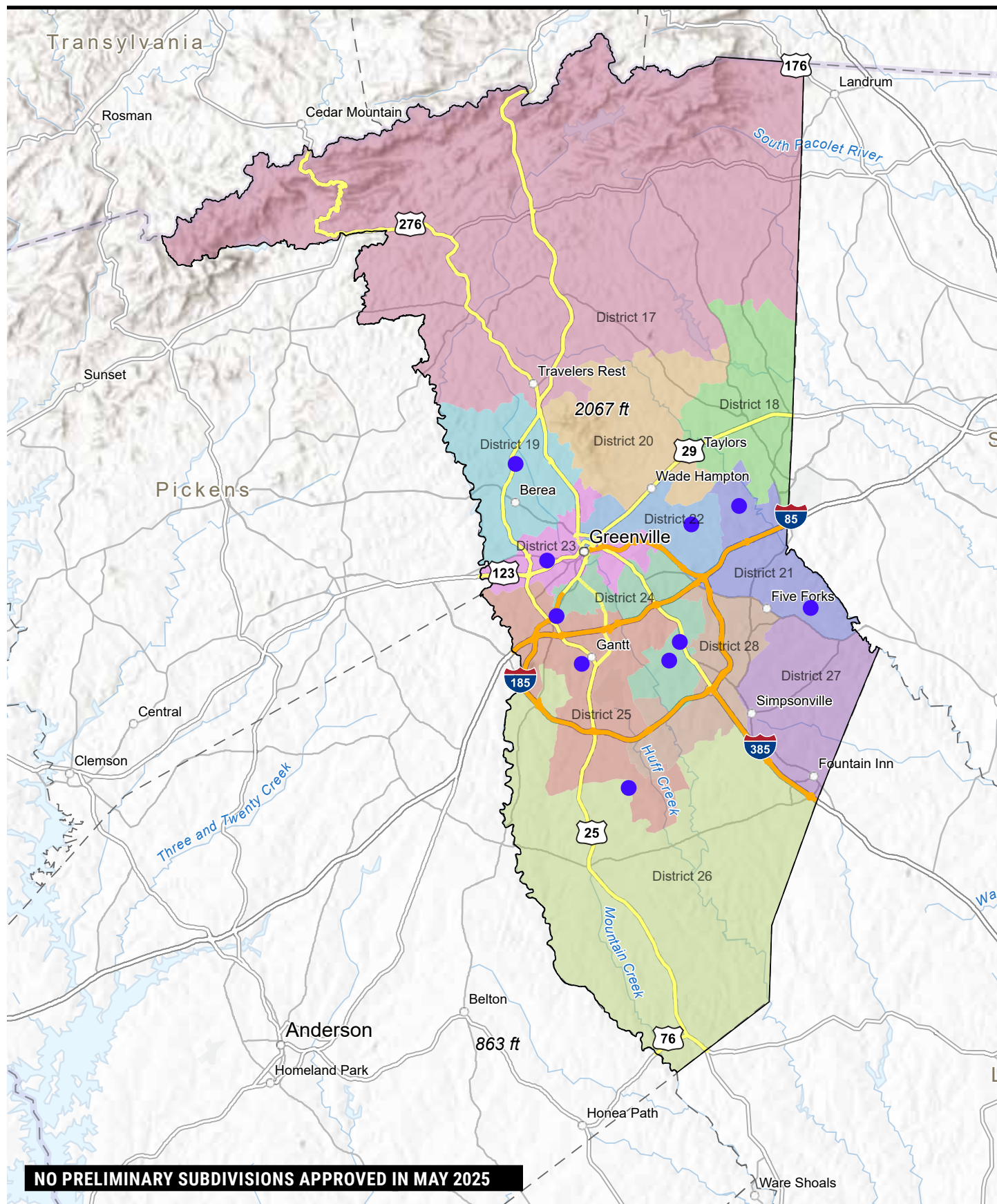


# ZONING ADMINISTRATION



\*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS; APP=APPROVED; AMD=APPROVED AS AMENDED

# SUBDIVISION ADMINISTRATION



# BUILDING SAFETY & CODE COMPLIANCE

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The following statistics reflect the numbers for May, 2025.

## **CERTIFICATES OF OCCUPANCY**

Commercial New Construction: **14**  
Manufactured Home New Set Up: **50**  
Residential New Construction: **124**  
Residential New Construction Duplex: **18**  
Townhome: **18**

## **TOTAL PERMITTING FEES COLLECTED**

**\$1,084,328.67**  
Year to date: \$4,663,410.13

## **CODE ENFORCEMENT**

New Code Enforcement Cases: **433**  
Code Enforcement Cases Closed: **312**  
Total Active Code Enforcement Cases: **570**  
**\$0.00** collected by tax bills for Code Enforcement liens.  
**\$1,000.35** collected by the County Attorney for hold harmless agreements

**Demolitions:** Contractors have initiated demolitions outlined in the May 2025 Planning Report for Minus Street and Woodside Avenue. These demolitions are scheduled for completion by the end of June 2025. No additional hearings for unfit structures are currently scheduled for June.

As part of the **Neighborhood Awareness Campaign**, Codes Officer Masters will continue regular meetings with the Sterling community.

# UPCOMING MEETINGS

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July 2: Zoning Public Hearing  
July 7: Subdivision Advisory Committee  
July 9: Board of Zoning Appeals  
July 14: Planning & Development Committee  
July 14: Zoning Public Hearing

July 15: Lunch & Learn (12:30pm, South Level 3 Conf Room 1)  
July 15: County Council  
July 21: Technical Advisory Committee  
July 23: Planning Commission