

JUNE 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

Last month's report anticipated a May 27 motion authorizing the FLUM-focused scope. The motion adopted that day did something more preliminary: it directed Long Range Planning to prepare the foundation for the work – a scope of work, a preliminary schedule, and a cost estimate – so the Commission and County Council can decide whether to authorize and fund it. Authorization to execute remains a separate, future decision. Staff has now completed all three products.

The scope defines a narrow, technical effort: correcting specific FLUM locations where conditions have materially changed since 2020 – principally where water, sewer, transportation, or transit capacity (along with other major service/infrastructure upgrades) has been built or committed, or where development has already occurred. It is not a county-wide update, does not reopen the completed 2025 Five Year Review, and does not substitute for the 2030 ten-year update, which remains the venue for substantive plan revision.

One scope element changed as the work was defined more precisely. Last month's report described integrating the eighteen adopted area plans into the FLUM. Closer analysis established the sounder approach: area plans are applied, not absorbed – they

remain the County's place-specific guidance, and the update's role is only to keep the FLUM from contradicting them where a clear mismatch exists. Reconciling their vocabularies with the plan's character-area system is itself 2030 work.

Two developments strengthen the cost picture. Following consultation with the County GIS Department, the spatial analysis will be performed in-house on the County's existing GIS toolset, with engagement materials produced on that same platform. The two cost lines that typically dominate a project of this kind – an outside GIS consultant and a commercial engagement platform – are therefore both zero added costs.

For the June 9 subcommittee meeting, staff prepared a Staff Statement establishing a legally grounded understanding of "alignment" among the Comprehensive Plan, FLUM, Zoning Ordinance, and LDRs, developed with the same counsel who conducted the Commission's Enabling Act workshop with County Council and Planning Commission members. It confirms that alignment means policy coherence, not parcel-by-parcel correspondence. Next steps are the Commission and Council decision on authorization and funding, partner-agency consultation, and the start of the candidate-area analysis.

TRANSPORTATION PLANNING

GPATS MAY POLICY COMMITTEE MEETING, JUNE CALLED MEETING

The June Called Meeting of the GPATS Policy Committee was held on June 15, 2026. With a Quorum of Members, the Committee was able to address the action items carried over from the May meeting, including a major Amendment to the Transportation Improvement Program and the ratification of the FY2027 Unified Planning Work Program budget.

The Policy Committee, on recommendation from Staff decided to hold over any decision on funding for the Woodruff Road Congestion Relief Project and other projects affected by the funding until their August meeting. The next GPATS meeting will be the Study Team Meeting on July 13th at 10am. Please visit [GPATS.org](https://www.gpats.org) for more information.

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

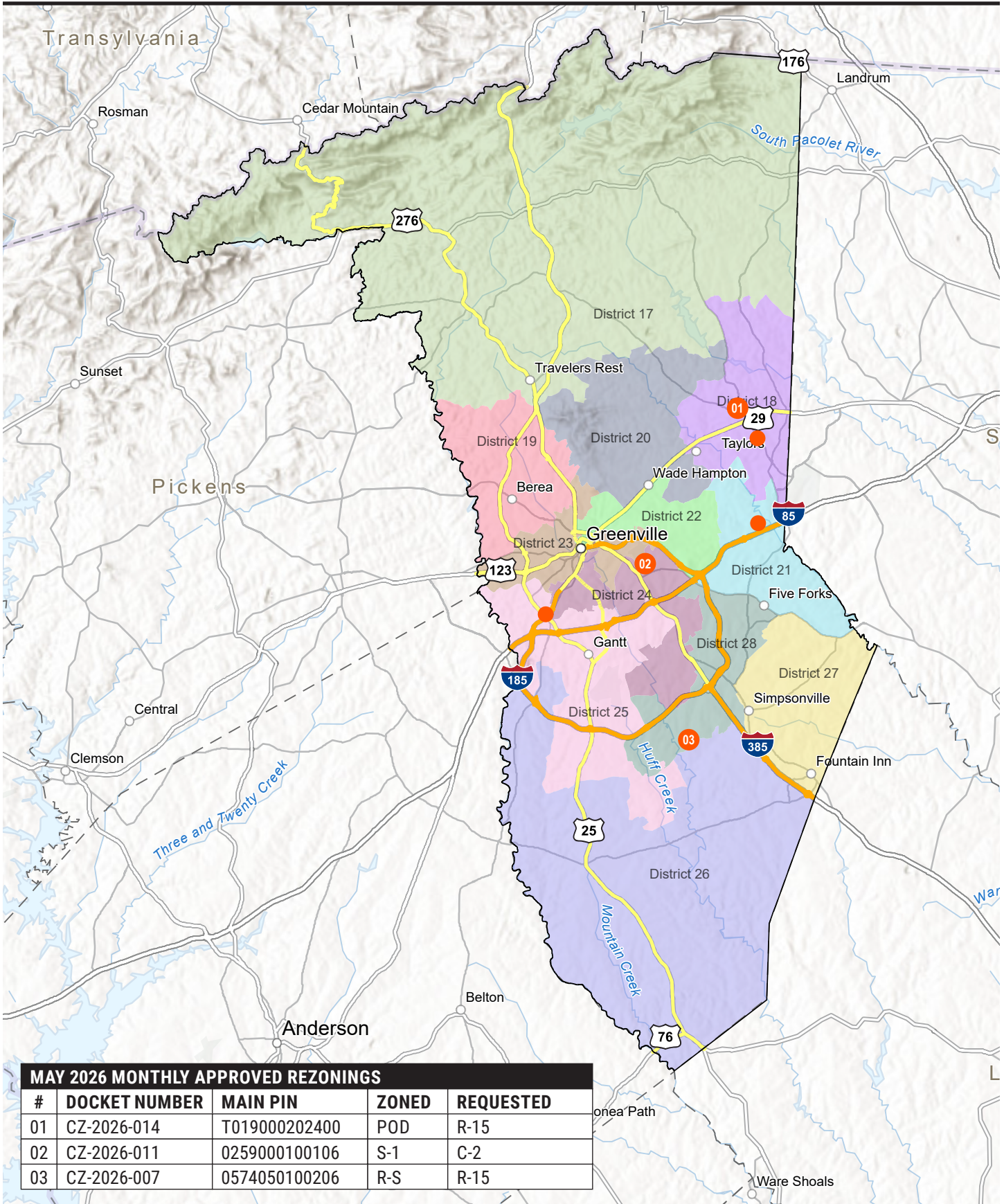
The LRTP is proceeding on schedule! GPATS and HDR Inc. are currently wrapping up the first round of public meetings and information gathering.

Please visit [GPATShorizon2050.com](https://www.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. Even once the public engagement ends, the virtual meeting may still be attended for education and information.

The next phase of the LRTP is project selection and prioritization using the information HDR Inc. has gathered to this point. Additional information will be made available on the website as this process moves forward, leading into the next round of public engagement, currently scheduled for late July, details TBD.

As always, if there are any questions as to the LRTP process, please contact Staff or visit [GPATS.org](https://www.gpats.org).

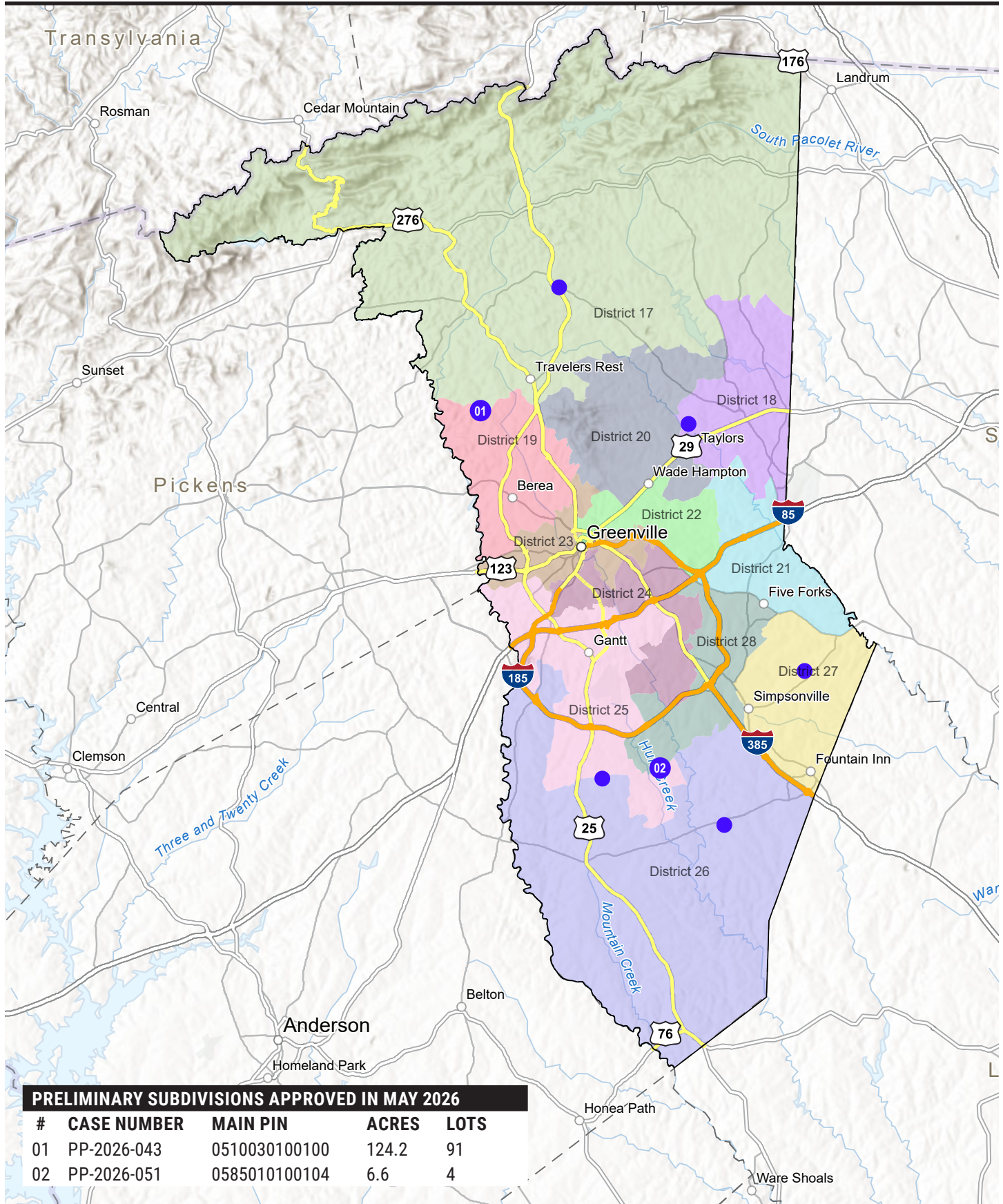
ZONING ADMINISTRATION



MAY 2026 MONTHLY APPROVED REZONINGS				
#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED
01	CZ-2026-014	T019000202400	POD	R-15
02	CZ-2026-011	0259000100106	S-1	C-2
03	CZ-2026-007	0574050100206	R-S	R-15

*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION

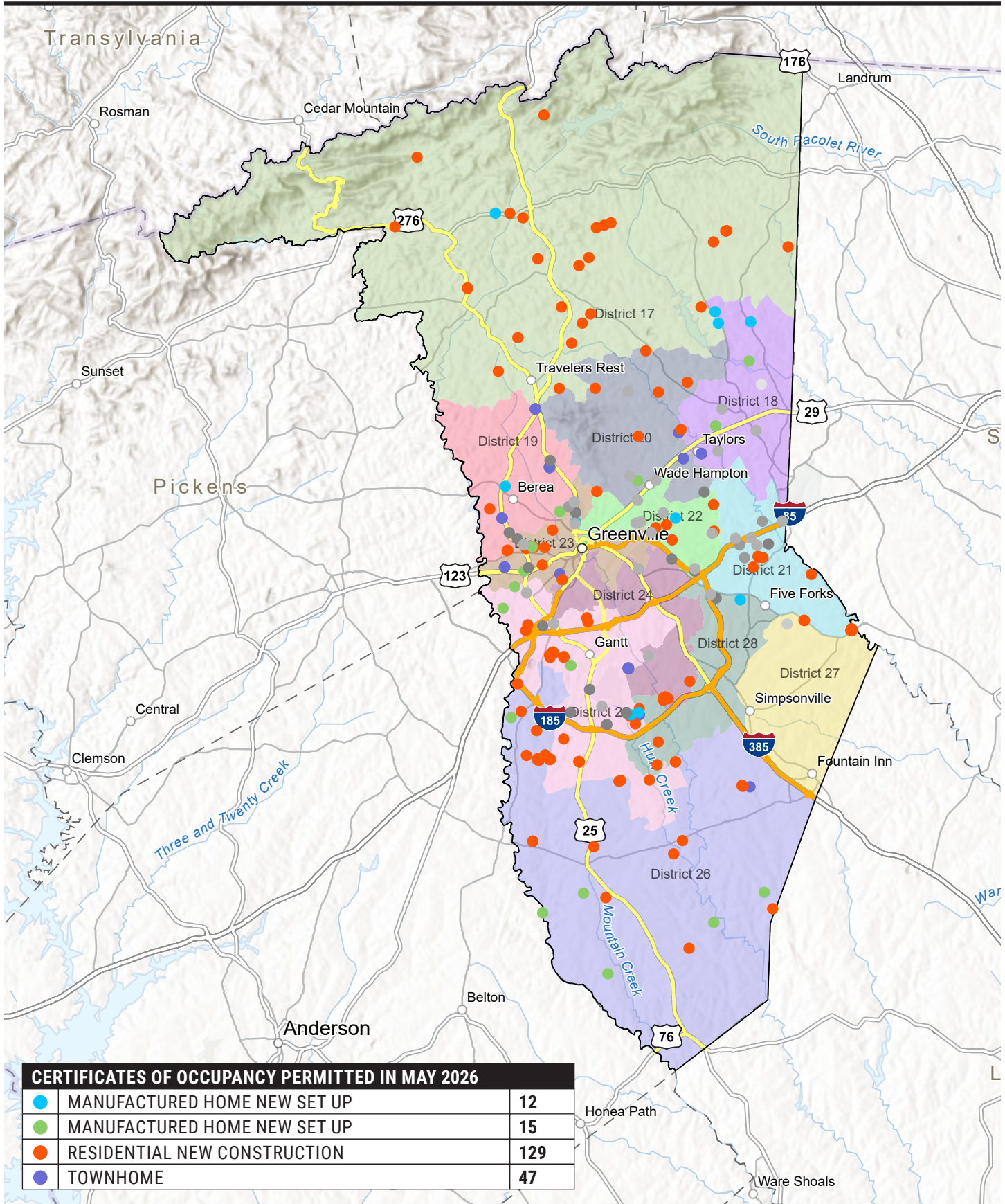


PRELIMINARY SUBDIVISIONS APPROVED IN MAY 2026

#	CASE NUMBER	MAIN PIN	ACRES	LOTS
01	PP-2026-043	0510030100100	124.2	91
02	PP-2026-051	0585010100104	6.6	4

*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for May, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **12**
Manufactured Home New Set Up: **15**
Residential New Construction: **129**
Residential New Construction Duplex: **0**
Townhome: **47**

TOTAL PERMITTING FEES COLLECTED

\$803,048.44
Year to date: \$18,652,540.84

CODE ENFORCEMENT

New Code Enforcement Cases: **242**
Code Enforcement Cases Closed: **227**
Total Active Code Enforcement Cases: **419**
\$0.00 collected by tax bills for Code Enforcement liens
\$450.00 collected by the County Attorney for hold harmless agreements

Code Enforcement staff attended a community meeting for the Monaghan Community on May 22nd. The meeting provided an opportunity for staff to engage directly with residents regarding code compliance, property maintenance standards, and enforcement processes. This participation continues the department's ongoing efforts to foster positive community relationships and address code-related matters throughout Greenville County.

UPCOMING MEETINGS

July 8: Board of Zoning Appeals

July 13: Planning & Development Committee

July 20: Zoning Public Hearing

July 20: Subdivision Advisory Committee

July 21: County Council

July 22: Planning Commission