

JULY 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

CHEROKEE FOOTHILLS SCENIC HIGHWAY CORRIDOR PLAN

Long Range Planning staff is in the early stages of developing a new corridor plan centered around the Cherokee Foothills National Scenic Byway stretching from Oconee County through Pickens, Greenville, Spartanburg, and Cherokee counties. The Cherokee Foothills Scenic Highway Corridor Plan will focus on the portion of this route in Greenville County, known as the Cherokee Foothills Scenic Highway or, most commonly, Highway 11.

The study will incorporate community engagement and elements of the Greenville County Comprehensive Plan and Open Space Plan and aims to preserve and enhance the intrinsic scenic, historic, cultural, and natural qualities of the corridor by proposing regulatory tools, including but not limited to an overlay district. The study area follows South Carolina Highway 11 (SC-11) from the Pickens County line to the Spartanburg County line, passing through and near many communities, notably Cleveland, Slater-Marietta, Tigerville, and Gowensville.

Public outreach for this project is expected to take place during fall 2025.

HISTORIC PRESERVATION COMMISSION

This month the Commission will meet with the owners or representatives of historically important Greenville County properties that have been identified as endangered, whether due to development pressures, neglect, or lack of awareness. There are thirty-eight such properties currently identified, and the Commission hopes to offer guidance on available resources as well as provide information about the County's Historic Designation status. The information session will be held at the Greenville County Hughes Main Library, Meeting Room B, at 25 Heritage Green Place, Greenville, on Thursday, July 31 from 6:00 to 7:00 pm and the public is invited to attend.



ROHIT NIMJE

STAFF UPDATE

Rohit Nimje joined the Greenville County Planning Division in June 2025 as a Long Range Planner II – Urban Designer. He brings a diverse and international background in urban design, architecture, and urban planning, with professional experience across India and the United States. Rohit has worked on a variety of large-scale urban design and public realm projects, including downtown revitalization, streetscape improvements, and master plans, with a focus on equitable and context-sensitive outcomes.

He is currently pursuing a Ph.D. in Urban and Regional Planning, with a research focus on tactical urbanism and community-driven interventions. In his role with the County, he aims to integrate urban design principles into long-range planning to enhance public spaces, foster inclusive growth, and celebrate local identity across Greenville County.

Outside of work, Rohit enjoys biking and photography, and recently embraced the joys of fatherhood. He loves spending time with his family, often exploring parks, natural landscapes, and urban spaces together. He also enjoys sketching and capturing places through both lenses and lines.

TRANSPORTATION PLANNING

GPATS SUMMER 2025

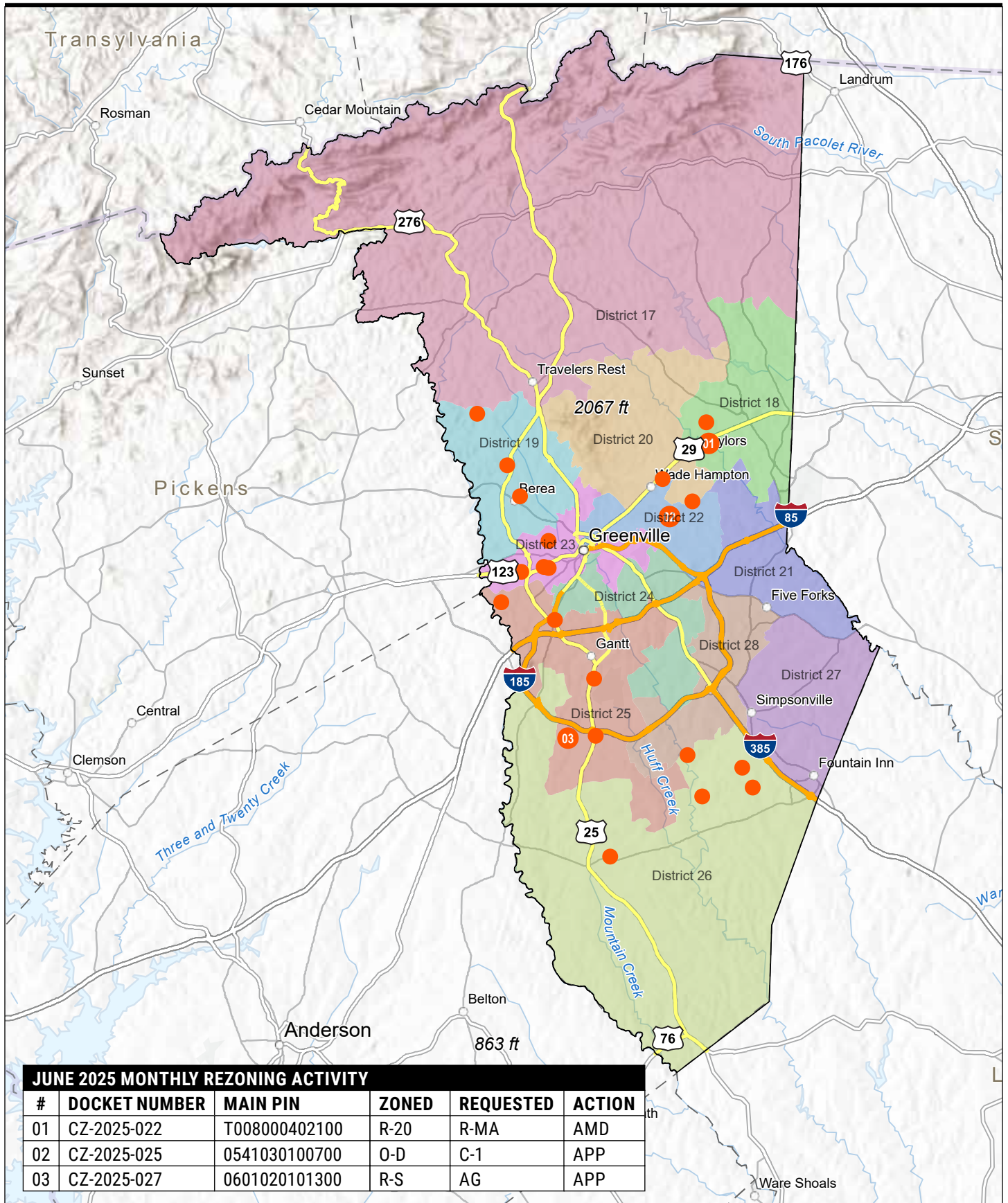
The GPATS Study Team met on July 14, 2025. SCDOT provided their update of ongoing projects, and staff updated the Study Team on several projects, including:

- GPATS Carbon Reduction Program – Staff is working with SCDOT to program around \$2 million in signal timing projects before the end of the Federal Fiscal Year to secure the FY2022 funding for this program before it lapses.
- GPATS Transportation Alternatives Program – Greenville County applied for \$920k for their Textile Crescent Shared Use Path Project
- FTA Section 5310 Application – Able SC applied for \$88k for regional support outside of the Greenlink Transit service area

- Greenlink RAISE Grant – GPATS is supporting Greenlink Transit's 5.8 million RAISE Grant with a supplemental \$2.021 million. These funds were successfully transferred by SCDOT out of the GPATS coffers to FTA Section 5339 and awarded to Greenlink.
- Transportation Improvement Program Funding Updates per SCDOT – At the request of SCDOT, GPATS is programming \$12 million towards the Mauldin Golden Strip Gateway extension of the Swamp Rabbit Trail, and will be updating the costs of the East Butler Road Widening Project, TBD, due to expected overruns.

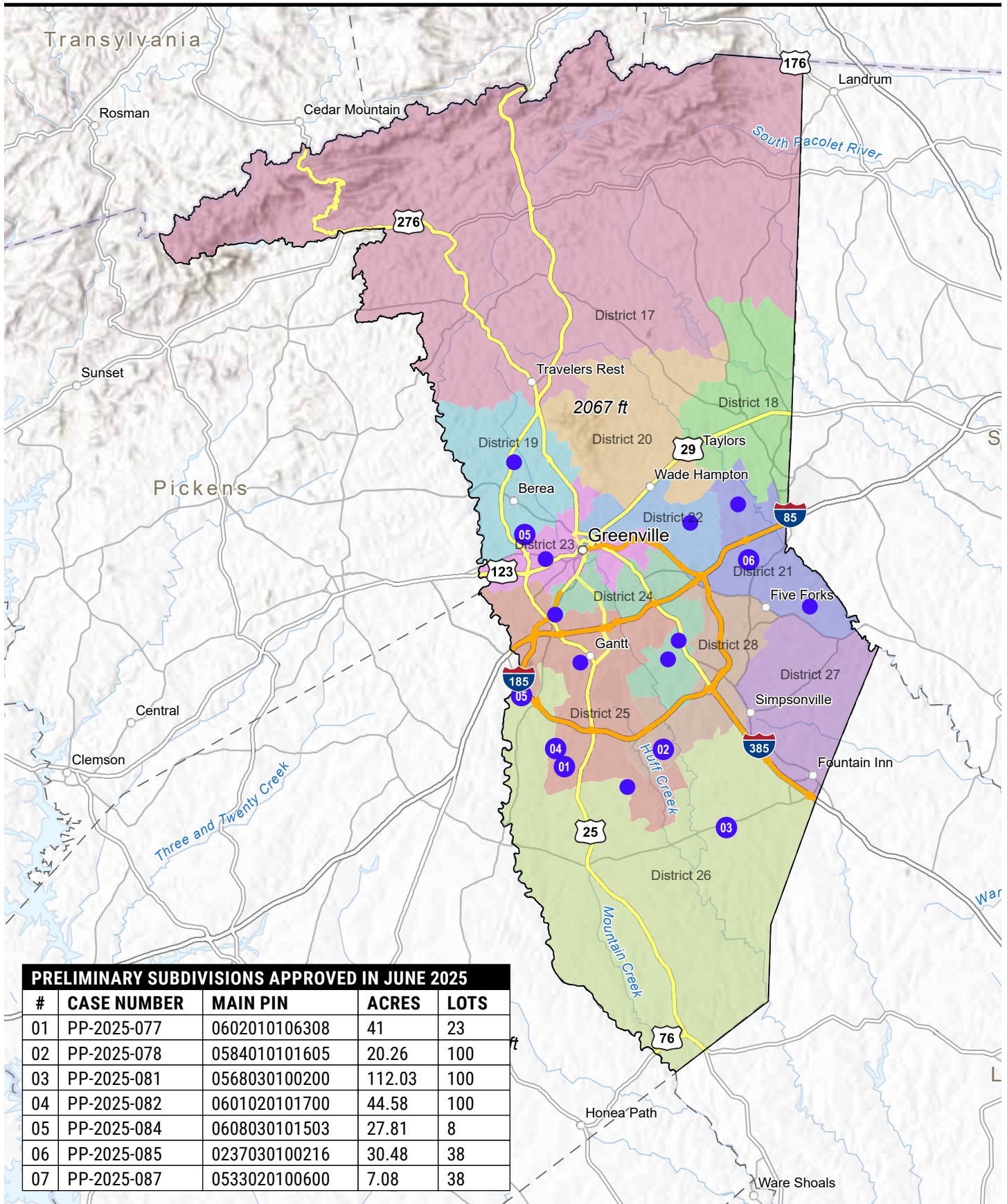
The next GPATS Policy Committee Meeting will be on August 25, 2025. Please visit <https://gpats.org> for information on the upcoming meetings.

ZONING ADMINISTRATION



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

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for June, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **3**
Manufactured Home New Set Up: **39**
Residential New Construction: **199**
Residential New Construction Duplex: **8**
Townhome: **37**

TOTAL PERMITTING FEES COLLECTED

\$1,244,471.38
Year to date: \$5907881.51

CODE ENFORCEMENT

New Code Enforcement Cases: **266**
Code Enforcement Cases Closed: **303**
Total Active Code Enforcement Cases: **509**
\$1,982.40 collected by tax bills for Code Enforcement liens.
\$175.00 collected by the County Attorney for hold harmless agreements

UPCOMING MEETINGS

August 13: Board of Zoning Appeals

August 18: Zoning Public Hearing

August 18: Planning & Development Committee

August 19: County Council

August 21: Historic Preservation Commission

August 27: Planning Commission