

JULY 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

SCENIC HIGHWAY CORRIDOR PLAN

Greenville County Long Range Planning held two community meetings in June in support of the Cherokee Foothills Scenic Highway Corridor Plan: June 16 at Gowensville Community Center and June 18 at Slater Hall Community Center. Both meetings covered the same information, giving participants the option to attend the location most convenient to them and providing an accessible forum for communities along different portions of Highway 11 to help shape the plan's priorities, recommendations, and implementation strategies.

The meetings were informal, open-house style events where participants could drop in, learn about the corridor plan, review research findings and exhibits, take visual preference surveys, and speak directly with Long Range Planning staff. This format supported conversational engagement and gave residents, property owners, and other stakeholders an opportunity to share observations, concerns, stories, and local knowledge about Highway 11.

Activities were designed to gather both quantitative and qualitative feedback. Participants reviewed corridor maps and project materials, provided written comments, and completed visual preference surveys using dot stickers to identify preferred approaches for landscaping and screening, parking and site design, and signage style. Staff were available throughout the meetings to answer questions, discuss corridor conditions, and document feedback related to scenic character, natural resources, historic and cultural resources, transportation safety, development patterns, and long-term stewardship. Staff is analyzing the feedback and polling results from the meetings, which will be incorporated into, and inform, the final plan document.

Special thanks to EJ Sherer, Keith Brockington, and Sarah Lyons—staff from Zoning, Transportation Planning, and Subdivision Administration, respectively—for volunteering their time to support Long Range Planning staff during the meetings.

The next community meeting for the project is expected to take place on Tuesday, September 22, coinciding with National Scenic Byway Day. Staff are currently developing the meeting details, and more information about the location and scope will be announced as plans are finalized.



JUNE 16 SCENIC HIGHWAY CORRIDOR PLAN MEETING IN CAMPOBELLO

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

As the targeted FLUM update took shape, two things came into focus: the scale of growth and infrastructure change across the county since 2020, and the value of engaging residents and partner agencies more broadly than a narrow, technical correction would invite. Drawing on consultation with the County's infrastructure and service providers and its review of conditions on the ground, the Planning Commissioners on the subcommittee concluded at their July 10 meeting that the more responsible course is to scale the effort up – from a modest FLUM update into a full, concerted Comprehensive Plan update, begun early and led by an outside consultant.

The foundation already built is not lost. The completed scope, schedule, and cost work, together with the partner-agency consultation now underway, feeds directly into the larger effort and the eventual consultant scope.

The recommendation will be brought to the full Planning Commission in stages. A first motion, targeted for July 22, seeks the Commission's buy-in on the direction. A subcommittee work session on August 7 will set kickoff timing, an adoption target, and preliminary cost, with a fuller recommendation – including the funding decision reserved to Council – following at the August Planning Commission meeting.

Beginning early keeps the update on course for completion within the statutory 2030 window, and urgent, infrastructure-driven FLUM corrections can still proceed in the interim. Cherokee Foothills

TRANSPORTATION PLANNING

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

The GPATS Horizon2050 LRTP continues to move forward. GPATS Staff and HDR have been holding stakeholder meetings and a prioritization workshop while analyzing the information that has been received so far.

On July 15th, we will be kicking off Round 2 of our Public Engagement, where we take what we have heard back to the public at the following dates/locations:

- **Greer:** City of Greer, Events Hall
Time: July 15, 5-7 PM
Location: 301 East Poinsett Street, Greer, SC 29651
- **Greenville:** Hughes Main Library
Time: July 16, 5-7 PM
Location: 25 Heritage Green Pl, Greenville, SC 29601
- **Easley:** Kimberley Hampton Memorial Library
Time: July 22, 5-7 PM
Location: 304 Biltmore Road, Easley, SC 29640
- **Powersville:** Bethesda United Church
Time: July 23, 5-7 PM
Location: 516 Piedmont Road, Easley, SC 29642
- **Travelers Rest:** City Hall
Time: July 28, 5-7 PM
Location: 125 Trailblazer Drive, Travelers Rest, SC 29690
- **Simpsonville:** Simpsonville Farmers Market
Time: August 8, 8 AM-12 PM
Location: Gracely Park, 100 Park Drive, Simpsonville, SC 29681

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.

Following the public engagement and additional stakeholder meetings, GPATS and HDR will begin finalization of the fiscally constrained project lists, documents, and web portal ahead of the September/October adoptions.

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

GPATS JULY STUDY TEAM AND AUGUST POLICY COMMITTEE MEETINGS

The July meeting of the GPATS Study Team was held on July 13, 2026. Notable items included amendments to the GPATS Transportation Improvement Program and Unified Planning Work Program for additional projects and planning activities, and a Memorandum of Understanding to be issued in support of the Greenville Transit Authority assuming Designated Recipient Status.

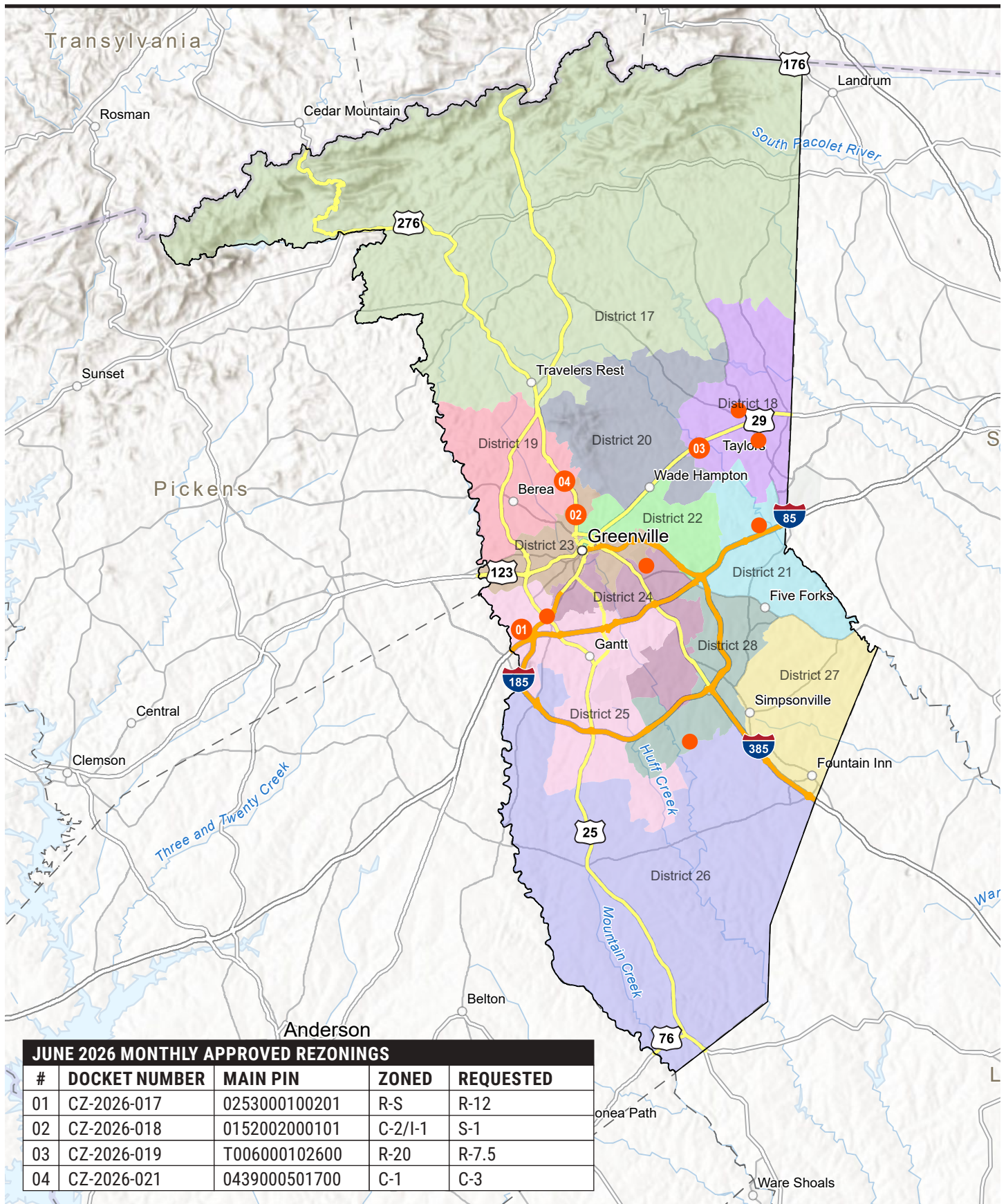
As a part of the Transportation Improvement Program Update, Keith Brockington presented an update on funding issues for the GPATS Guidesshare Program caused by cost increases. A proposal has been made to SCDOT consisting of:

- Project Phasing the Woodruff Road Congestion Relief Project
- Delaying the starts of projects of projects over the next 8 years
- Requesting from SCDOT advancement in Guidesshare funding

Currently, SCDOT is reviewing the proposal, which will receive the an approval or denial prior to the Policy Committee Meeting.

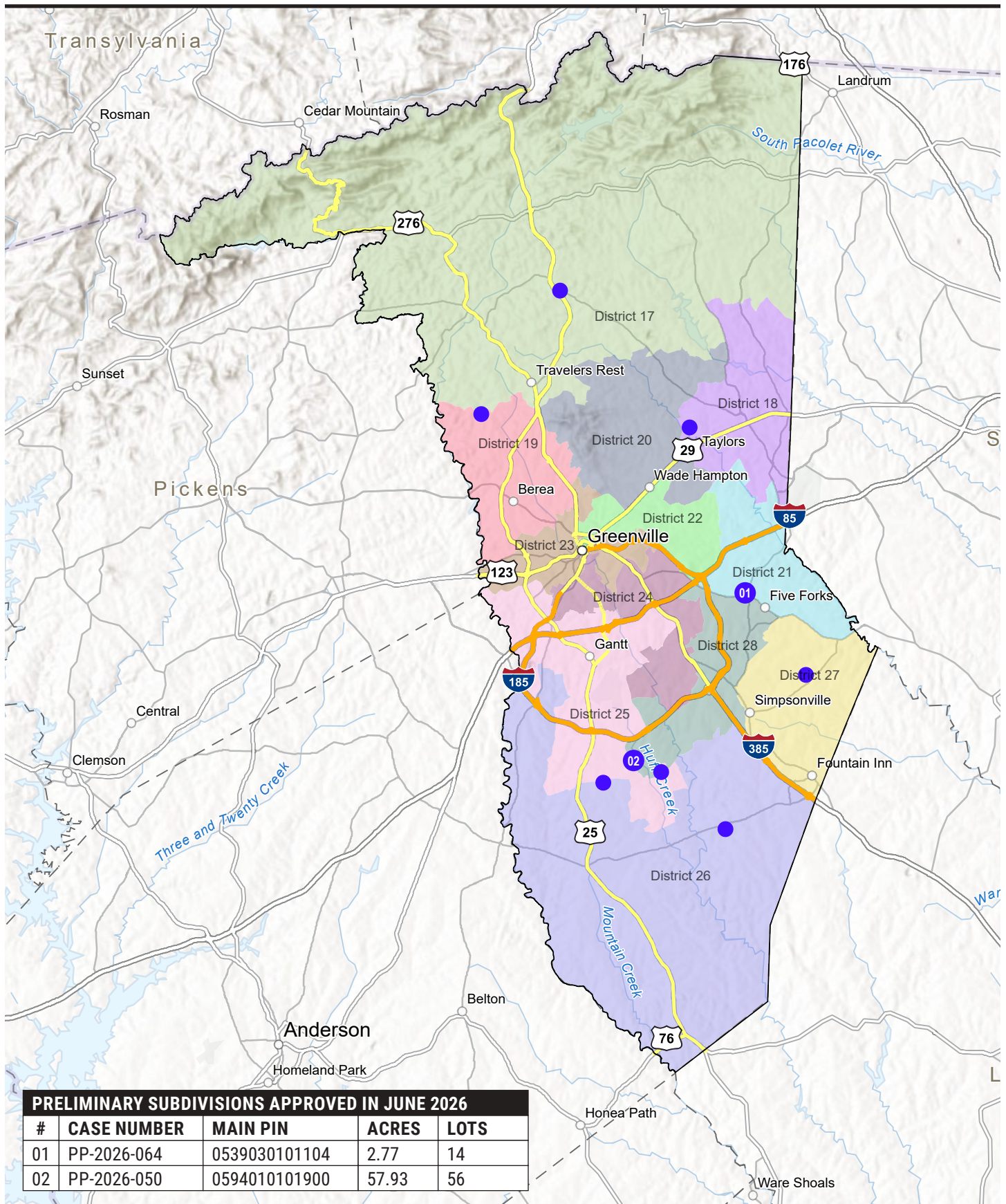
The GPATS Policy Committee will meet on August 10, 2026 to address the items brought to it by the Study Team and to hear status updates on projects and planning efforts. Please visit [GPATS.org](https://www.gpats.org) for more information on the meeting and upcoming agenda packet.

ZONING ADMINISTRATION



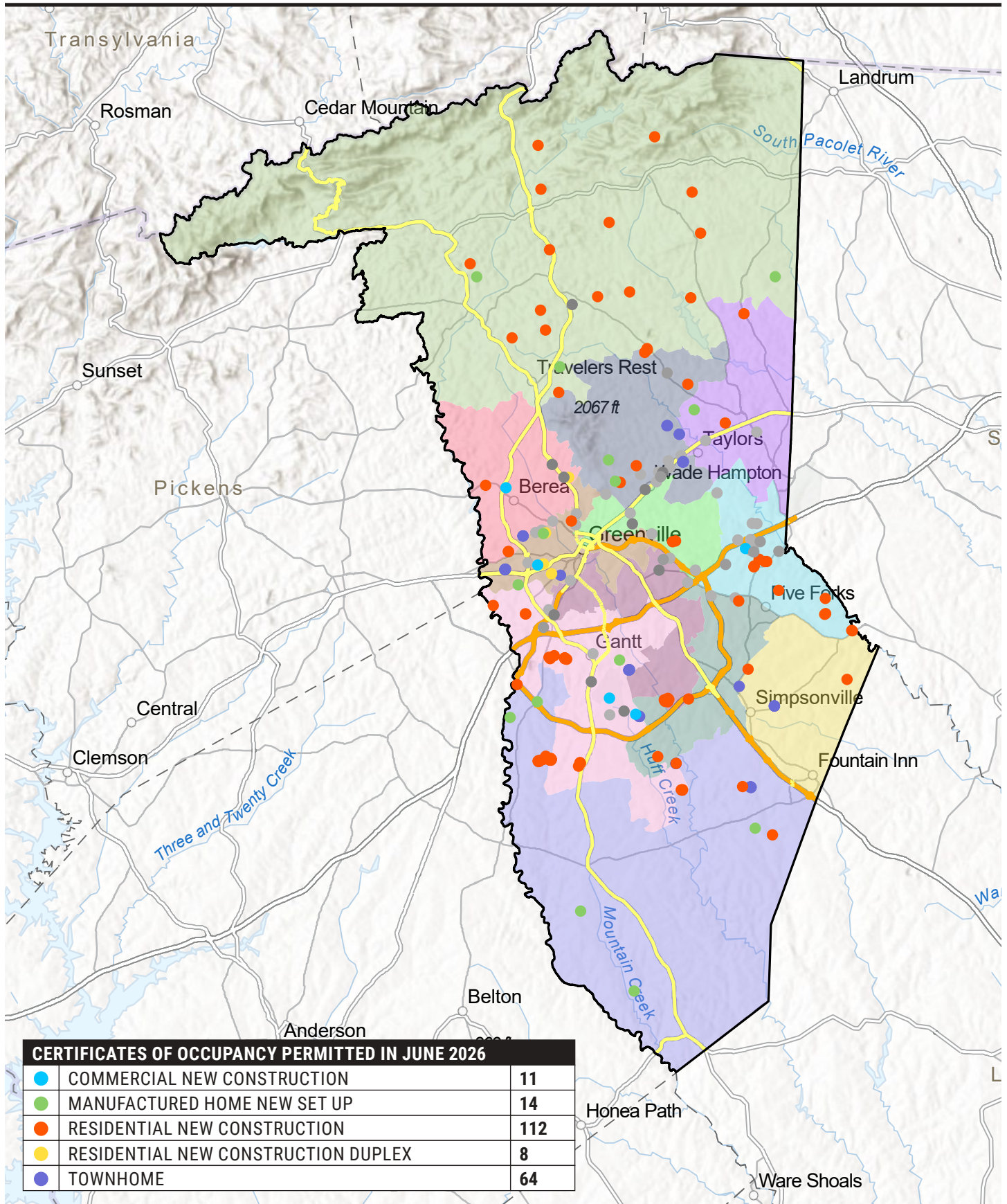
*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for June, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **11**
Manufactured Home New Set Up: **14**
Residential New Construction: **112**
Residential New Construction Duplex: **8**
Townhome: **64**

TOTAL PERMITTING FEES COLLECTED

\$1,886,807.50
Year to date: \$20,539,348.34

CODE ENFORCEMENT

New Code Enforcement Cases: **315**
Code Enforcement Cases Closed: **301**
Total Active Code Enforcement Cases: **395**
\$0.00 collected by tax bills for Code Enforcement liens
\$0.00 collected by the County Attorney for hold harmless agreements

Code Enforcement staff were unable to attend the Monaghan Community meeting in June but plan to attend the meeting in July. Staff are also proceeding with demolition of the structures at **225 Willow Drive** in Marietta, and a demolition hearing has been scheduled in July for a property in Sans Souci. This work reflects the department's ongoing efforts to address unsafe structures and code-related matters throughout Greenville County.

UPCOMING MEETINGS

August 3: Planning & Development Committee
August 12: Board of Zoning Appeals
August 17: Zoning Public Hearing
August 17: Subdivision Advisory Committee

August 18: County Council
August 20: Historic Preservation Commission
August 26: Planning Commission
August 31: Planning & Development Committee