

AUGUST 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

Last month's report anticipated a work session setting kickoff timing, an adoption target, and preliminary cost, with a fuller recommendation following at the August Planning Commission meeting. The session was rescheduled to August 14 pending information from the Budget Office, and the recommendation has moved to September. The subcommittee's first quarterly report under Paragraph 4 of the July 22 motion will be presented to the Commission by the subcommittee chair at that meeting.

The August 14 discussion settled the milestone structure for the project: appropriation, RFQ issuance, consultant selection and notice to proceed, draft completion, and adoption, with the January 7, 2030 statutory deadline as the fixed endpoint. Staff will prepare a schedule showing those milestones against candidate appropriation dates for the subcommittee's next meeting.

One constraint shaped the remainder of the discussion. An appropriation must be in place before an RFQ can be

issued, which makes the appropriation date – not the start of internal work – the point from which the schedule runs. The subcommittee's working aim is an appropriation request prior to the FY28 budget cycle. To that end, staff presented a preliminary cost framework built from the 2019 procurement record, adjusted for the resiliency element now required and for a broader engagement program. The Planning Director noted that current Long Range Planning capacity, with concurrent plan work and an open position, supports the use of outside resources for the update itself.

Interim work continues on GIS and partner-agency data assembly. The South Carolina Office of Resilience will meet with staff in September, with developing plans for a workshop for the Planning Commission and County Council to follow.

TRANSPORTATION PLANNING

GPATS AUGUST POLICY COMMITTEE MEETING

The August meeting of the GPATS Policy Committee was held on August 10, 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 Guideshare Program caused by cost increases. A proposal has been made to SCDOT consisting of:

- Project Phasing the Woodruff Road Congestion Relief Project
- Retaining all GPATS projects that have already started, delaying only a few
- Placing "on hold" any project that has not begun work yet
- Funding the clearing and grubbing phase of the Woodruff Road Congestion Relief Project in 2027, and the road construction fully in 2029. Advanced Construction will be used, so the repayment will come out of the Guideshare funding in FY2030, FY2031, and FY2032.
- A \$10 million additional Advancement from SCDOT will be required for FY2032, to be repaid in full in FY2033.

Preliminary approval for this proposal has been received from SCDOT Planning, with approval from SCDOT Finance for the Advancement and approval from the SC Transportation Infrastructure Bank for the timeframe change pending.

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

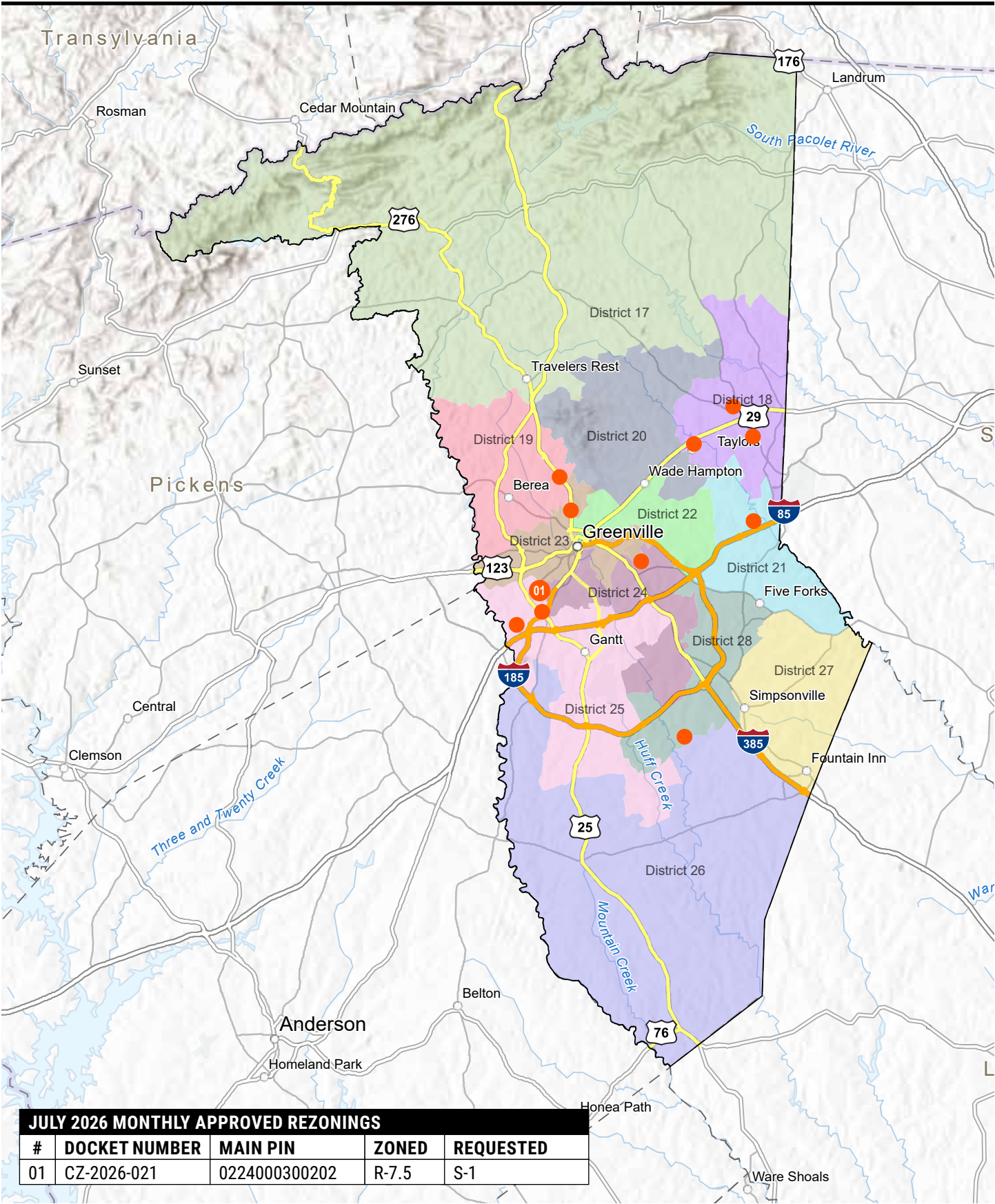
The GPATS Horizon2050 LRTP continues to move forward. GPATS Staff and HDR have been holding stakeholder meetings and a prioritization workshop while analyzing the information that has been received so far.

Through late July and early August, we held Round 2 of our Public Engagement, where we took what we have heard back to the public. Please visit **GPATSHorizon2050.com** for more information on the information that was provided at those meetings. There is also a Virtual Public Meeting that may be attended at any time.

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

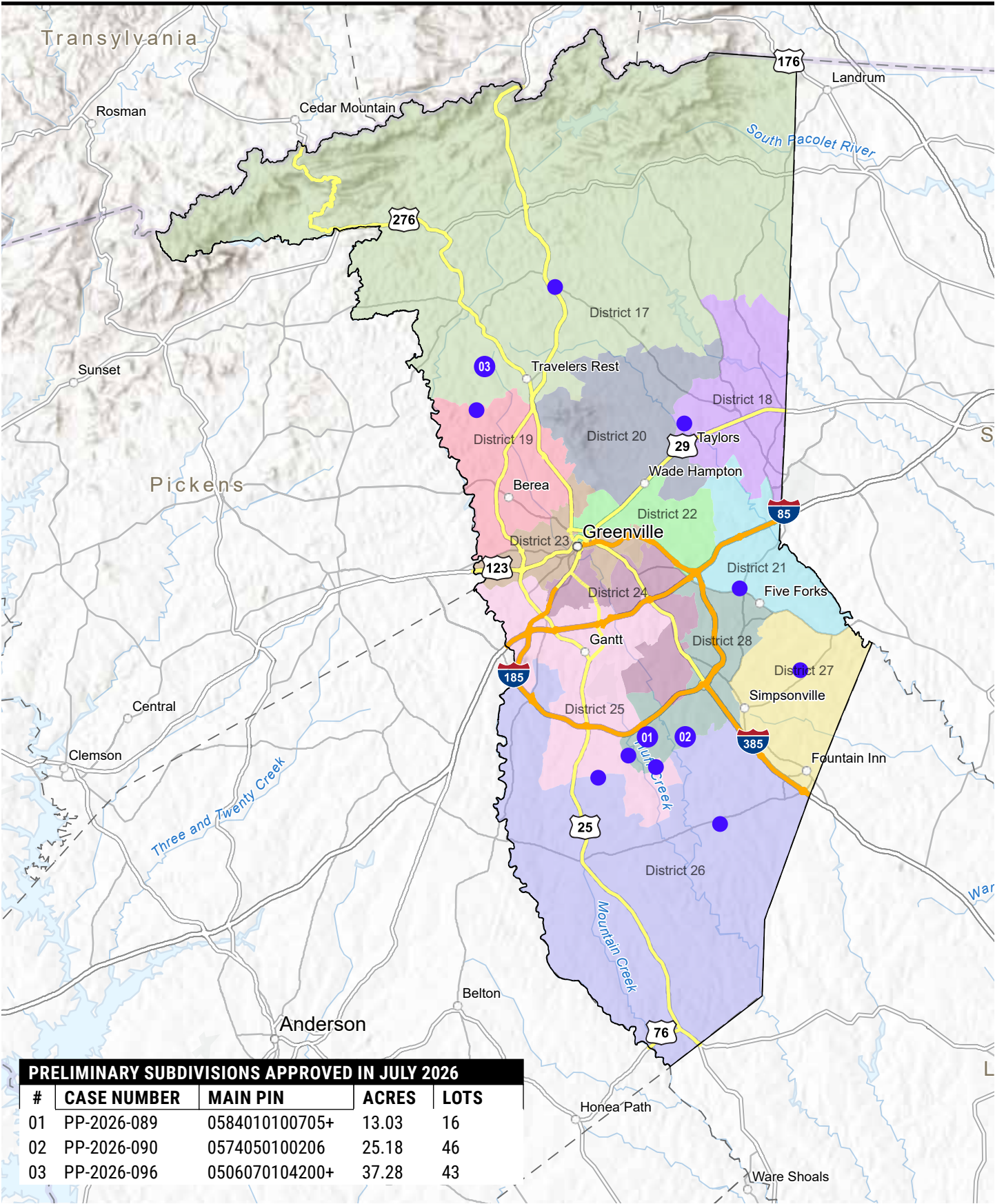
As always, if there are any questions as to the LRTP process, please contact Staff or visit **GPATS.org**.

ZONING ADMINISTRATION



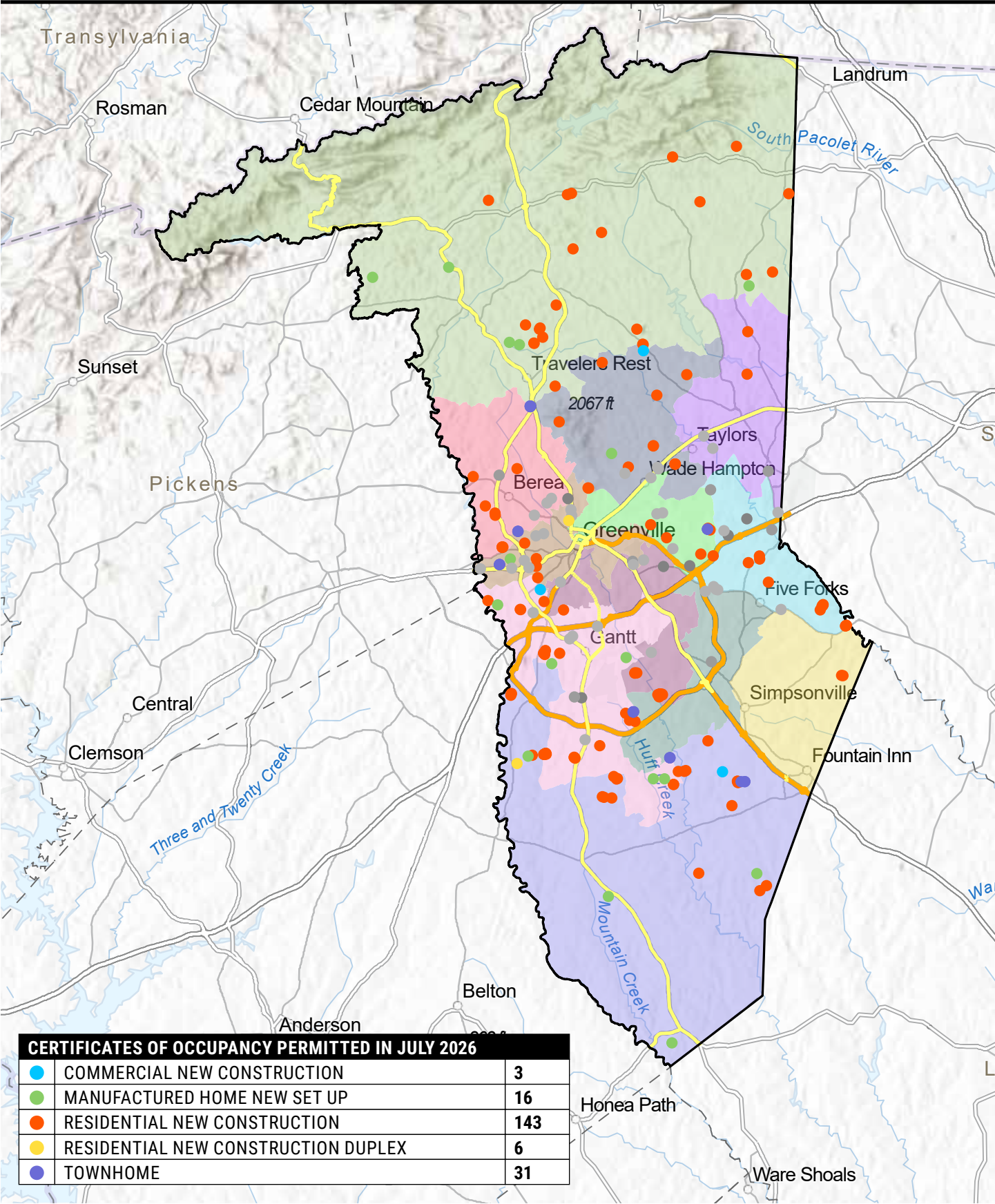
*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for July, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **3**
Manufactured Home New Set Up: **16**
Residential New Construction: **143**
Residential New Construction Duplex: **6**
Townhome: **31**

TOTAL PERMITTING FEES COLLECTED

\$1,799,402.61
Year to date: \$22,338,750.95

CODE ENFORCEMENT

New Code Enforcement Cases: **268**
Code Enforcement Cases Closed: **263**
Total Active Code Enforcement Cases: **444**
\$0.00 collected by tax bills for Code Enforcement liens
\$635.00 collected by the County Attorney for hold harmless agreements

Officer Masters attended the Monaghan Community Meeting on July 24 as part of the ongoing Neighborhood Awareness campaign. Discussions included plans for a neighborhood code enforcement sweep in September, timed to coincide with a community clean-up day organized in partnership with Litter Prevention.

The owner of the structure at **210 Bailey Street**, currently awaiting demolition, has contacted staff and indicated a preference to repair the property rather than proceed with demolition. Staff are working with the owner to obtain the necessary repair permits. Should the owner fail to comply, the demolition process will resume as previously planned.

UPCOMING MEETINGS

September 1: County Council
September 5: Planning & Development Committee
September 9: Board of Zoning Appeals
September 14: Zoning Public Hearing
September 14: Subdivision Advisory Committee

September 15: County Council
September 17: Historic Preservation Commission
September 22: Cherokee Foothills Scenic Byway Corridor Plan
Community Meeting (location TBA)
September 23: Planning Commission