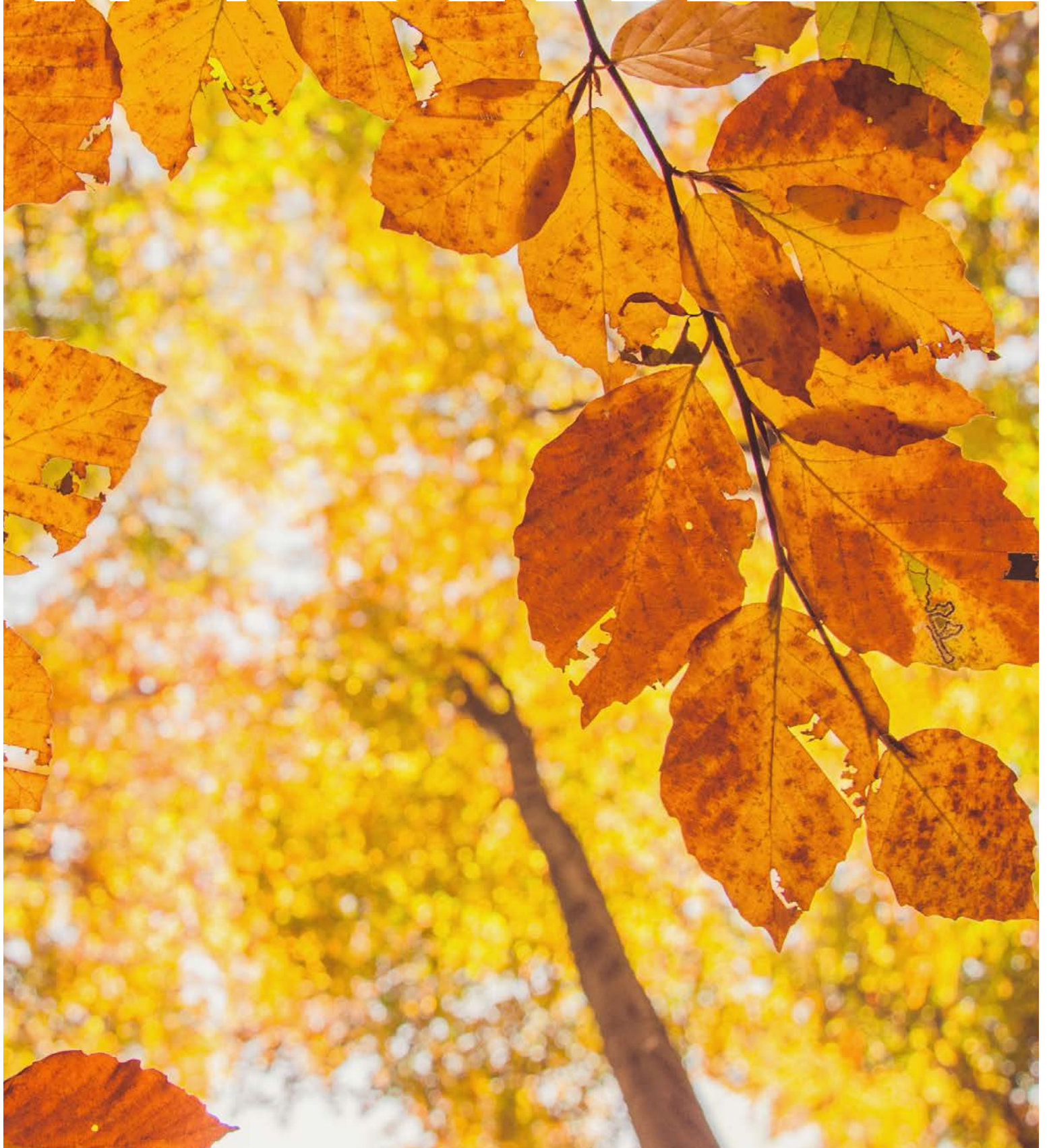


# PLANNING REPORT



**GREENVILLE COUNTY**  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

SEPTEMBER 2024



# LONG-RANGE PLANNING

## OPEN SPACE PLAN: STEERING COMMITTEE & KICK-OFF MEETING

We are pleased to announce that a steering committee has been formed to guide the development of the Greenville County Open Space, Recreation, and Trails Expansion Plan. This committee brings together a diverse group of stakeholders committed to open space preservation, including representatives from nonprofits, County Council, Planning Commission members, as well as, state and local funders of open space and recreation initiatives.

The steering committee's role will be to provide valuable input throughout the planning process, ensuring that the final plan addresses the needs and priorities of the community.

The first official kick-off meeting and site tour has been scheduled for September 25th. This gathering will serve as an opportunity for committee members to share and confirm the overall vision of the project. A key component of the meeting will be a facilitated discussion about the challenges and opportunities facing open space conservation efforts in the region.

The consulting firm Alta Planning & Design Inc. will open the meeting with a presentation on the project's background, scope, timeline, and key findings to date. This will set the stage for productive dialogue among participants, allowing the County to listen and learn from the broad range of perspectives represented in the committee.

We look forward to working with the steering committee and will continue to provide updates on the progress of this important initiative.

## COMPREHENSIVE PLAN FIVE-YEAR REVIEW: PUBLIC ENGAGEMENT PLAN UNDERWAY

The public engagement plan for the five-year review of the Plan Greenville County comprehensive plan is well underway, with two successful public workshops held in the Berea and Travelers Rest communities. Both events were well-attended, demonstrating strong public interest in the future of land use and growth in our county.

The final public workshop in this series is scheduled for Wednesday, September 18th at 6 p.m. at the Piedmont Community Center, located at 3 Main Street, Piedmont, SC. This workshop is a crucial opportunity to gather feedback from the community regarding potential amendments to the Future Land Use Map, which could allow for increased density in urbanized areas.

Members of the Planning Commission are invited to attend to hear firsthand the public's concerns, ideas, and recommendations regarding the future of land use in Greenville County. Your presence will be invaluable in helping guide the direction of this important update to the comprehensive plan.

We look forward to seeing you there and to your continued involvement in shaping the future of Greenville County

## HISTORIC PRESERVATION COMMISSION

The Commission voted in August to request historic designation for Oakland Plantation, located at 259 Adams Mill Road in unincorporated Simpsonville. Now owned by Greenville County, Oakland Plantation dates back to 1823 when it was constructed by Dr. Thomas Austin to serve as his family's home. It is one of the few surviving Federal Style homes in the county. It retains much of its historic integrity on the exterior as well as the interior, including windows, siding, shutters, mantels and doors. Outbuildings include a 19th century barn that was created from a former slave cabin, one of only three known to remain in Greenville County. Other historic outbuildings include a second barn, shed, physician's office foundation, spring house, and potato house. The County has announced plans to create a new 52-acre regional historic park on the property.



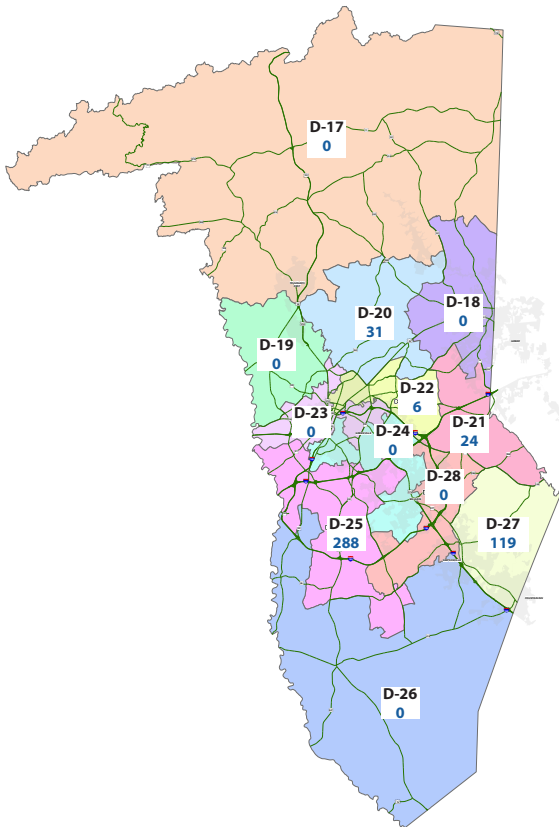
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

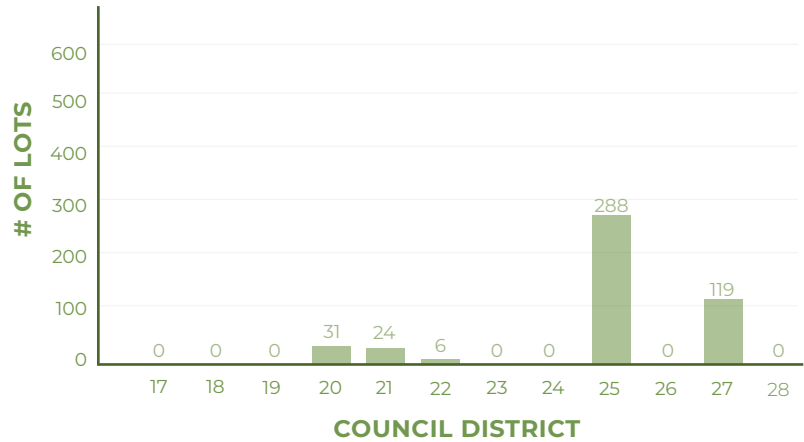
### MAJOR SUBDIVISION PROPOSALS, AUGUST FY 2025

	August 2024 Total	July 24' - June 25'
Acres Developed	153.87	204.40
Lots Added	382	468
Linear Feet of Public Roads Added	13,862	18,952
Linear Feet of Private Roads	685	685
Open Space Preserved (Acres)	55.65	79.41
Subdivisions Served by Septic	1	1
Subdivisions Served by Public Sewer	3	5
Subdivisions in Unincorporated Area	4	6
Subdivisions in Municipalities	1	1

## TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2025)

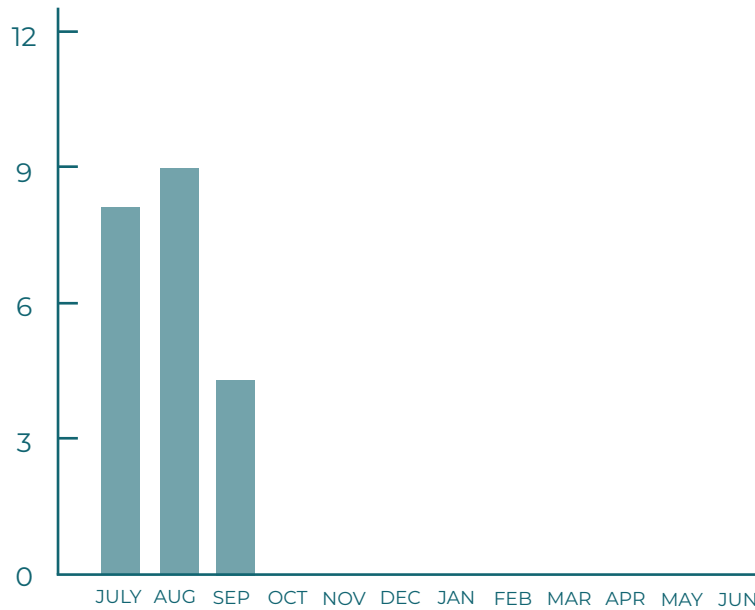


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

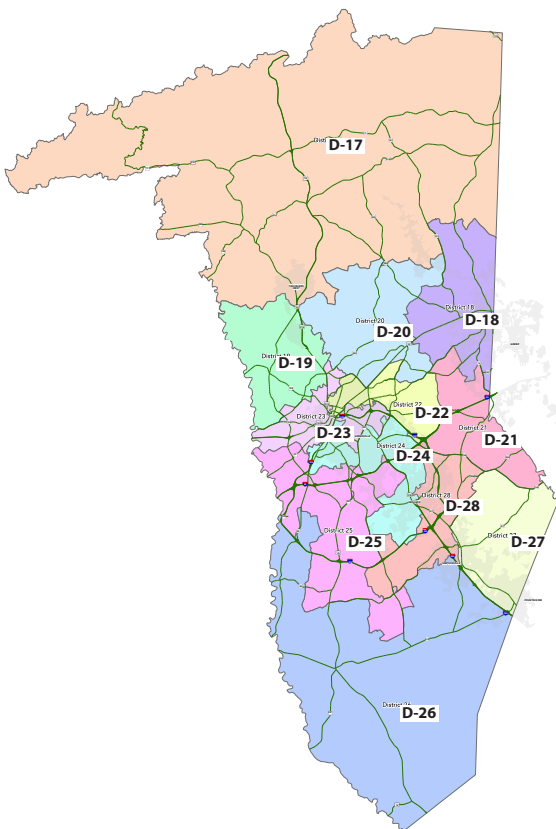


# ZONING ADMINISTRATION

## REZONING ACTIVITY (FY 2025)



## Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2025)



# MONTHLY BUILDING REPORT

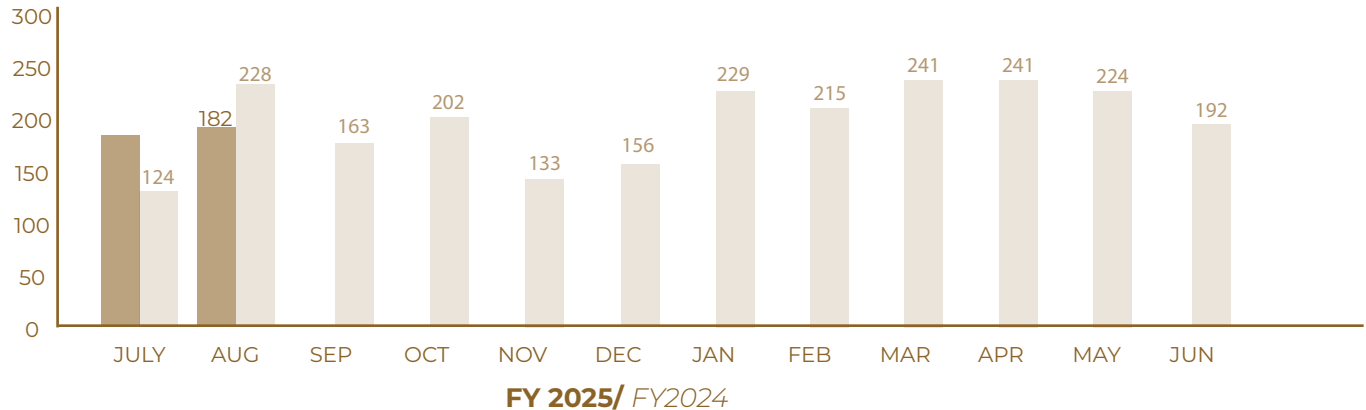
New Single Family Dwelling Starts (July 2024 - June 2025) -	355
New Single Family Dwelling Starts (Month of August 2024) -	182
New Commercial Starts - (Month of August 2024) -	9

	Current Mth Aug-24	Last Month Jul-24	YTD - FY24 7/24 - 6/25	Prior Yr Same Mth Aug-23	YTD - FY23 7/23 - 6/24
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	164	185	349	182	315
COMMERCIAL NEW CONSTRUCTION	11	4	15	6	10
OTHER NEW CONSTRUCTION	167	166	333	541	945
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	187	251	438	318	614
SIGN PERMITS	22	31	53	24	45
RESIDENTIAL RENOVATION	127	132	259	102	150
COMMERCIAL RENOVATION	83	70	153	303	343
MOBILE HOMES	55	42	97	42	60
<b>TOTAL PERMITS ISSUED</b>	<b>816</b>	<b>881</b>	<b>1,697</b>	<b>1,518</b>	<b>2,482</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$524,983.92	\$542,310.75	\$ 1,067,294.67	\$444,874.92	\$ 732,287.95
COMMERCIAL NEW CONSTRUCTION	\$174,862.50	\$1,558.13	\$ 176,420.63	\$270,663.85	\$ 317,900.46
OTHER NEW CONSTRUCTION	\$33,152.00	\$29,639.25	\$ 62,791.25	\$68,144.76	\$ 112,357.70
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$30,552.13	\$32,908.00	\$ 63,460.13	\$75,817.69	\$ 127,341.18
SIGN PERMITS	\$3,682.96	\$5,049.21	\$ 8,732.17	\$2,852.16	\$ 6,409.27
RESIDENTIAL RENOVATION	\$69,594.74	\$68,609.25	\$ 138,203.99	\$55,138.48	\$ 81,294.57
COMMERCIAL RENOVATION	\$123,492.29	\$229,161.91	\$ 352,654.20	\$103,201.87	\$ 131,515.78
MOBILE HOMES	\$9,200.00	\$4,990.00	\$ 14,190.00	\$5,558.80	\$ 7,857.70
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$969,520.54</b>	<b>\$914,226.50</b>	<b>\$1,883,747.04</b>	<b>\$1,026,252.53</b>	<b>\$1,516,964.61</b>
OTHER FEES (Collections for departmental/other agencies)	\$5,213.57	\$6,049.70	\$ 11,263.27	\$51,756.50	\$ 134,523.71
<b>GRAND TOTAL FEES</b>	<b>\$974,734.11</b>	<b>\$920,276.20</b>	<b>\$1,895,010.31</b>	<b>\$1,078,009.03</b>	<b>\$1,651,488.32</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	2,220	2,264	4,484	1,558	3,103
PLUMBING	1,368	1,597	2,965	1,371	2,712
MECHANICAL	1,931	1,784	3,715	1,993	3,765
BUILDING	3,305	3,052	6,357	3,089	5,815
MANUFACTURED HOMES	28	48	76	32	59
<b>Total Building Safety Inspections</b>	<b>8,852</b>	<b>8,745</b>	<b>17,597</b>	<b>8,043</b>	<b>15,454</b>
CODE ENFORCEMENT	663	556	1,219	1,252	2,005
FLOODPLAIN	3	5	8	22	27
<b>TOTAL ALL INSPECTIONS</b>	<b>9,518</b>	<b>9,306</b>	<b>18,824</b>	<b>9,317</b>	<b>17,486</b>
Certificates of Occupancy (Res-168; - Comm-66; MH-31)	265	279	544	284	516

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2024 - June 2025): 353  
 New Single Family Dwelling Starts (Month of August 2024): 182  
 New Commercial Starts - (Month of August 2024): 11



## New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2,275

2021 total: 2,332

2024 total: 1,695

2019 total: 1,951

2022 total: 1,661

2020 total: 2,129

2023 total: 2,141

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

#### August 2024:

- New construction projects: **48**
- Total project value: **\$72,066,135.50**

#### 2024 Calendar Year Totals:

- Total commercial projects: 336
- Total project value: \$363,051,757.50

#### August 2023:

- New construction projects: **36**
- Total project value: **\$8,648,256**

#### 2023 Calendar Year Totals:

- Total commercial projects: 270
- Total project value: \$251,745,790.30

### FLOODPLAIN ADMINISTRATION

#### Reviews:

Monthly Total: **204**  
 2024 Total: **1,869**

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert. Work is proceeding on schedule.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by end of year.