

SEPTEMBER 2026

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

Since last month, staff has worked on the recommendation package for the subcommittee's review: a draft recommendation to Council, a scope of work, a cost framework and budget draft built from the 2019 procurement record, a schedule and margin model, a project charter, and a list of open questions for Council, the Budget Office, and Procurement Services.

The schedule model produced the finding that now governs the effort. Plan Greenville County was adopted January 7, 2020, which sets January 7, 2030 as the outside date for adopting an update under S.C. Code Ann. § 6-29-510(E). Roughly twenty-eight months separate the start of procurement from adoption: solicitation and selection, an eighteen-month consultant engagement, and the adoption sequence including the statutory public hearing. On funding effective July 1, 2027, adoption falls about two months inside the deadline. A three-month delay at any point would put the County out of compliance.

Consultation with Procurement Services clarified two points that revise last month's report. Council does not authorize solicitations; its role is funding through the budget process. And an appropriation in the regular FY2028 cycle serves either sequence, so no action outside the normal budget window is required. What remains open is whether the solicitation may be issued in advance of the appropriation in order to place an actual proposed price before Council rather than an estimate – a question staff has referred to the Deputy County Administrator. That sequencing decision determines the margin available against the statutory deadline.

The subcommittee's recommendation to the full Commission is scheduled for [October]. Commission action on the recommendation, the project charter, and the scope of work by November is what keeps the FY2028 funding request on schedule.

NATIONAL SCENIC BYWAY DAY EVENTS

The National Scenic Byway Association declared September 22 as National Scenic Byway Day, "a nationwide celebration inviting travelers to rediscover America's most breathtaking, culturally

rich, and story-filled roads." Long Range Planning will mark the occasion by hosting back-to-back events at Pleasant Ridge Park in support of the Cherokee Foothills Scenic Highway Corridor Plan. The events will run from 3:00-6:00 PM on Tuesday, September 22.

The day will kick off with a volunteer litter cleanup, hosted by Keep Greenville County Beautiful (Litter Ends Here), targeting select sites on and near Highway 11. Following the cleanup, Long Range Planning and several partner organizations will host a public workshop at Luttrell Lodge (4232 Hwy 11, Marietta, SC 29661), offering residents bottom-up strategies and resources for scenic preservation and resilience that can be pursued at the household or property level.

Upstate Forever will provide information on land conservation easements and land trusts, while TreesUpstate will share resources on tree planting, tree giveaways, and related programs. Keep Greenville County Beautiful will remain on hand to discuss beautification and litter prevention; the Greenville County Soil and Water Conservation District will cover erosion control, native plants, pollution, and soil and water health; and Greenville County Floodplain Administration will provide information on floodplain benefits, flood prevention, and property protection measures.



TRANSPORTATION PLANNING

MEETINGS AND CONFERENCES

GPATS staff have attended a variety of meetings and conferences over the course of the last month. These have ranged from local to national and foster coordination with other agencies and neighboring governments and help staff learn current and emerging trends in transportation planning. This ultimately supports staff in serving the GPATS region better. Below is a list of the events GPATS staff have attended:

- LiveWell Greenville Active Living Coalition Meeting
- Greenville Transit Association Board Meeting
- SPATS 2050 LRTP Stakeholder Workshop
- SCDOT Planning MPO Mini-Academy
- Transportation Association of South Carolina Annual Conference
- 2026 Association of Metropolitan Planning Organizations Annual Conference

Upcoming meetings:

- **STUDY TEAM MEETING** – September 21, 2026, 10 am
- **POLICY COMMITTEE MEETING** – October 12, 2026, 10 am

Both meetings to be held at Greenville County Square, 301 University Ridge, in the Council Chambers (First Floor, North Building). A live stream for public viewing will be streamed at:

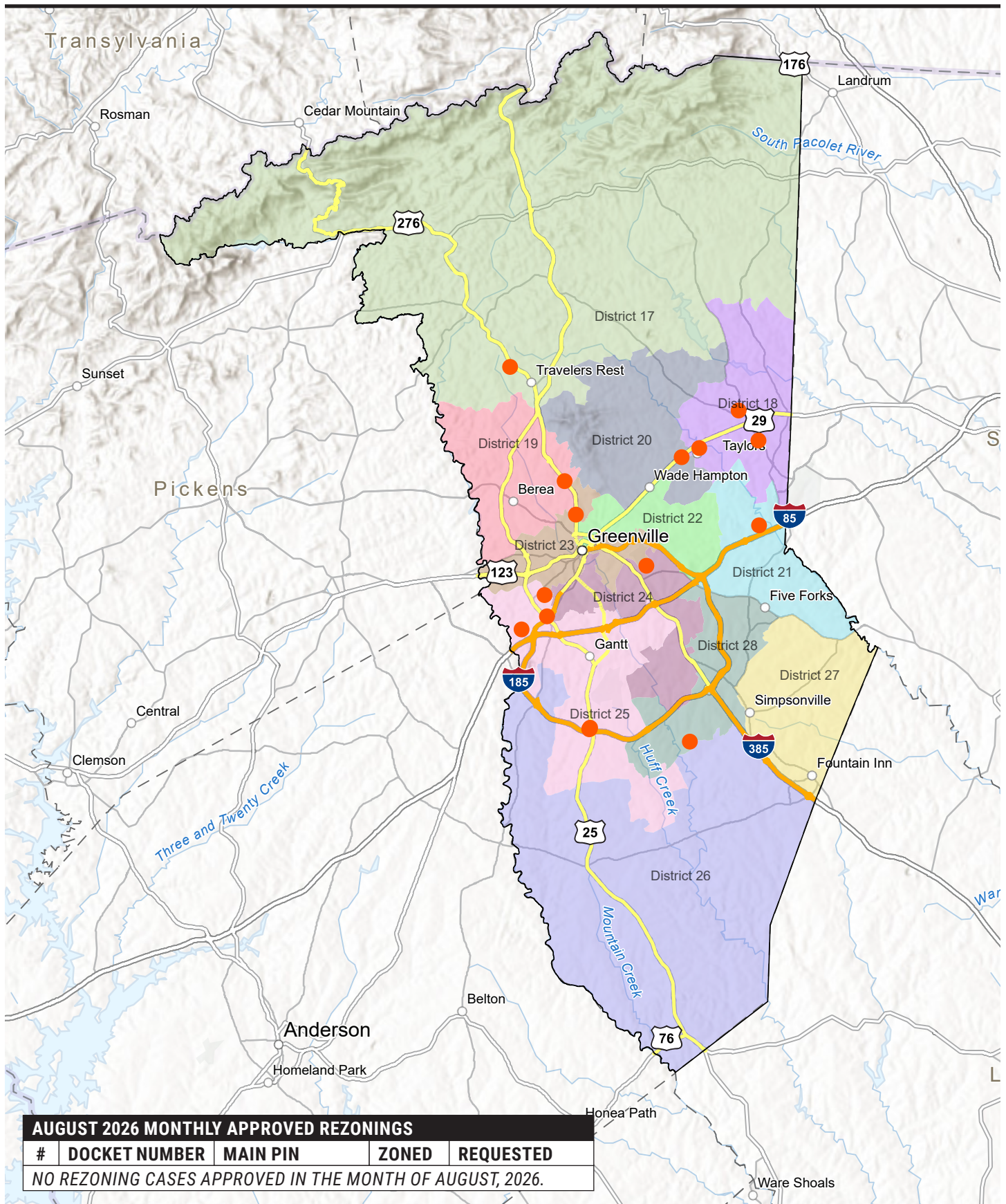
<https://www.greenvillecounty.org/livestreamplanning.aspx>

Please be aware this stream is only for listening and viewing. If you have any questions, please email **GPATS@greenvillecounty.org**.

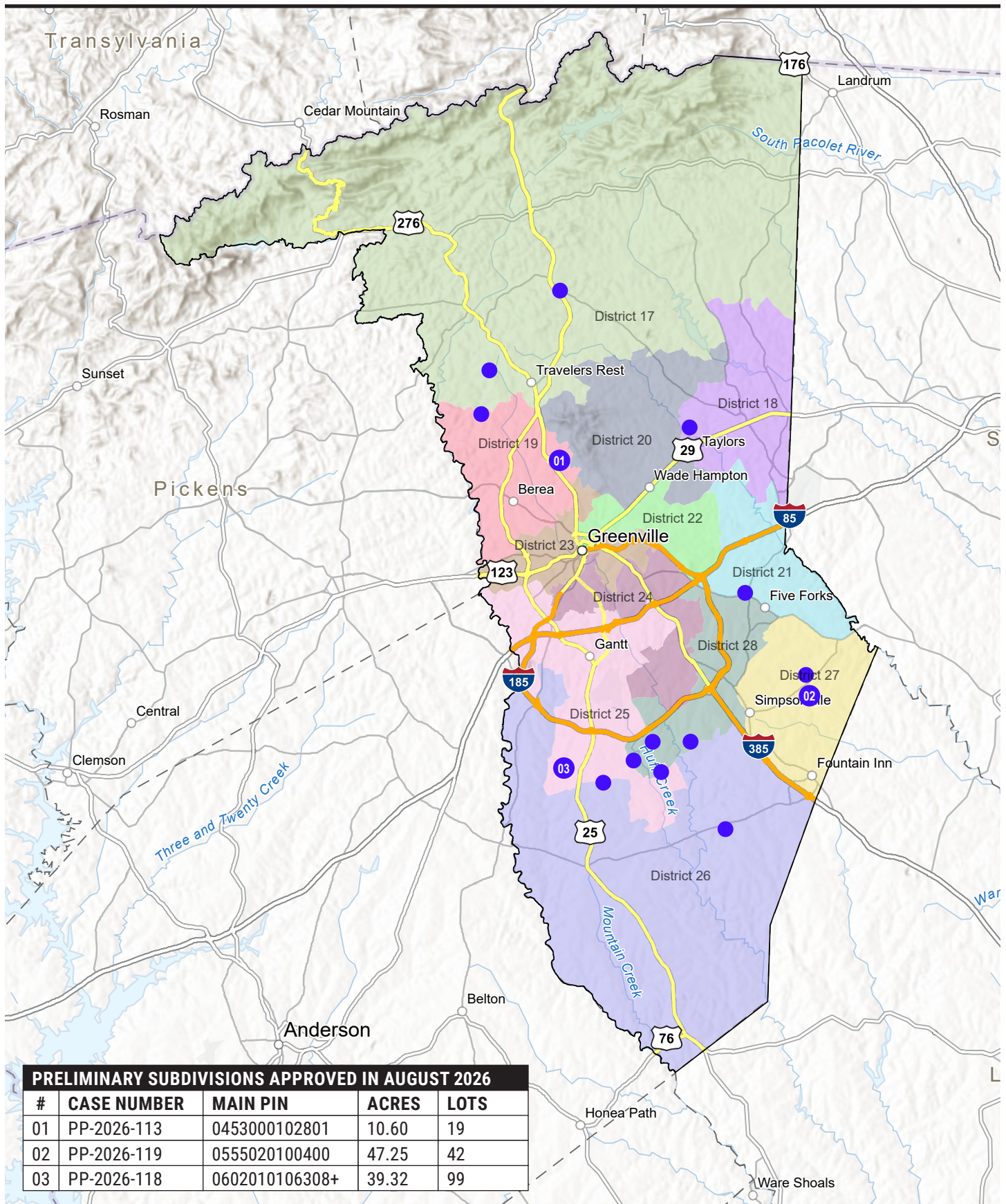
GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

The GPATS Horizon2050 LRTP has been making some exciting progress! We have finalized the project evaluation and ranking list, paving the way for us to move forward with creating our fiscally constrained project list. This ranking and fiscally constrained list will guide the decisions on what projects in the region will receive funding over the next 25 years. The final ranking criteria and weightings are up for approval with the SCDOT Commissioners at their next meeting on September 17th, 2026. HDR and the GPATS team will present the fiscally constrained project list and the Horizon 2050 LRTP at the GPATS Study Team meeting on September 21, where the members will make a recommendation on it for the Policy Committee.

ZONING ADMINISTRATION

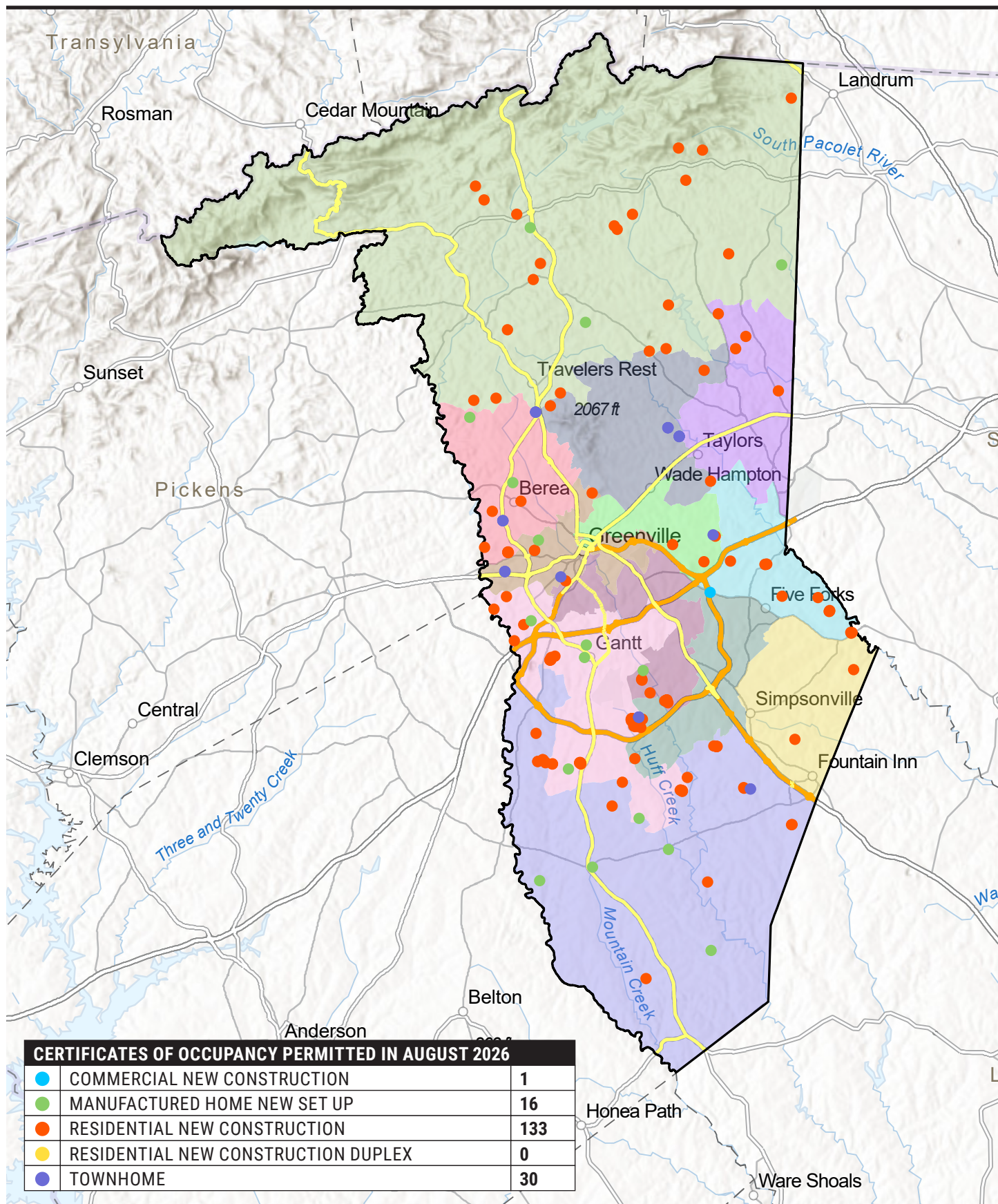


SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for August, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **1**
Manufactured Home New Set Up: **16**
Residential New Construction: **133**
Residential New Construction Duplex: **0**
Townhome: **30**

TOTAL PERMITTING FEES COLLECTED

\$1,244,037.40
Year to date: \$23,582,788.35

CODE ENFORCEMENT

New Code Enforcement Cases: **277**
Code Enforcement Cases Closed: **209**
Total Active Code Enforcement Cases: **497**
\$0.00 collected by tax bills for Code Enforcement liens
\$345.00 collected by the County Attorney for hold harmless agreements

In August, Code Enforcement staff attended the Monaghan Community Meeting on August 28 to discuss neighborhood conditions and enforcement concerns with residents. Following that meeting, staff coordinated with Litter Prevention to schedule a community sweep in the Monaghan area for September 24. The sweep will focus on the removal of accumulated debris and litter from public and private property. Staff continues to view direct community engagement as an effective complement to formal enforcement action in addressing neighborhood blight.

UPCOMING MEETINGS

October 5: Planning & Development Committee
October 6: County Council
October 14: Board of Zoning Appeals
October 15: Historic Preservation Commission

October 20: County Council
October 16: Zoning Public Hearing
October 16: Subdivision Advisory Committee
October 28: Planning Commission