

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

OCTOBER 2024



LONG RANGE PLANING

THE PIEDMONT AREA PLAN

AWARDED:
"OUTSTANDING PLANNING PROJECT,
PUBLIC OUTREACH & ENGAGEMENT"

-BY THE AMERICAN PLANNING ASSOCIATION -
SOUTH CAROLINA CHAPTER (APA SC)



PLAN UPDATES:

Greenville County, with Anderson County, has been awarded "Outstanding Planning Project - Public Outreach and Engagement" for The Piedmont Area Plan by the American Planning Association - South Carolina Chapter (APA SC). The award, as described by APA SC, recognizes "the innovative use of public outreach and engagement in planning practice which has improved the effectiveness and accuracy of planning efforts." The award will be presented at the upcoming APA SC Annual Fall Conference (colloquially known as "SCAPA") in Spartanburg on October 24.

The plan's adoption in Greenville County remains on schedule. Greenville County Council, on September 16, held a public hearing for the plan's adoption. Planning Commission, at their rescheduled monthly meeting on October 2, unanimously recommended approval of the adoption of the plan. Next, the Planning and Development Committee will vote to recommend approval or denial of the plan's adoption at their October 14 meeting. See below for a complete schedule of remaining meetings.

SCHEDULED MEETINGS:

October 14th	Planning and Development Committee	Committee Room, 5:00 pm
November 5th	County Council Second Reading	Council Chambers, 6:00 pm
December 3rd	County Council Third Reading	Council Chambers, 6:00 pm
December 4th	Effective Date of Area Plan Adoption	Council Chambers, 6:00 pm

LONG RANGE PLANING



Graphic Rendering by Studio Main

PIEDMONT DAM AND FOOTBRIDGE SMALL AREA MASTER PLAN

The small area plan, not to be confused with the Piedmont Area Plan, was developed by Blake Sanders of Studio Main Landscape Architecture firm. The plan was presented to the Piedmont community at a September 5 meeting at the Piedmont Community Center. The plan conceptualizes a design for a footbridge and surrounding green space around the historic Piedmont

Dam. The plan was funded by Anderson County and Greenville County. The footbridge proposed in the plan would span the Saluda River and connect open space in each county. The plan also provides cost estimates and a permitting summary. The plan can be viewed on the Greenville County Long Range Planning webpage.

LONG RANGE PLANING

HISTORIC PRESERVATION COMMISSION

Unfortunately, several of the properties on our Historic Register have undergone damage from Hurricane Helene; some more severe than others. Jones Mill flooded badly, but is otherwise fine. One of the outbuildings at Oakland Plantation was crushed by a tree. Unfortunately, the Chick Springs Spring house was also crushed by a tree, just as restoration work had begun.

The first hotel at Chick Springs opened in 1840. After that hotel burned, by 1905 a new, larger hotel was a

major tourism draw to the region, with thousands of guests visiting its 117 acre site yearly. Today only the Spring House and Gazebo remain, and Taylors Town Square had been in the process of restoring the site as a public park. We hope they will be able to continue this work, albeit on a slower schedule. If you would like to donate to help repair this site, or learn more about Chick Springs, go to <https://secure.anedot.com/taylors-townsquare/chick-springs-fund> . Thank you.



The Spring House ca. 1900.



A contemporary picture prior to damage



Damage to the Spring House from Tropical Storm Helene.



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LONG RANGE PLANING

OPEN SPACE PLAN

KICK-OFF MEETING & NEXT STEPS

The Greenville County Open Space Plan Kick-off Steering Committee meeting started with introductions, followed by an overview of the project purpose, scope, and schedule. The plan aims to preserve open space, farmlands, and lands vital for resiliency in Greenville County. Key elements include developing a vision, goals, and strategies with a 15–20 year time-line, focusing on actionable projects within the first five years. Alta Planning presented initial findings from data analysis and a review of existing conditions, including maps of critical lands, prime farmlands,



and watersheds. The committee provided feedback, suggesting the inclusion of additional data sources like NOAA climate data, Furman University's urban heat and tree canopy maps, and updates to watershed maps. They also discussed the need to incorporate zoning information, especially for unzoned areas in the county's southern region.

The Steering Committee emphasized the importance of an implementable and right-sized plan that remains visionary. Committee members raised concerns about funding, zoning, and equitable access to open space. They stressed the need to address natural resource disparities across different areas of the county and suggested integrating educational goals to raise awareness about the value of open spaces, particularly in underserved communities. The committee discussed potential project goals,

such as preserving a percentage of open space and tree canopy, enhancing flood resiliency, and increasing access to parks. Public engagement is set to begin in early November 2024, with a survey and open house planned. Additionally, a website for the project will be launched this month. The next Steering Committee meeting will take place in December 2024 (virtual), with another in-person meeting in spring 2025.

WELCOME: OUR NEWEST HIRE

The Greenville County Planning Department is pleased to announce the hiring of April Riehm as a Long Range Planner. April brings a diverse background in both urban planning and landscape architecture, with a focus on resilient urban design. She holds a Master of City and Regional Planning and a Master of Landscape Architecture from Clemson University.

During her internships with the Greenville County Planning Department, and with design firms, April gained hands-on experience in technical design, research, municipal code requirements, and long-range planning efforts. She is proficient in a wide range of design and planning tools, including AutoCAD, Adobe Suite, and ArcGIS. April's strong commitment to community-centered planning, along with her leadership in organizations such as ASLA and APA, make her a valuable addition to the team.



TRANSPORTATION PLANNING

ASSOCIATION OF METROPOLITAN PLANNING ORGANIZATIONS

Transportation Planning Manager Keith Brockington attended the AMPO 2024 Annual Conference in Salt Lake City, UT, in September. Transportation issues from around the country were discussed, including safety, resiliency, integration with housing, and emerging technologies. Keith and Allison Fluitt with Kimley-Horn and Associates presented at the conference on the recently completed the Greenville-Pickens Area Transportation Study (GPATS) Congestion Management Process and the public engagement tools that were used.

GPATS IN 2024

On October 21, 2024, the Greenville-Pickens Area Transportation Study will hold its final Policy Committee Meeting for the year, approving a new Congestion Management Process that has been completed by Kimley-Horn and Associates. GPATS has held four Study Team meetings and three Policy Committee meetings so far in 2024, passing a new Transportation Improvement Program in May, and a Feasibility Report for the upcoming Garlington Road project in August. All materials for the upcoming GPATS meeting can be found at <https://gpats.org>



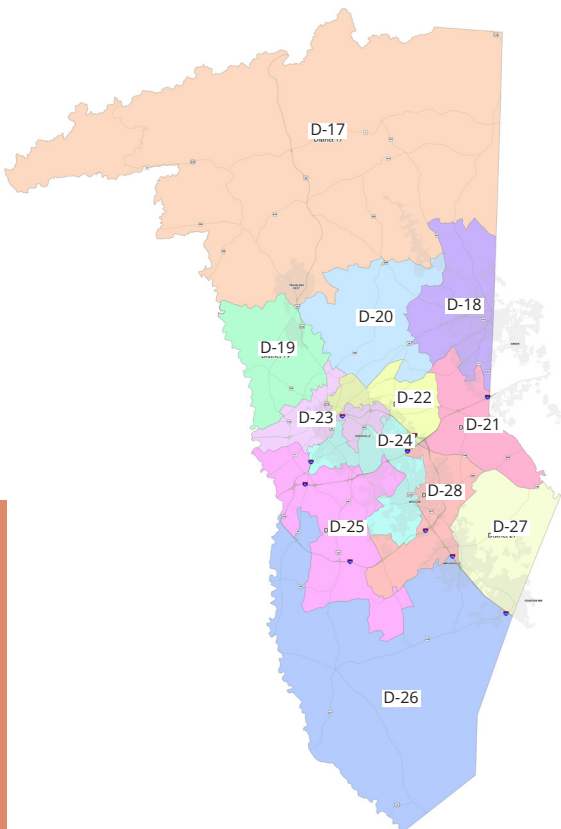
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

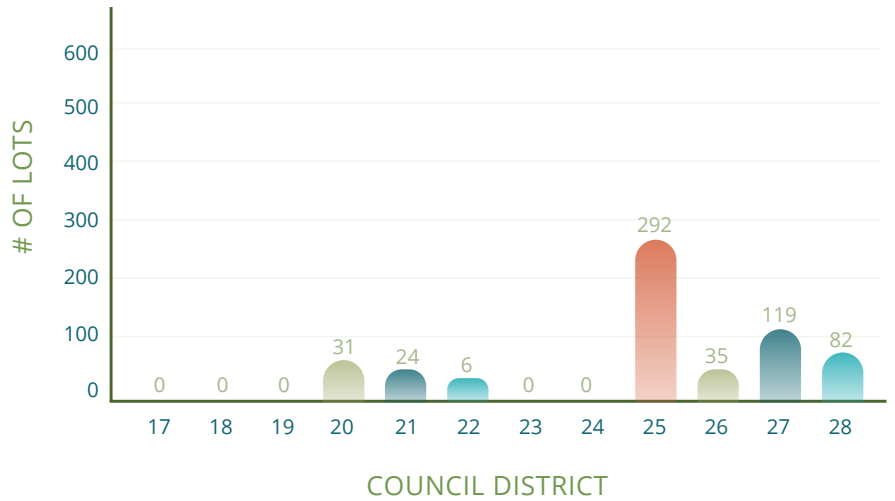
MAJOR SUBDIVISION PROPOSALS, SEPTEMBER FY 2025

	September, 2024 Total	July 24 - June 25 YTD
Acres Developed	68.02	272.42
Lots Added	121	589
LF of Public Roads Added	5,188	24,140
LF of Private Roads Added	0	685
Open Space Preserved (acres)	28.48	107.89
Subdivisions Served by Septic	1	2
Subdivisions Served by Public Sewer	1	6
Subdivisions in Unincorporated Areas	2	8
Subdivisions in Incorporated Areas	1	2

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2025)



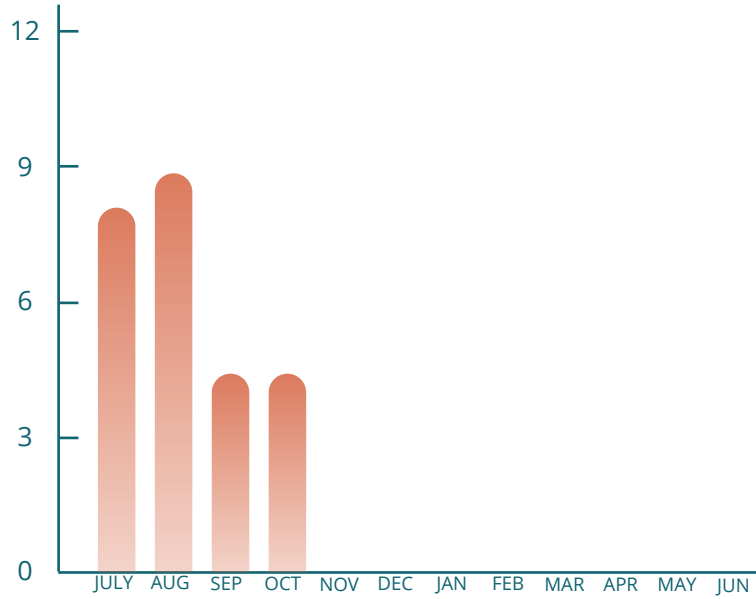
YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT



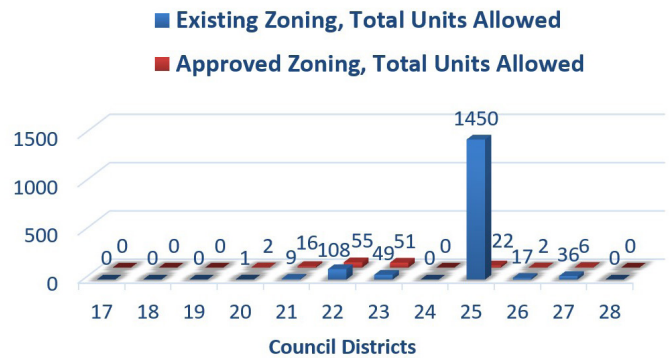
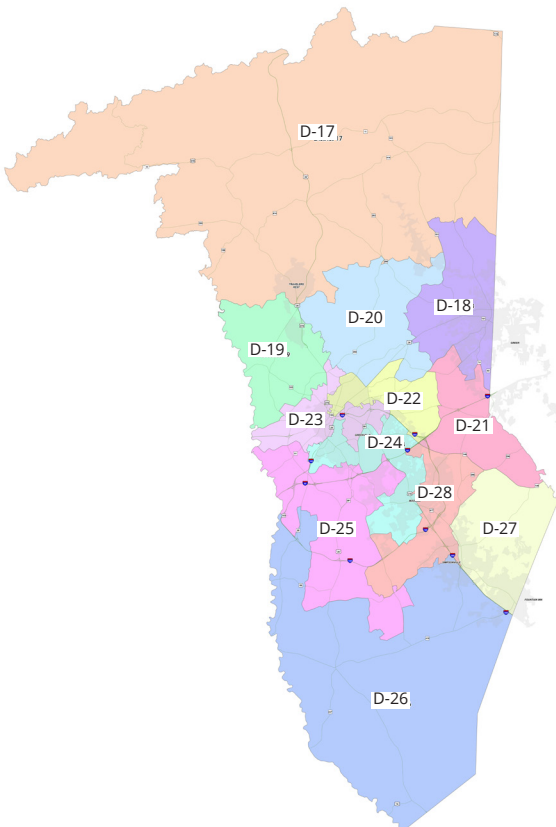
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ZONING ADMINISTRATION

ZONING ACTIVITY



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



MONTHLY BUILDING REPORT

Greenville County Planning and Code Compliance
 Fiscal Year 2025
 Summary Report September 2024

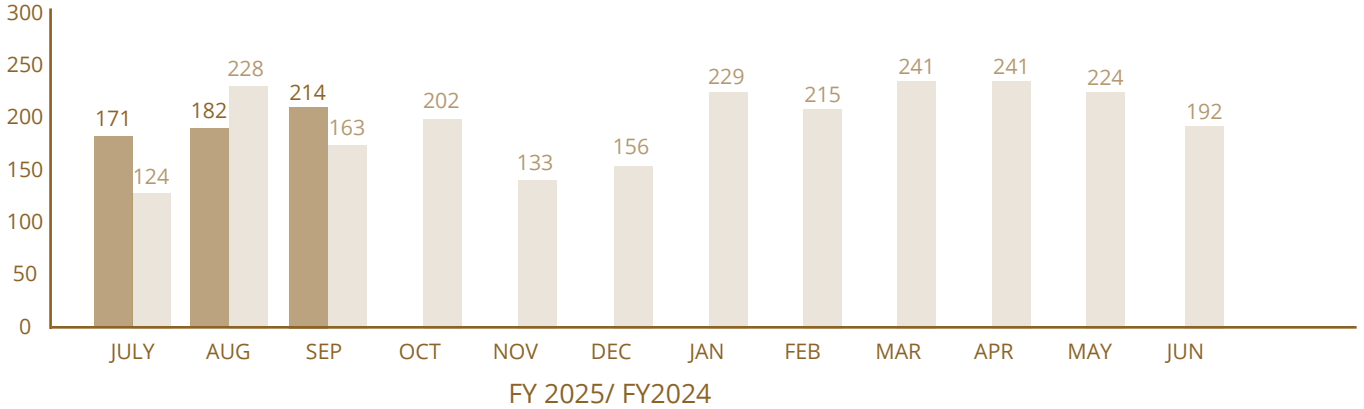
New Single Family Dwelling Starts (July 2024 - June 2025) -	569
New Single Family Dwelling Starts (Month of September 2024) -	214
New Commercial Starts - (Month of September 2024) -	15

	Current Mth Sep-24	Last Month Aug-24	YTD - FY24 7/24 - 6/25	Prior Yr Same Mth Sep-23	YTD - FY23 7/23 - 6/24
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	145	164	494	204	519
COMMERCIAL NEW CONSTRUCTION	9	11	24	1	11
OTHER NEW CONSTRUCTION	189	167	522	290	1,235
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	282	187	720	308	922
SIGN PERMITS	15	22	68	28	73
RESIDENTIAL RENOVATION	94	127	353	139	289
COMMERCIAL RENOVATION	78	83	231	57	400
MOBILE HOMES	31	55	128	44	104
TOTAL PERMITS ISSUED	843	816	2,540	1,071	3,553
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$506,364.75	\$524,983.92	\$ 1,573,659.42	\$604,859.00	\$ 1,337,146.95
COMMERCIAL NEW CONSTRUCTION	\$81,950.08	\$174,862.50	\$ 258,370.71	\$2,814.38	\$ 320,714.84
OTHER NEW CONSTRUCTION	\$31,629.45	\$33,152.00	\$ 94,420.70	\$54,752.20	\$ 167,109.90
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$115,005.25	\$30,552.13	\$ 178,465.38	\$98,100.60	\$ 225,441.78
SIGN PERMITS	\$2,917.47	\$3,682.96	\$ 11,649.64	\$3,218.75	\$ 9,628.02
RESIDENTIAL RENOVATION	\$41,180.75	\$69,594.74	\$ 179,384.74	\$85,344.75	\$ 166,639.32
COMMERCIAL RENOVATION	\$92,588.16	\$123,492.29	\$ 445,242.36	\$85,106.16	\$ 216,621.94
MOBILE HOMES	\$5,110.00	\$9,200.00	\$ 19,300.00	\$8,523.60	\$ 16,381.30
TOTAL FEES COLLECTED - PERMITS	\$876,745.91	\$969,520.54	\$2,760,492.95	\$942,719.44	\$2,459,684.05
OTHER FEES (Collections for departmental/other agencies)	\$3,338.80	\$5,213.57	\$ 11,602.07	\$38,874.47	\$ 173,398.18
GRAND TOTAL FEES	\$880,084.71	\$974,734.11	\$2,772,095.02	\$981,593.91	\$2,633,082.23
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,805	2,220	6,289	1,458	4,561
PLUMBING	1,088	1,368	4,053	1,274	3,986
MECHANICAL	1,666	1,931	5,381	1,635	5,400
BUILDING	2,597	3,305	8,954	2,856	8,671
MANUFACTURED HOMES	63	28	139	58	117
Total Building Safety Inspections	7,219	8,852	24,816	7,281	22,735
CODE ENFORCEMENT	471	663	1,690	736	2,741
FLOODPLAIN	3	3	11	12	39
TOTAL ALL INSPECTIONS	7,693	9,518	26,517	8,029	25,515
Certificates of Occupancy (Res-130;- Comm-73; MH-31)	234	265	778	281	797

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2024 - June 2025) -569
 New Single Family Dwelling Starts (Month of September 2024) -214
 New Commercial Starts - (Month of September 2024) -15



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2,275	2021 total: 2,332	2024 total: 1,909
2019 total: 1,951	2022 total: 1,661	
2020 total: 2,129	2023 total: 2,141	

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

- September 2024:
- New construction projects: 55
 - Total project value: \$27,066,123.50
- 2024 Calendar Year Totals:
- Total commercial projects: 391
 - Total project value: \$390,117,881.00
- September 2023:
- New construction projects: 26
 - Total project value: \$14,255,761
- 2023 Calendar Year Totals:
- Total commercial projects: 296
 - Total project value: \$266,001,551.30

FLOODPLAIN ADMINISTRATION

- Reviews:
- Monthly Total: 192
 2024 Total: 2,061
- Stormwater Stream Bank Restoration Projects – two CLOMR submittals.
 - Tropical Storm Helene Storm Damage – Substantial Damage Assessments.