

OCTOBER 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

ADOPTED PLANS AUDIT

Building on the recently completed Five-Year Review of the Plan Greenville County Comprehensive Plan, adopted in 2020, the Long Range Planning team is launching an initiative to audit the County's suite of adopted plans. This effort aims to ensure our planning documents remain relevant and effective in guiding sustainable growth and community development.

Many of these plans, some dating back over a decade, address key areas such as land use, transportation, and environmental protection. The audit will systematically evaluate their current applicability, identifying opportunities for updates to reflect evolving demographics, economic shifts, and regulatory changes. Where necessary, we will assess the need for renewed community engagement to incorporate fresh perspectives or, in rare cases, formal rescission if a plan no longer aligns with County priorities.

This proactive review will culminate in a set of staff recommendations that will be made available to the Planning Commission for consideration. By refreshing our planning toolkit, we reinforce our commitment to adaptive, accountable strategies that serve Greenville County's residents for years to come.

CHEROKEE FOOTHILLS SCENIC HIGHWAY CORRIDOR PLAN

Long Range Planning staff is currently developing a comprehensive corridor plan for the Cherokee Foothills Scenic Highway (SC Highway 11) within Greenville County. The project is progressing through its initial phases, with staff finalizing the composition of a steering committee that will provide guidance throughout the planning process. A preliminary report is being prepared to establish the foundation for the corridor plan. This report will present an existing conditions analysis of the Highway 11 corridor and outline a strategic approach for community engagement. Staff anticipates launching the community engagement phase in November, providing residents and stakeholders an opportunity to contribute to the planning process. The study area encompasses the entire length of Highway 11 within Greenville County, extending from the Pickens County line on the western boundary to the Spartanburg County line on the eastern boundary.

2025 SCAPA FALL CONFERENCE

As Greenville County continues to advance its long-range planning initiatives, our Planning Department is committed to staying at the forefront of best practices and innovative strategies. To that end, several staff members from the Long Range Planning team will attend the 2025 Fall Conference of the South Carolina Chapter of the American Planning Association (SCAPA), held October 15-17 in Charlotte, North Carolina.

SCAPA, the state chapter of the American Planning Association, hosts this annual conference to foster professional growth among planners, public officials, and community leaders across the Southeast. This year's event, co-hosted with the North Carolina Chapter of the APA (APA-NC), emphasizes collaborative learning through sessions on critical topics such as ethics in planning, sustainability and resilience, and legislative and legal updates shaping land use and development. The conference features expert-led workshops, panel discussions, and networking events at the Charlotte Convention Center, providing a dynamic platform to explore emerging trends and policy solutions relevant to growing regions like the Upstate.

For our planners, attendance offers substantial value beyond knowledge acquisition. It enables direct engagement with peers from South Carolina and neighboring states, facilitating the exchange of real-world insights on challenges like equitable growth, environmental stewardship, and comprehensive plan implementation—issues central to Greenville County's ongoing projects. Participants will earn continuing education credits toward AICP certification, enhancing their professional credentials while building a network that can yield future collaborations and resources for our community.

This investment in our team's development underscores our dedication to delivering high-quality, forward-thinking planning services. We look forward to sharing key takeaways from the conference in upcoming commission updates, ensuring that the ideas and connections gained directly inform our work here at home.

TRANSPORTATION PLANNING

GPATS OCTOBER POLICY COMMITTEE MEETING

The final GPATS Policy Committee Meeting of 2025 will be meeting at 10am on Monday, October 27th. The Committee will hear and act on several items, including:

- SCDOT Project Status Updates from around the region
- Federal Performance Measures updates
- An Amendment to the Transportation Improvement Program
- GPATS Meeting Dates for 2026

Information on the meeting can be found at <https://gpats.org>

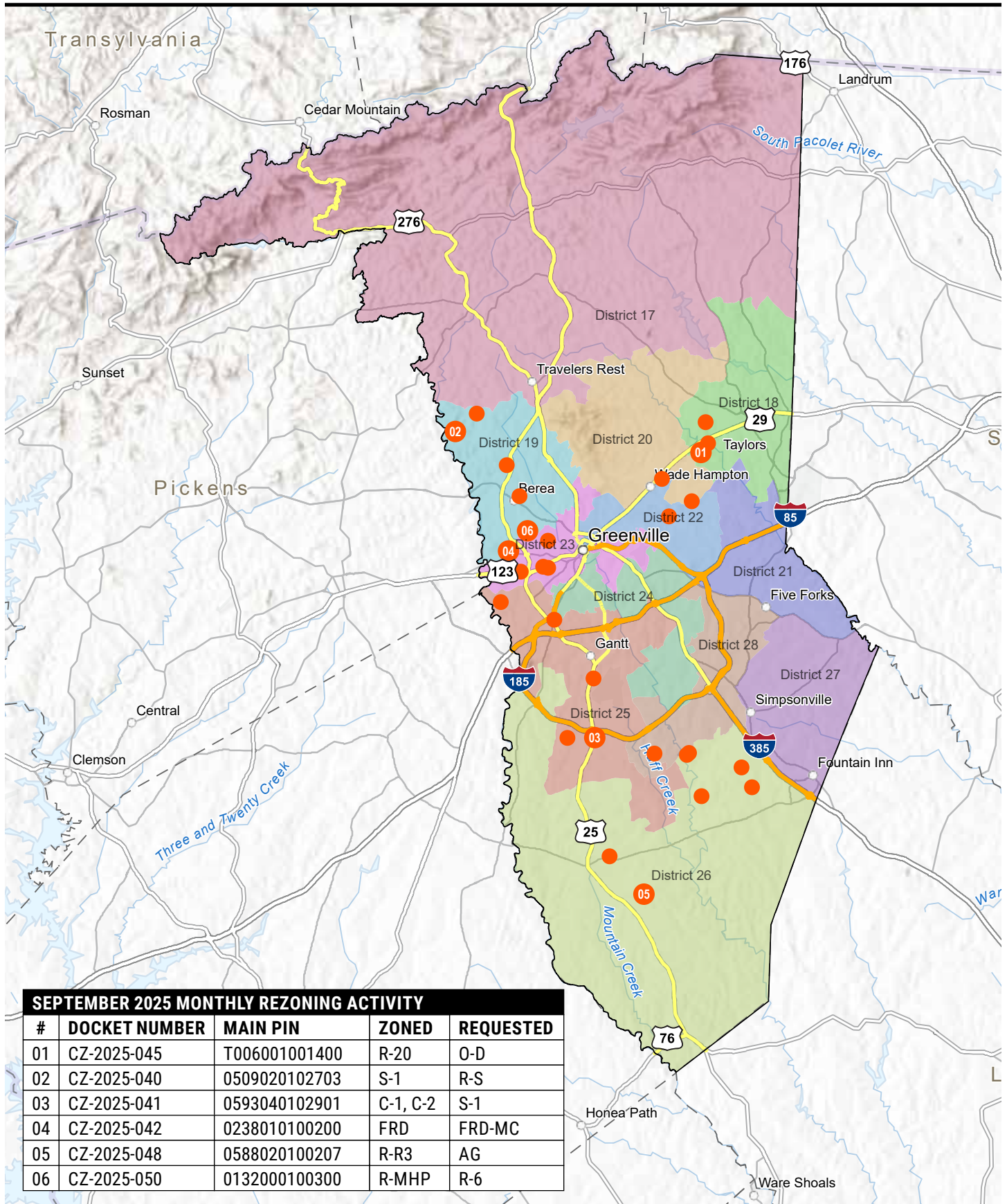
GPATS TRANSPORTATION MANAGEMENT AREA CERTIFICATION REVIEW

On September 22, 2025, the Federal Highway Administration, Federal Transit Administration, and SCDOT conducted its quadrennial TMA Certification Review of GPATS. The Review was a resounding success and the Feds are currently preparing their final report, to be issued at the beginning of 2026.

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

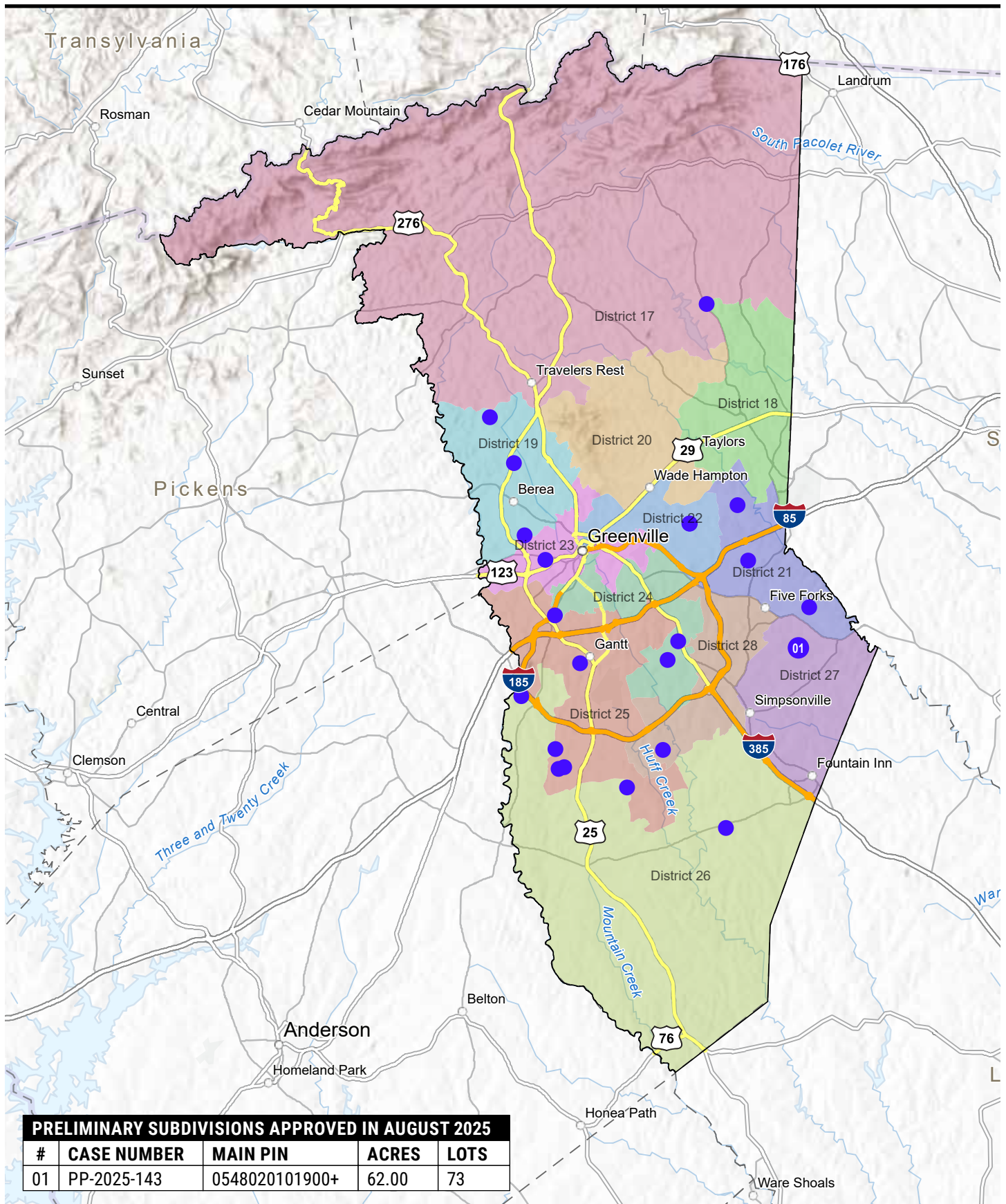
GPATS will be embarking on the next major Long-Range Transportation Plan in 2026. A Request for Proposals has been released for vendors to do the Plan, open until October 16th, with the intent on having them on board before the Holidays. This Plan will update the GPATS project lists, along with all supporting data for prioritization, and shall yield a new Web Portal to convey the LRTP digitally. Please visit <https://gpats.org> for more information and announcements about surveys and public meetings.

ZONING ADMINISTRATION



*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION



*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for September, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **1**
Manufactured Home New Set Up: **34**
Residential New Construction: **252**
Residential New Construction Duplex: **6**
Townhome: **57**

TOTAL PERMITTING FEES COLLECTED

\$1,119,788.78
Year to date: \$8,791,122.07

CODE ENFORCEMENT

New Code Enforcement Cases: **236**
Code Enforcement Cases Closed: **295**
Total Active Code Enforcement Cases: **478**
\$6,336.75 collected by tax bills for Code Enforcement liens.
\$505.00 collected by the County Attorney for hold harmless agreements

Code Enforcement has issued the notice to proceed for demolition at **303 Rosebay Drive**. The project remains on schedule, with demolition and structure removal expected to be completed by the end of October as previously anticipated. Due to resource allocation for recent demolition projects, including the four properties on Minus Street, additional demolition activities may be limited until the commencement of the new fiscal year. Staff continues to prioritize unsafe and blighted properties to ensure compliance with county standards and enhance community safety.

UPCOMING MEETINGS

November 3: Planning & Development Committee
November 4: County Council
November 12: Board of Zoning Appeals
November 13: SC Association of Counties Comp Planning Training
November 17: PC Training Workshop

November 17: Planning & Development Committee
November 17: Zoning Public Hearing
November 17: Technical Advisory Committee
November 19: Planning Commission
November 20: Historic Preservation Commission