OCTOBER 2026

GREENVILLE COUNTY

PLANNING REPORT



LONG RANGE PLANNING

COMPREHENSIVE PLAN REVIEW SUBCOMMITTEE UPDATE

The subcommittee met September 18 and resolved the open scope questions that had been holding up completion of the project's foundational documents.

Chief among them is how the County's adopted area and community plans will be handled. Those plans carry their own future land use maps, layered over the countywide map and in several cases decades old, and reading them together has long been a source of confusion for applicants, staff, and the Commission alike. The subcommittee reached consensus that the update should bring them into a single countywide future land use map, with the new map superseding the individual ones at adoption.

The subcommittee also settled the treatment of the County's character area classifications, which will be retained with room for consolidation where experience has shown them cumbersome, and set the shape of the public participation program: two rounds of twelve community meetings across the County, supported by an outreach campaign and an online engagement tool for residents who cannot attend in person. That program is a meaningful expansion over the engagement conducted for the current plan.

With those decisions made, staff is finalizing the scope of work, cost framework, schedule, and project charter. The subcommittee will bring the charter and scope of work to the Commission for approval in October. The subcommittee chair presented the first quarterly report to the Commission in September.

JUDSON COMMUNITY

Long Range Planning staff have begun early outreach in the Judson community to lay the groundwork for an update to the Judson Community Plan. Staff have been meeting with stakeholders and residents to get a clearer picture of current conditions and community priorities, and plan to join local events in the coming months before holding formal community meetings.

MONAGHAN COMMUNITY

Long Range Planning staff continue to attend the Monaghan Mill Community Association's monthly meetings and help connect residents with the County departments and partner agencies that handle neighborhood concerns. Recent work includes a neighborhood sweep by Code Enforcement last month, with follow-up inspections in the coming weeks. Staff are also coordinating with SCDOT and local partners on roadway safety and pedestrian connections in the area. At the association's request, staff will attend a future meeting to explain how community plans and zoning work together to guide development.

TRANSPORTATION PLANNING

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

The GPATS Horizon2050 LRTP continues to make exciting progress! The draft document is available on the GPATS Horizon 2050 webpage at gpatshorizon2050.com. This draft document includes a summary of community engagement efforts, sets out the goals and objectives that guide the project, detail the current transportation system performance, forecast the future system performance, the fiscally constrained plan, and many other sections. This document was introduced to the GPATS Policy committee at their last meeting of the year on October 12, 2026. The members of the Policy Committee will review it over the coming months and then vote on its adoption at their February 22, 2027 meeting.

SAFETY PERFORMANCE MEASURES

The new Safety Performance Measures for the coming year have been released by SCDOT. These measures track 5 key areas related to transportation system performance and include: number of fatalities, rate of fatalities, number of severe injuries, rate of severe injuries, and number of non-motorized fatalities and serious injuries. The GPATS region has made improvements over the previous baseline in number of fatalities, fatality rate, and number of non-motorized fatalities and serious injuries. The GPATS Policy Committee voted to adopt these and amend them into the 2040 LRTP and the TIP Document on October 12, 2026.

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:

- Greenville Transit Authority Board Meeting
- The South Carolina Chapter of the American Planning Association Fall Conference
- Greenville Transit Authority 5310 Open House

2027 MEETING SCHEDULE

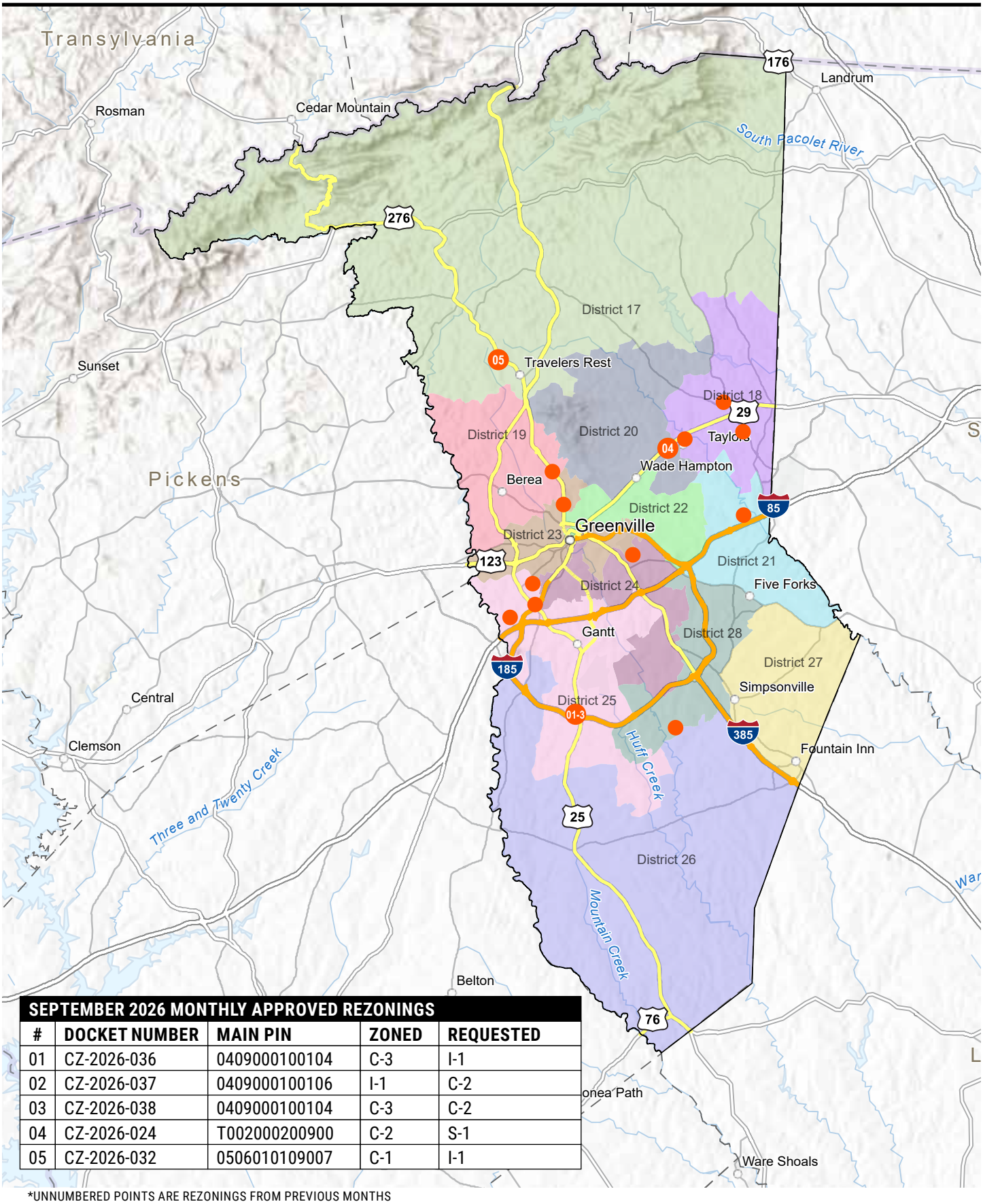
Study Team	Policy Committee
January 25	February 22
April 12	May 17
July 12	August 9
September 13	October 11

All meetings will 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**.

ZONING ADMINISTRATION

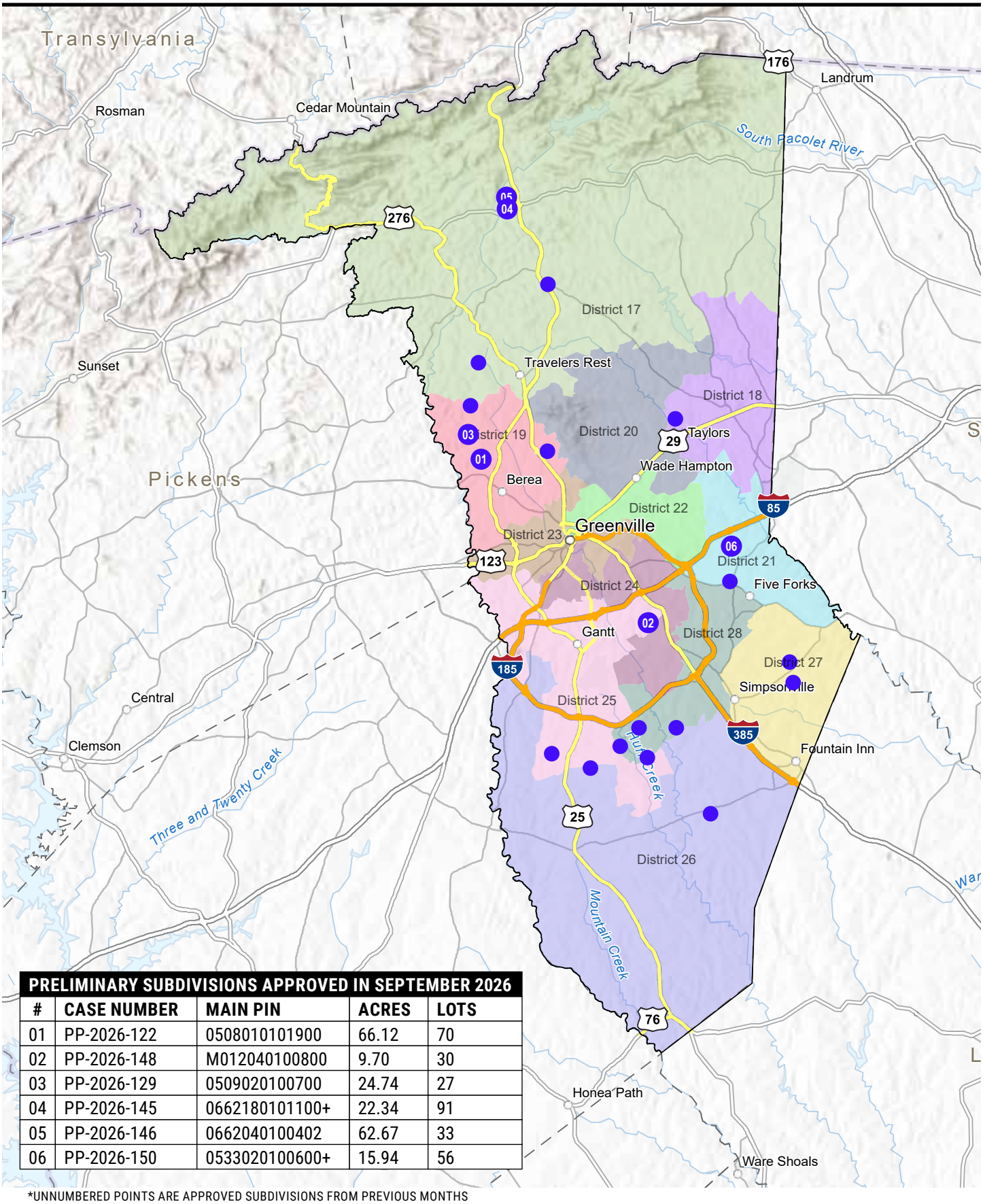


SEPTEMBER 2026 MONTHLY APPROVED REZONINGS

#	DOCKET NUMBER	MAIN PIN	ZONED	REQUESTED
01	CZ-2026-036	0409000100104	C-3	I-1
02	CZ-2026-037	0409000100106	I-1	C-2
03	CZ-2026-038	0409000100104	C-3	C-2
04	CZ-2026-024	T002000200900	C-2	S-1
05	CZ-2026-032	0506010109007	C-1	I-1

*UNNUMBERED POINTS ARE REZONINGS FROM PREVIOUS MONTHS

SUBDIVISION ADMINISTRATION

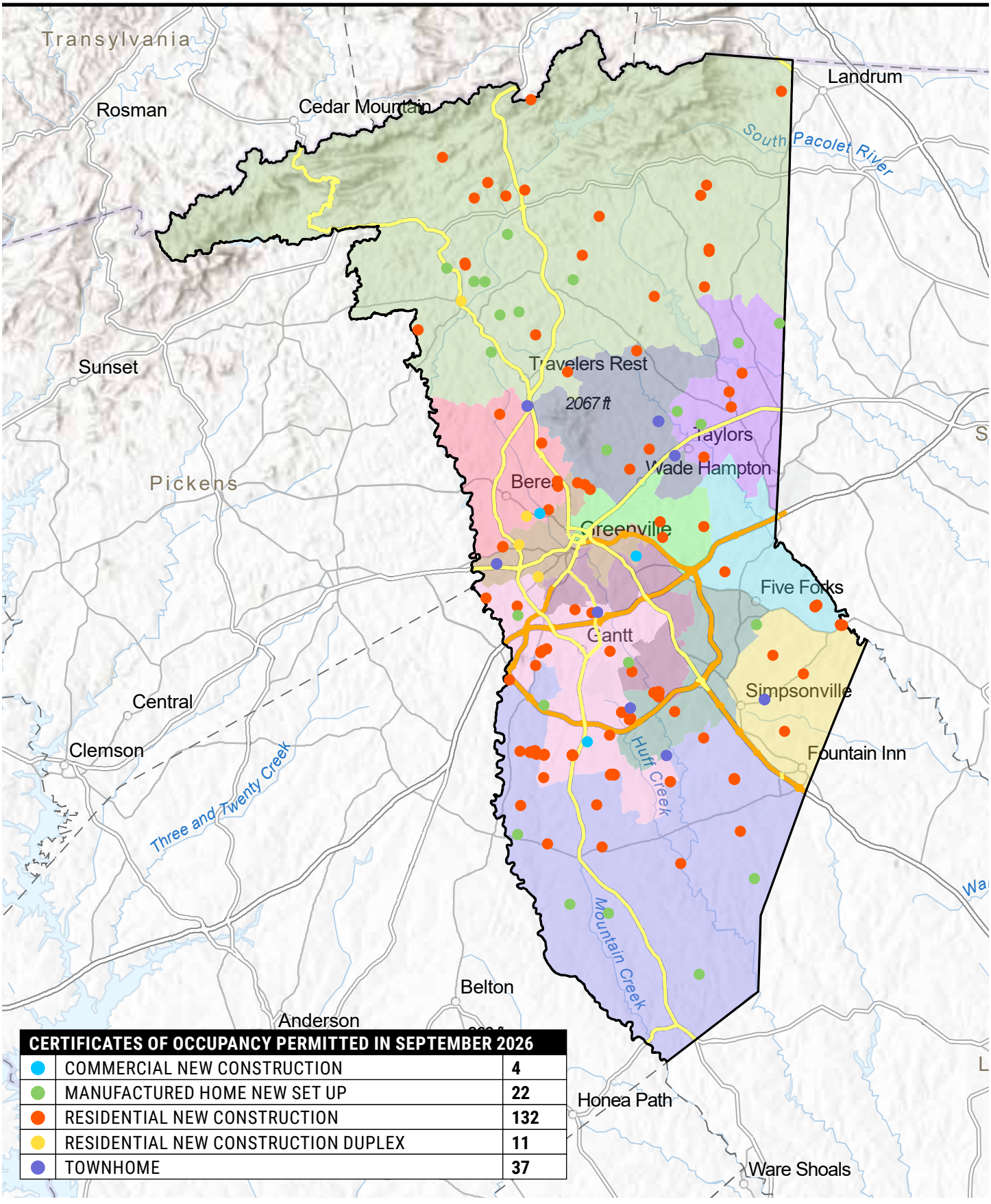


PRELIMINARY SUBDIVISIONS APPROVED IN SEPTEMBER 2026

#	CASE NUMBER	MAIN PIN	ACRES	LOTS
01	PP-2026-122	0508010101900	66.12	70
02	PP-2026-148	M012040100800	9.70	30
03	PP-2026-129	0509020100700	24.74	27
04	PP-2026-145	0662180101100+	22.34	91
05	PP-2026-146	0662040100402	62.67	33
06	PP-2026-150	0533020100600+	15.94	56

*UNNUMBERED POINTS ARE APPROVED SUBDIVISIONS FROM PREVIOUS MONTHS

BUILDING PERMITTING



CERTIFICATES OF OCCUPANCY PERMITTED IN SEPTEMBER 2026	
COMMERCIAL NEW CONSTRUCTION	4
MANUFACTURED HOME NEW SET UP	22
RESIDENTIAL NEW CONSTRUCTION	132
RESIDENTIAL NEW CONSTRUCTION DUPLEX	11
TOWNHOME	37

BUILDING SAFETY & CODE COMPLIANCE

The following statistics reflect the numbers for September, 2026.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **4**
Manufactured Home New Set Up: **22**
Residential New Construction: **132**
Residential New Construction Duplex: **11**
Townhome: **37**

TOTAL PERMITTING FEES COLLECTED

$1,307,030.64
Year to date: $24,889,818.99

CODE ENFORCEMENT

New Code Enforcement Cases: **296**
Code Enforcement Cases Closed: **279**
Total Active Code Enforcement Cases: **487**
$14,169.77 collected by tax bills for Code Enforcement liens
$2,264.87 collected by the County Attorney for hold harmless agreements

In September, Code Enforcement conducted a community sweep of the Monaghan neighborhood, generating 43 cases for a range of code enforcement violations. Staff also attended the Monaghan community meeting on September 25 to discuss the results of the sweep and ongoing neighborhood concerns.

Regarding the property at **210 Bailey Street** in the Sans Souci community, previously reported as the subject of a demolition hearing, the owner has elected to repair the structure and is currently in the process of obtaining the necessary permits. Demolition proceedings are on hold pending completion of the permitting process.

Staff has initiated demolition proceedings for the properties located at **110 Aladdin Street** and **133 Kentmont Lane.** Hearings will be scheduled upon receipt of the title searches for both properties.

UPCOMING MEETINGS

November 2: Planning & Development Committee
November 3: County Council
November 10: Board of Zoning Appeals
November 16: Zoning Public Hearing
November 16: Subdivision Advisory Committee
November 17: County Council
November 18: Planning Commission
November 19: Historic Preservation Commission
November 30: Planning & Development Committee