

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION
NOVEMBER 2023



LONG-RANGE PLANNING

Area Plans & Other News

Gowensville:

Staff met with members of Preserve Gowensville to organize petitions received by residents interested in initiating zoning in their area. Staff will verify and map properties wishing to be zoned before a formal petition process and official map is presented to the community and County Council. The community hopes to apply for zoning initiation by the end of the year.

2023 SCAPA Fall Conference:

Several planning staff members attended the annual fall South Carolina Chapter of the American Planning Association Conference in Hilton Head. Topics of discussion included community resilience, tools for historic preservation, greenways, accommodations tax benefits for affordable housing, as well as relevant legislative updates and mandatory ethics training.

Historic Preservation Commission

The Historic Preservation Commission will tour the former Pepsi-Cola Bottling Plant, located at 701 Poinsett Highway in Greenville. This historic structure received preliminary approval for Bailey Bill Special Tax Assessment at the October meeting of the Historic Preservation Commission. This valuable property will be repurposed into a mixed-use innovation district.



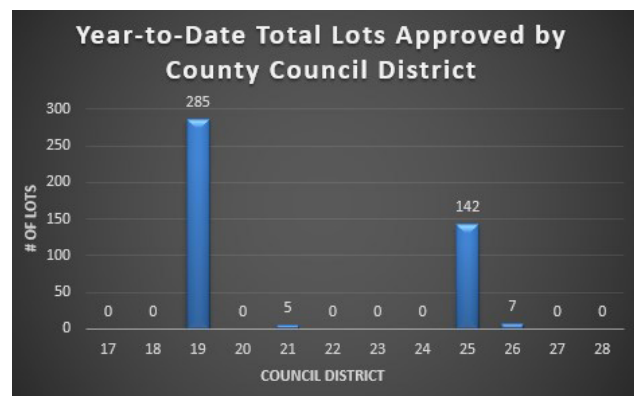
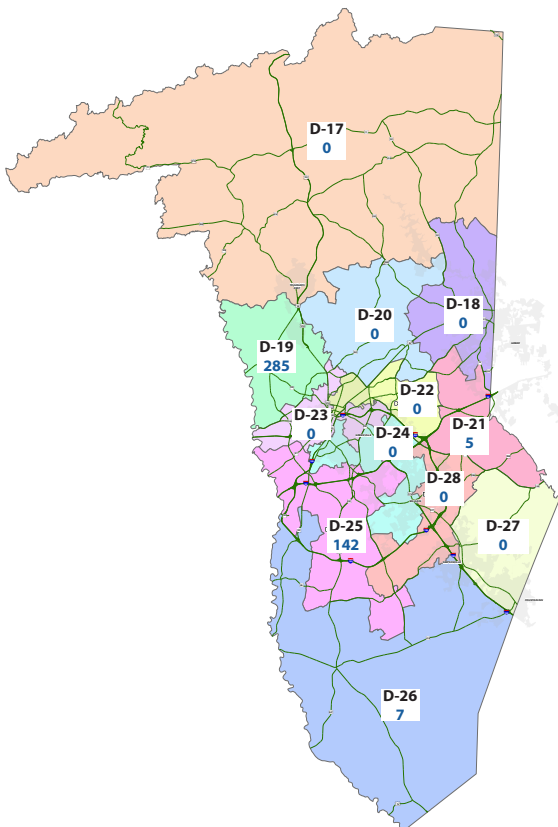
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS, OCTOBER FY 2024

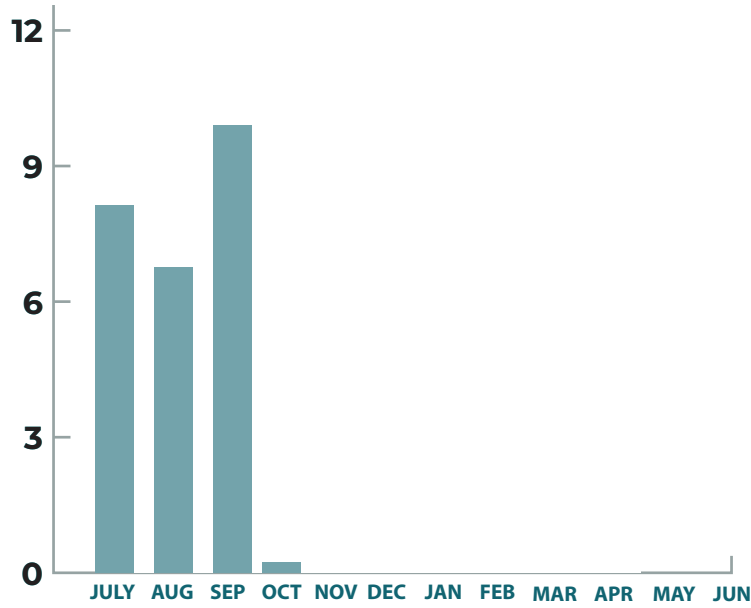
| | Oct. 2023 Total | July 23' - Oct. 23' |
|-------------------------------------|-----------------|---------------------|
| Acres Developed | 20 | 168.72 |
| Lots Added | 12 | 439 |
| Linear Feet of Public Roads Added | 1,214 | 11,744 |
| Linear Feet of Private Roads | 0 | 1,418 |
| Open Space Preserved (Acres) | 0 | 3.83 |
| Subdivisions Served by Septic | 1 | 1 |
| Subdivisions Served by Public Sewer | 1 | 4 |
| Subdivisions in Unincorporated Area | 2 | 5 |
| Subdivisions in Municipalities | 0 | 0 |

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

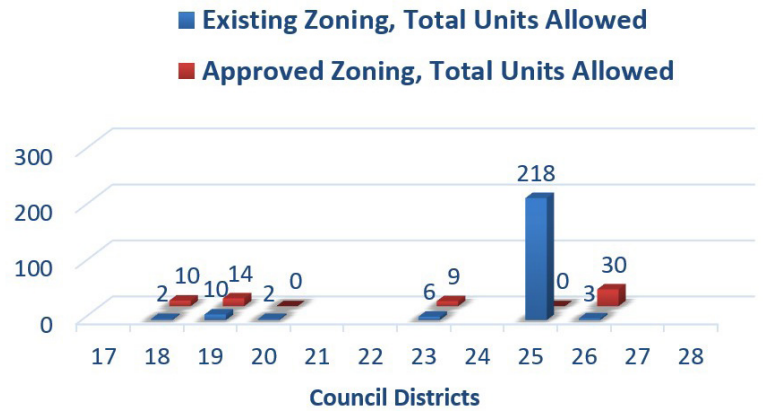
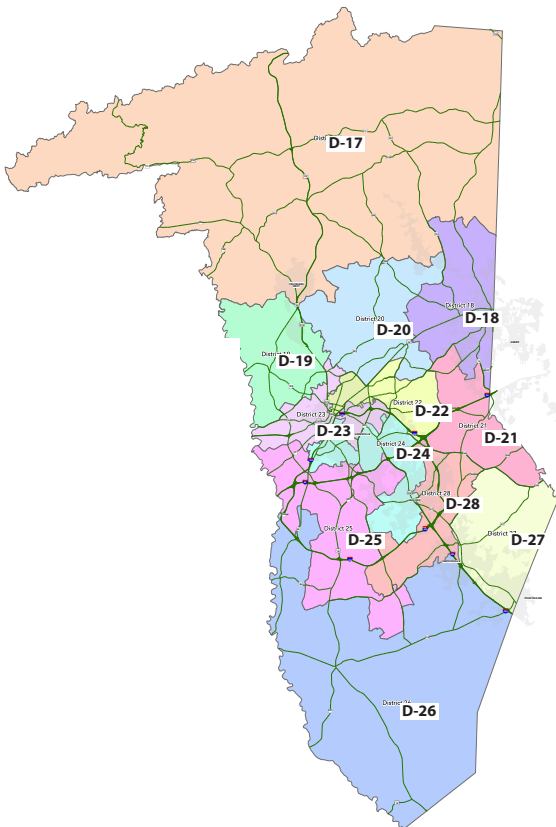


ZONING ADMINISTRATION

REZONING ACTIVITY (FY 2024)



Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2024)



MONTHLY BUILDING REPORT

Greenville County Planning and Code Compliance
 Fiscal Year 2023
 Summary Report October 2023

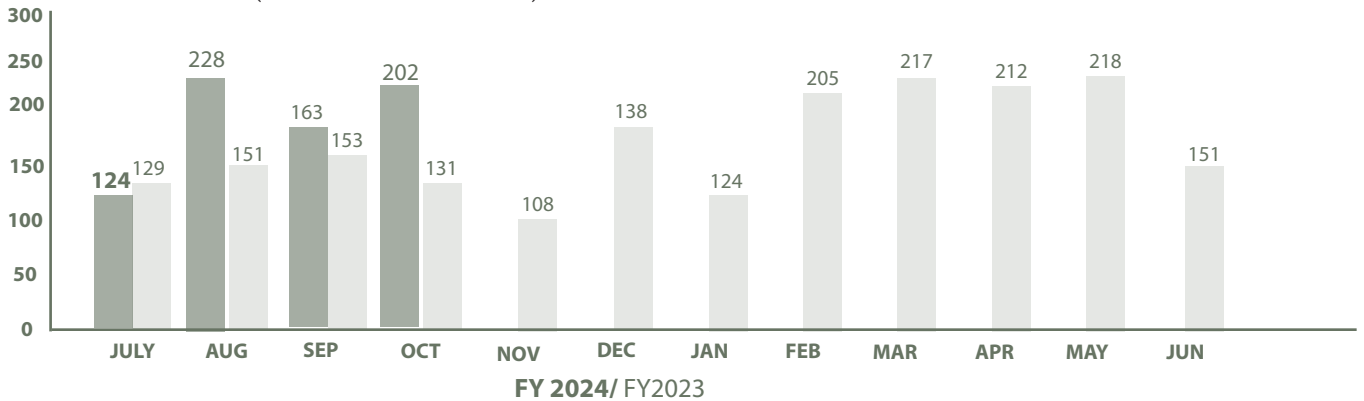
| | |
|---|-----|
| New Single Family Dwelling Starts (July 2023 - June 2024) - | 712 |
| New Single Family Dwelling Starts (Month of October 2023) - | 202 |
| New Commercial Starts - (Month of October 2023) - | 33 |

| | Current Mth Oct-23 | Last Month Sep-23 | YTD - FY22 7/23 - 6/24 | Prior Yr Same Mth Oct-22 | YTD - FY21 7/22 - 6/23 |
|--|-------------------------------|------------------------------|-----------------------------------|-------------------------------------|-----------------------------------|
| <u>PERMITS ISSUED:</u> | | | | | |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) | 207 | 204 | 726 | 584 | 8,788 |
| COMMERCIAL NEW CONSTRUCTION | 8 | 1 | 19 | 54 | 579 |
| OTHER NEW CONSTRUCTION | 255 | 290 | 1,490 | 141 | 1,863 |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) | 311 | 308 | 1,233 | 433 | 3,508 |
| SIGN PERMITS | 36 | 28 | 109 | 27 | 319 |
| RESIDENTIAL RENOVATION | 179 | 139 | 468 | 435 | 4,789 |
| COMMERCIAL RENOVATION | 69 | 57 | 469 | 148 | 1,852 |
| MOBILE HOMES | 21 | 44 | 125 | 20 | 226 |
| TOTAL PERMITS ISSUED | 1,086 | 1,071 | 4,639 | 1,842 | 21,924 |
| <u>FEES COLLECTED:</u> | | | | | |
| RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo) | \$542,615.65 | \$604,859.00 | \$ 1,879,762.60 | \$124,061.50 | \$ 2,000,163.50 |
| COMMERCIAL NEW CONSTRUCTION | \$157,014.00 | \$2,814.38 | \$ 477,728.84 | \$210,591.00 | \$ 971,471.50 |
| OTHER NEW CONSTRUCTION | \$51,976.00 | \$54,752.20 | \$ 219,085.90 | \$10,918.00 | \$ 117,997.50 |
| STAND ALONE PERMITS (Electrical/Mechanical/Plumbing) | \$59,975.93 | \$98,100.60 | \$ 285,417.71 | \$12,603.30 | \$ 186,157.95 |
| SIGN PERMITS | \$6,052.25 | \$3,218.75 | \$ 15,680.27 | \$1,125.00 | \$ 15,739.50 |
| RESIDENTIAL RENOVATION | \$89,005.50 | \$85,344.75 | \$ 255,644.82 | \$30,313.25 | \$ 371,460.25 |
| COMMERCIAL RENOVATION | \$66,955.04 | \$85,106.16 | \$ 283,576.98 | \$29,126.00 | \$ 423,866.00 |
| MOBILE HOMES | \$3,710.00 | \$8,523.60 | \$ 20,091.30 | \$1,560.00 | \$ 16,950.00 |
| TOTAL FEES COLLECTED - PERMITS | \$977,304.37 | \$942,719.44 | \$3,436,988.42 | \$420,298.05 | \$4,103,806.20 |
| OTHER FEES (Collections for departmental/other agencies) | \$66,612.00 | \$38,874.47 | \$ 240,010.18 | \$6,484.61 | \$ 132,002.89 |
| GRAND TOTAL FEES | \$1,043,916.37 | \$981,593.91 | \$3,676,998.60 | \$426,782.66 | \$4,235,809.09 |
| <u>INSPECTIONS PERFORMED:</u> | | | | | |
| ELECTRICAL | 1,896 | 1,458 | 6,457 | 1,805 | 23,258 |
| PLUMBING | 1,208 | 1,274 | 5,194 | 1,179 | 15,288 |
| MECHANICAL | 1,564 | 1,635 | 6,964 | 1,572 | 19,493 |
| BUILDING | 2,927 | 2,856 | 11,598 | 2,585 | 32,338 |
| MANUFACTURED HOMES | 43 | 58 | 160 | 54 | 497 |
| Total Building Safety Inspections | 7,638 | 7,281 | 30,373 | 7,195 | 90,874 |
| CODE ENFORCEMENT | 1,379 | 736 | 4,120 | 645 | 8,193 |
| FLOODPLAIN | 19 | 12 | 58 | 3 | 134 |
| TOTAL ALL INSPECTIONS | 9,036 | 8,029 | 34,551 | 7,843 | 99,201 |
| Certificates of Occupancy (Res 166- Comm-39; MH-17) | 222 | 281 | 1,019 | 242 | 2,901 |

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 712
 New Single Family Dwelling Starts (Month of October 2023): 202
 New Commercial Starts - (Month of October 2023): 33



New Single-Family Detached Housing Starts

FY 2018 total: 2275

FY 2021 total: 2332

FY 2024 total: 712

FY 2019 total: 1951

FY 2022 total: 1661

FY 2020 total: 2129

FY 2023 total: 1936

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

October 2023:

- New construction projects: **53**
- Total project value: **\$94,235,493.25**

2023 Calendar Year Totals:

Total commercial projects: 349
 Total project value: \$360,237,044.55

October 2022:

New construction projects: **77**
 Total Project value: **\$79,326,701**
 2022 Calendar Year Totals:
 Total commercial projects: 687
 Total project value: \$ 804,596,951

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 247
 2023 Total: 2254

- Woolpert has submitted proposal for Hazard Mitigation Plan (HMP). The HMP must be awarded by end of December 2023. New plan must be completed and approved by May 2025.
- FMA grant for Enoree Basin Study. FEMA has pre-awarded project.
- Awarded Woolpert two additional basin studies. Both projects are underway.