

NOVEMBER 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

ADOPTED PLANS AUDIT

The final Adopted Plans Audit is provided in complete form with this month's planning report. This audit supplements the Five Year Review of the Plan 2020 Greenville County Comprehensive Plan by providing a high-level assessment of all nineteen active plans that are adopted amendments to the Comprehensive Plan. Drawing on 2025 ACS, SLED crime stats, SCDOT reports, and stakeholder input, it benchmarks progress across a variety of metrics and provides some recommendations for potential follow up.

Currently, the Long Range Planning team is following up this audit with more detailed reviews of two critical-priority plans. Those processes are detailed in the following sections.

JUDSON COMMUNITY PLAN REVIEW

Long-Range Planning staff has been reviewing the Judson Mill Community Plan which was adopted in 2012. This plan served as a guide on how residents and planning staff at that time felt the growing neighborhood should develop. Recommendations, design options, and area analysis were done to help come up with a plan for Judson's future.

Looking at the community today, county staff has been working to identify what parts of the Judson Plan were successfully implemented since the plan adoption. Along with this, upcoming phases will include reconnecting with former and current community members of Judson who participated in planning efforts during the plan creation back in 2011 to see what can be done today.

NEW WASHINGTON HEIGHTS COMMUNITY PLAN REVIEW

Planning staff has initiated the internal review and update of the New Washington Heights Community Plan to ensure the document remains accurate and reflective of current demographic, environmental, and development conditions.

Current efforts are focused on verifying updated census and demographic data and preparing revised narrative chapters for internal circulation. At this stage, the update is limited to internal review and data verification, but efforts will be scheduled to re-engage parts of the community to assess residents' appetite for County outreach.



ADOPTED PLANS AUDIT DOCUMENT

TRANSPORTATION PLANNING

GPATS IN 2026

GPATS concluded its 2025 meetings with the Policy Committee Meeting in October. The current meeting schedule for 2026 is as follows:

Policy Committee

- February
- May
- August
- October

Study Team

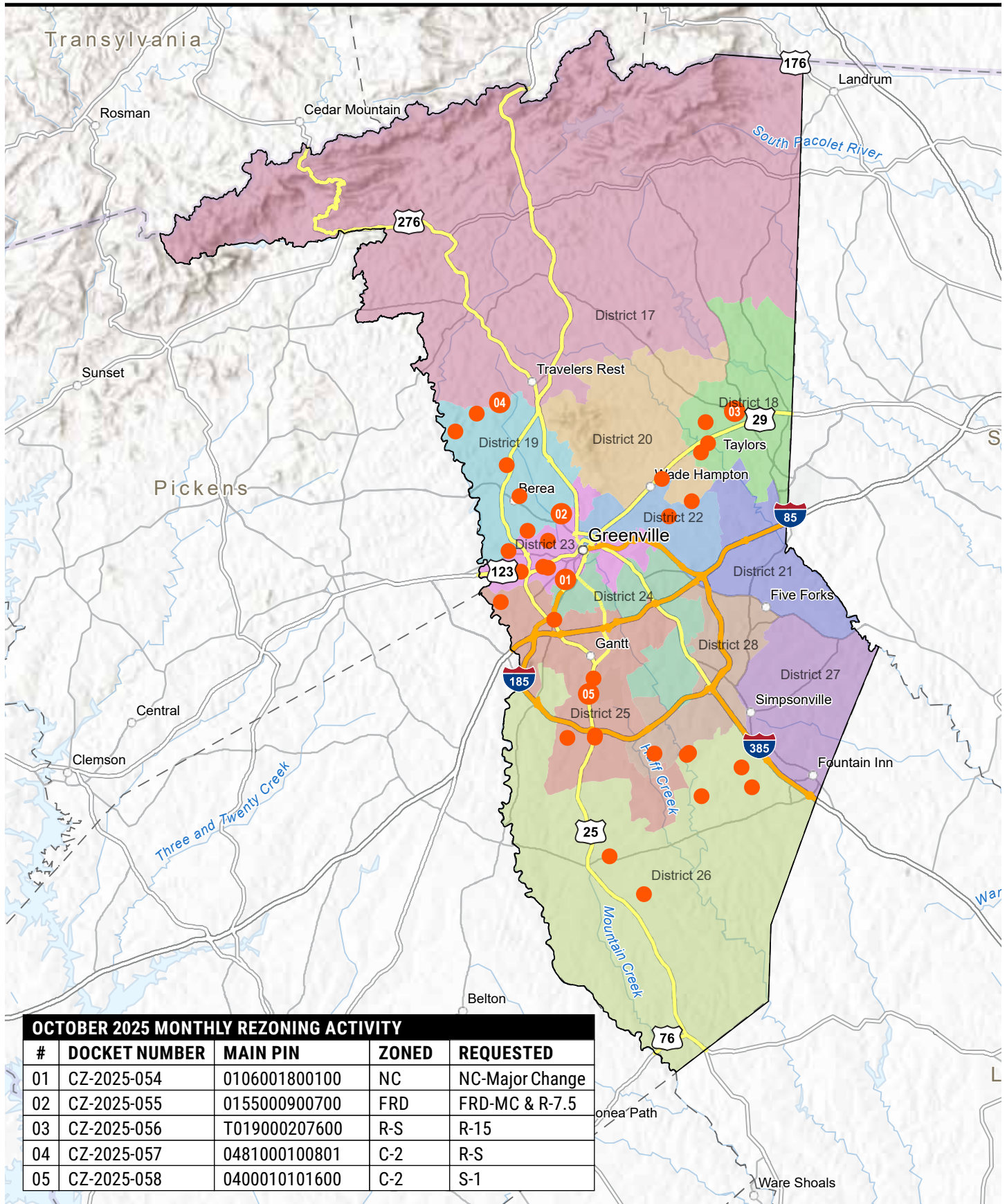
- January
- April
- July
- September

Please pencil in these dates. Formal meeting invites and packets are sent out prior to the meetings. If you need to get on our mailing lists, please visit <https://gpats.org>, or contact Staff at gpats@greenvillecounty.org.

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

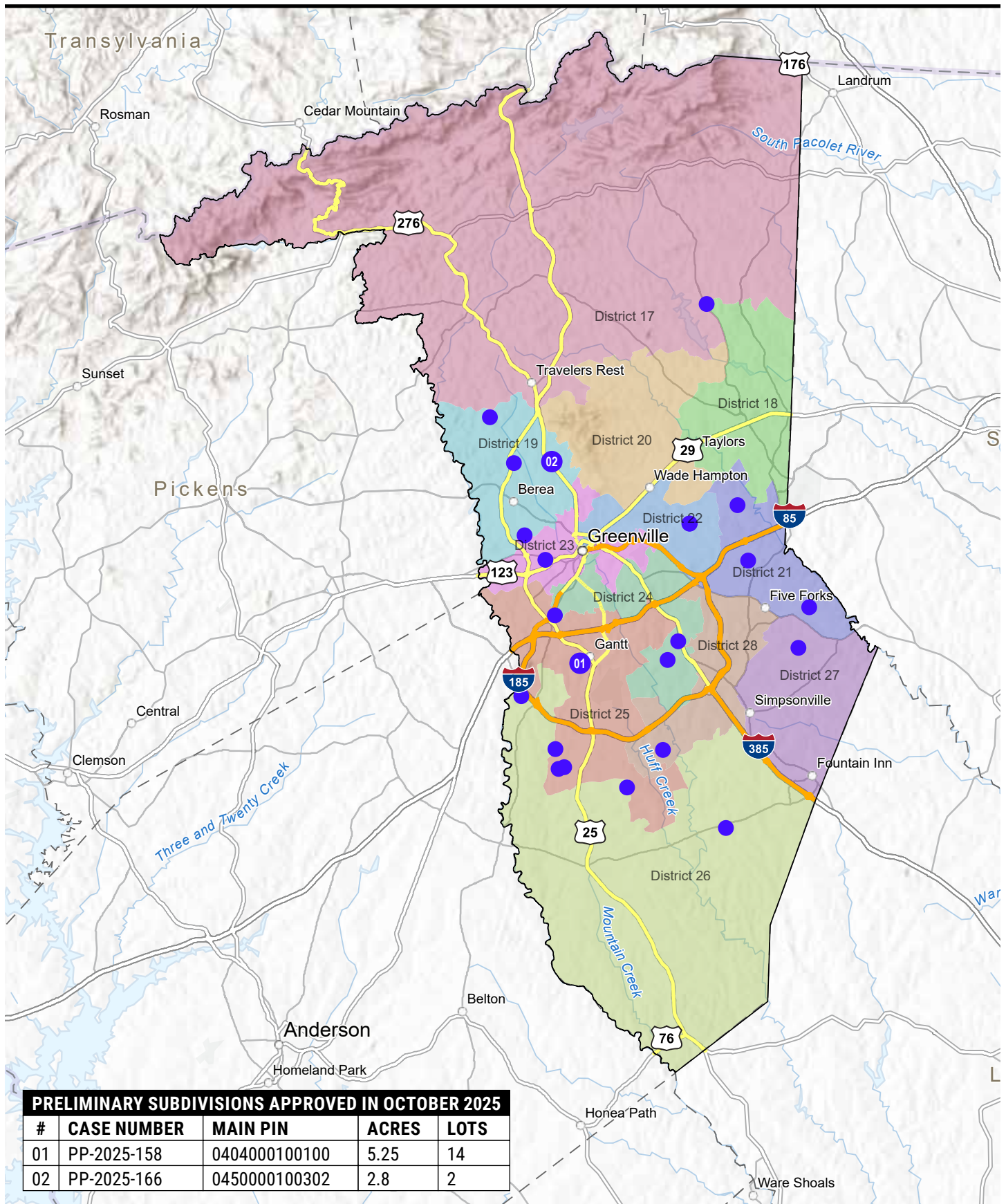
GPATS will be embarking on the next major Long-Range Transportation Plan in 2026. A Request for Proposals was released and open until October 16th, with the intent on having them on board before the Holidays. GPATS and Greenville County Purchasing are currently reviewing proposals. This Plan will update 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 October, 2025.

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **3**
Manufactured Home New Set Up: **28**
Residential New Construction: **237**
Residential New Construction Duplex: **4**
Townhome: **47**

TOTAL PERMITTING FEES COLLECTED

\$1,407,644.23
Year to date: \$10,198,766.3

CODE ENFORCEMENT

New Code Enforcement Cases: **120**
Code Enforcement Cases Closed: **182**
Total Active Code Enforcement Cases: **421**
\$9,149.86 collected by tax bills for Code Enforcement liens.
\$420.00 collected by the County Attorney for hold harmless agreements

Code Enforcement reports substantial progress on the demolition project at **303 Rosebay Drive**, with the structure removal nearing completion. This project, which began in October as scheduled, is expected to conclude within the coming days. The successful advancement of this demolition reflects the department's ongoing commitment to addressing unsafe and blighted properties throughout the county. Staff will continue to monitor priority properties for compliance with county standards as resources become available in the new fiscal year.

UPCOMING MEETINGS

December 1: Planning & Development Committee
December 2: County Council

December 10: Board of Zoning Appeals
December 15: Technical Advisory Committee