

DECEMBER 2025

GREENVILLE COUNTY



PLANNING REPORT



LONG RANGE PLANNING

ANNUAL REPORT

The Long Range Planning staff is spearheading the collaborative effort to compile the 2025 Greenville County Planning Department Annual Report, marking the first such publication since 2011. This comprehensive document aims to encapsulate the overarching themes and key developments observed across the Zoning Administration, Subdivision Administration, Transportation Planning, and Long Range Planning divisions over the past twelve months. It provides detailed progress updates on completed and ongoing projects, alongside insightful analyses of prominent trends emerging from cases reviewed by the Planning Commission and County Council. We are optimistic that this report will serve as a valuable resource for the public, elected officials, and stakeholders, fostering greater transparency and informed decision-making in our community's planning initiatives. The 2025 Annual Report is expected to be complete and available for review in early 2026.

MOUNTAIN CREEK OVERLAY DISTRICT

The Mountain Creek Community Overlay District is a proposed zoning initiative designed to establish tailored development guidelines that preserve the area's unique residential, recreational, and environmental character amid ongoing growth pressures. Situated east of Paris Mountain State Park, north of Rutherford Road, and south of Reid School Road within the Mountain Creek Watershed, this nearly 4,000-acre area encompasses established neighborhoods and portions of the former Pebble Creek Golf Course, where recent closures have sparked concerns over potential high-density housing. The overlay district aims to mitigate issues like increased traffic, flooding, and strain on local infrastructure while fostering better connectivity between communities and safeguarding natural features, including the watershed's ecological integrity.

Initiated in response to resident concerns about unchecked development, the project has evolved through collaborative efforts involving local stakeholders, county planning staff, and the Home Builders Association of Greenville. Since the September 2025 project update, resident stakeholders have thoroughly reviewed the draft ordinance and proposed enhancements, including stronger protections for existing specimen trees within buffer zones and

provisions to support the preservation of historic sites. These refinements reflect the community's commitment to balancing growth with heritage and environmental stewardship. The overlay remains on schedule, with a public open house and survey planned for early January 2026 to gather additional feedback. Following this, the refined proposal will be presented to the County Council for consideration and potential adoption, advancing Greenville County's broader goals of sustainable and community-driven planning.

HISTORIC PRESERVATION COMMISSION

In a recent session, the HPC reviewed and provided feedback on plans for picnic shelters and a restroom facility as part of a proposed 9-acre public park within the 30-acre Jones Mill historic site in Fountain Inn, South Carolina. This site, owned and managed by the Fountain Inn History Museum, centers around the iconic Jones Grist Mill, a structure dating back to the 1860s and originally known as Stone's Mill. With roots tracing to around 1813 when American Revolution veteran John Bruce established early milling operations, the mill represents a cornerstone of the region's agrarian and industrial past, once utilizing a granite foundation and heart pine construction. Despite a damaging fire in June 2024 that affected the upper levels and ongoing restoration efforts, the mill remains a functional grist mill, symbolizing Fountain Inn's commitment to historical authenticity.

The envisioned park development aims to transform the site into an accessible community resource, blending recreation with education and environmental stewardship. In addition to the operable grist mill, planned features include an amphitheater for events, a scenic boardwalk along the adjacent creek, and nature trails for hiking and exploration. Supported by \$1.6 million in state funding secured in 2022 and recent annexation approvals, this initiative seeks to honor the site's heritage while providing modern amenities that enhance public engagement and connectivity to Greenville County's natural and historical landscapes. The Commission's input ensures that all elements respect the site's historical significance, paving the way for a harmonious integration of preservation and community use.

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

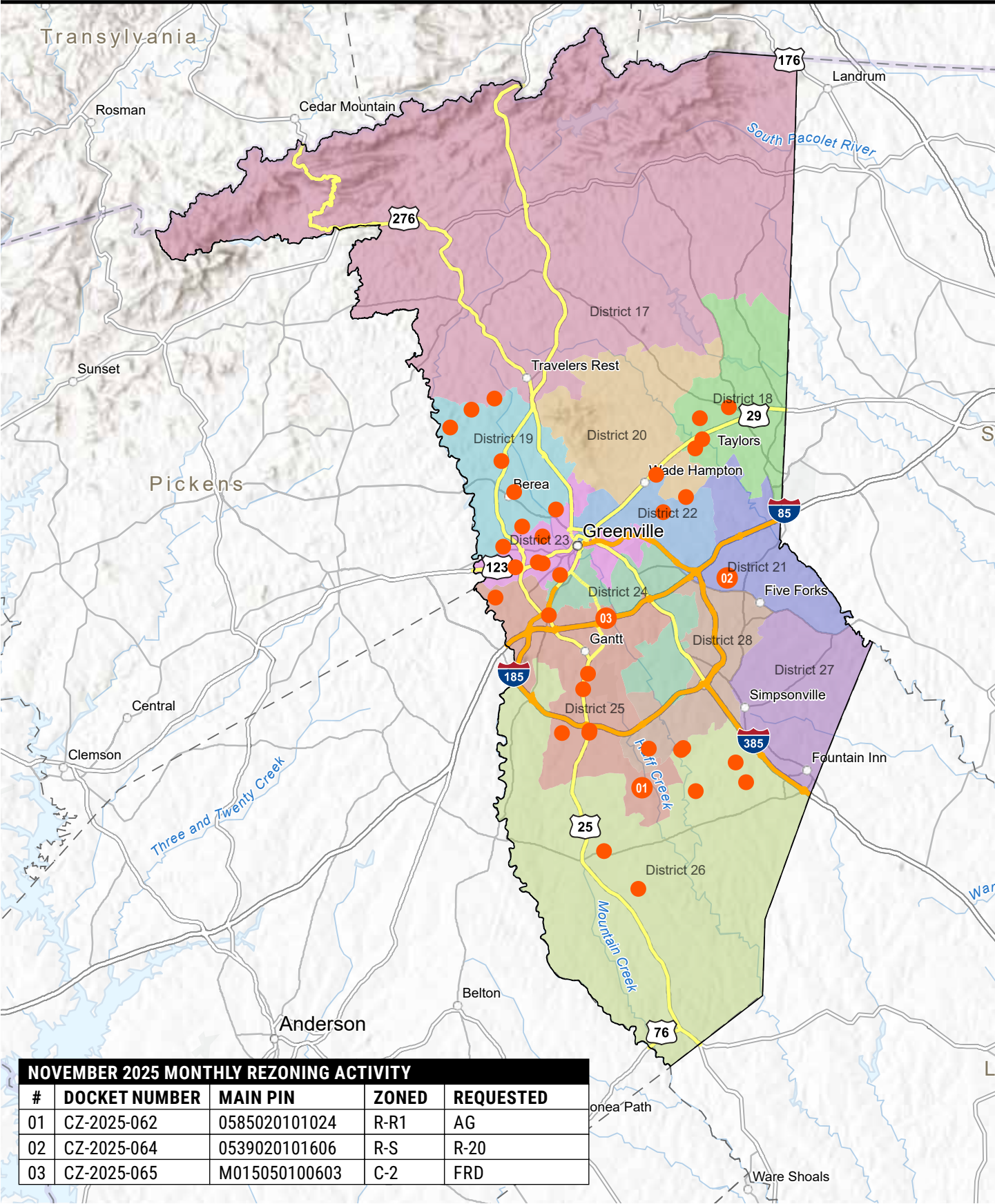
- January
- April
- July
- September

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 **GPATS.org**, or contact Staff at: **gpats@greenvillecounty.org**.

GPATS HORIZON2050 LONG-RANGE TRANSPORTATION PLAN

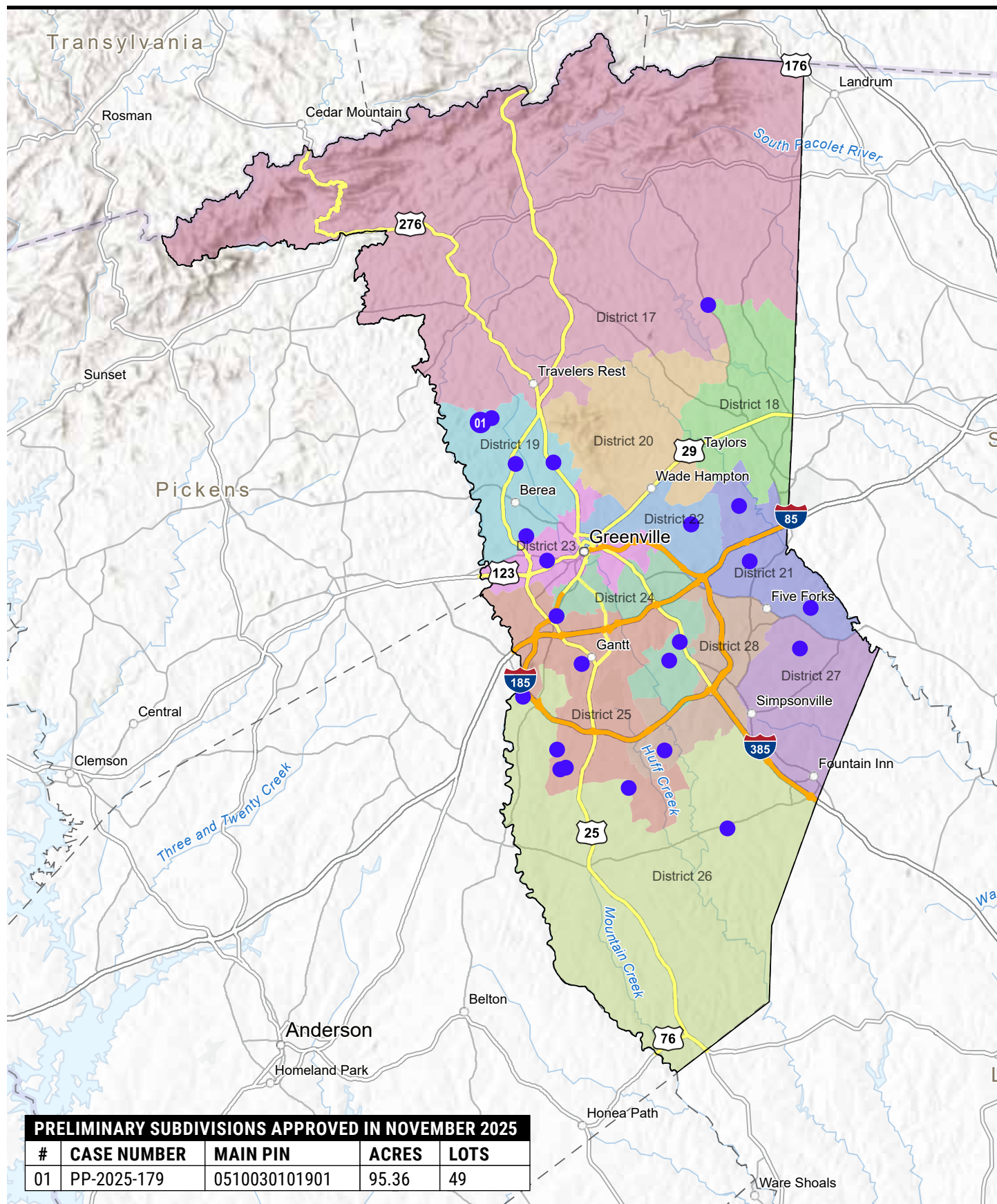
GPATS will be embarking on the next major Long-Range Transportation Plan in 2026. A Request for Proposals was released and open until October 16th, with the intent on having them on board before the Holidays. GPATS and Greenville County Purchasing are currently reviewing proposals. This Plan will update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

CERTIFICATES OF OCCUPANCY

Commercial New Construction: **4**
Manufactured Home New Set Up: **12**
Residential New Construction: **118**
Residential New Construction Duplex: **0**
Townhome: **25**

TOTAL PERMITTING FEES COLLECTED

\$985,149.95
Year to date: \$11,183,916.25

CODE ENFORCEMENT

New Code Enforcement Cases: **150**
Code Enforcement Cases Closed: **140**
Total Active Code Enforcement Cases: **432**
\$79,467.64 collected by tax bills for Code Enforcement liens.
\$225.00 collected by the County Attorney for hold harmless agreements

Code Enforcement, in collaboration with Litter Prevention, responded to a citizen request by conducting a comprehensive “sweep” of the New Washington Heights Community on November 20, 2025. During the operation, Litter Prevention successfully removed 8,620 pounds of trash and debris from the right-of-way, while a total of 23 code enforcement cases were initiated to address identified violations. This proactive initiative underscores the department’s dedication to enhancing community cleanliness and safety across Greenville County. Both agencies are scheduled to return in December for follow-up inspections to ensure sustained compliance and progress.

UPCOMING MEETINGS

January 6: County Council
January 12: Zoning Public Hearing
January 14: Board of Zoning Appeals
January 15: Historic Preservation Commission

January 15: Lunch & Learn (South Tower, Conf Room 1, 12:30 pm)
January 20: County Council
January 20: Subdivision Advisory Committee
January 28: Planning & Development Committee