

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

JANUARY 2023



UNIFIED DEVELOPMENT ORDINANCE (UDO)

On Thursday, January 26, 2023 planning staff will host a Joint Council-Planning Commission Workshop and subsequent Public Open House to introduce the draft of Module 2A of the Unified Development Ordinance. These sections of the UDO include Parking and Loading standards, Buffers and Screening, Outdoor Lighting, Building Design, and Transportation Corridor Preservation. At this meeting, elected and appointed officials will hear a summary presentation of this module and will engage with consultants White & Smith, LLC for questions and comments. Afterward, the public is invited to an Open House to review these draft documents, discuss content with county staff, and provide feedback, suggest edits, and comment on the project.



HISTORIC PRESERVATION COMMISSION

After several workshops held in November and December with Peace Center representatives, the Historic Preservation Commission approved plans for the Markley Coach Factory Blacksmith Shop on the Peace Center campus.

This structure is located within The Reedy River Industrial Historic District on the National Register of Historic Places, and will be home to the Coach Music Factory performance venue. The HPC was named as a reviewing entity when the Peace Center purchased the property in 1991.

Markley Coach Factory



This month the Commission will review completed restoration work at the Spring Park Inn in Travelers Rest, which is on the National Register of Historic places and the County's Historic Register.

The restored Inn will now be open to the public as a museum.

Spring Park Inn



TRANSPORTATION PLANNING

GPATS POLICY COMMITTEE

GPATS Kicking Off 2023

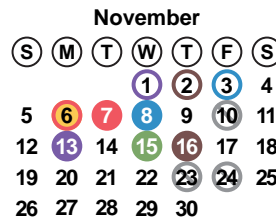
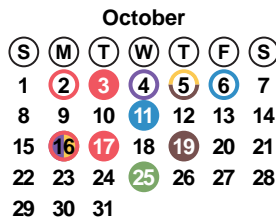
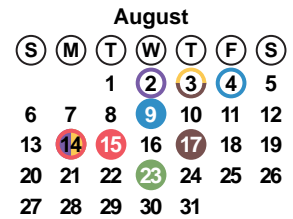
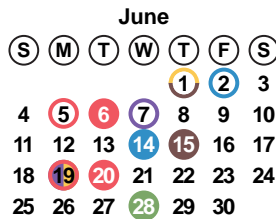
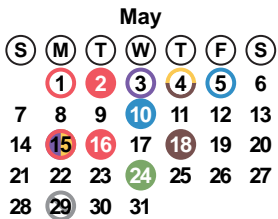
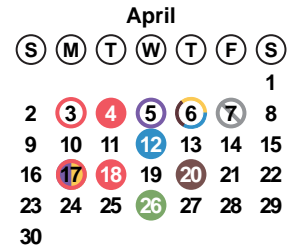
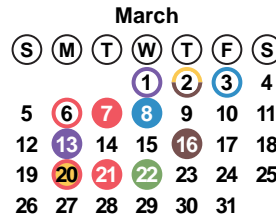
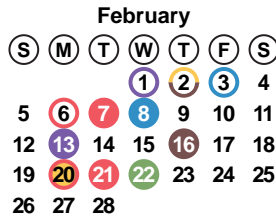
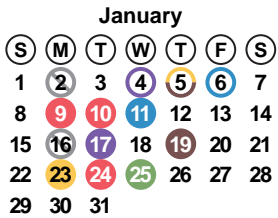
GPATS is spinning up for another great and busy year! Staff is currently processing changes to the Policy Committee Membership and gearing up for its first meetings of 2023. The Study Team will be meeting on January 30th, and the Policy Committee on February 27th, both at 10am in Greenville County Square, Suite 400. Anyone who does not receive the GPATS emails and wishes to do so, please contact Keith Brockington at kbrockington@greenvillecounty.org. GPATS will also be hosting a "GPATS 101 Training Session" for anyone wishing to learn more about GPATS or who may wish for a refresher. This training will be held in February, date and time to be determined.



2023 PLANNING CALENDAR

v-221130 NEM

2023 GREENVILLE COUNTY PLANNING CALENDAR

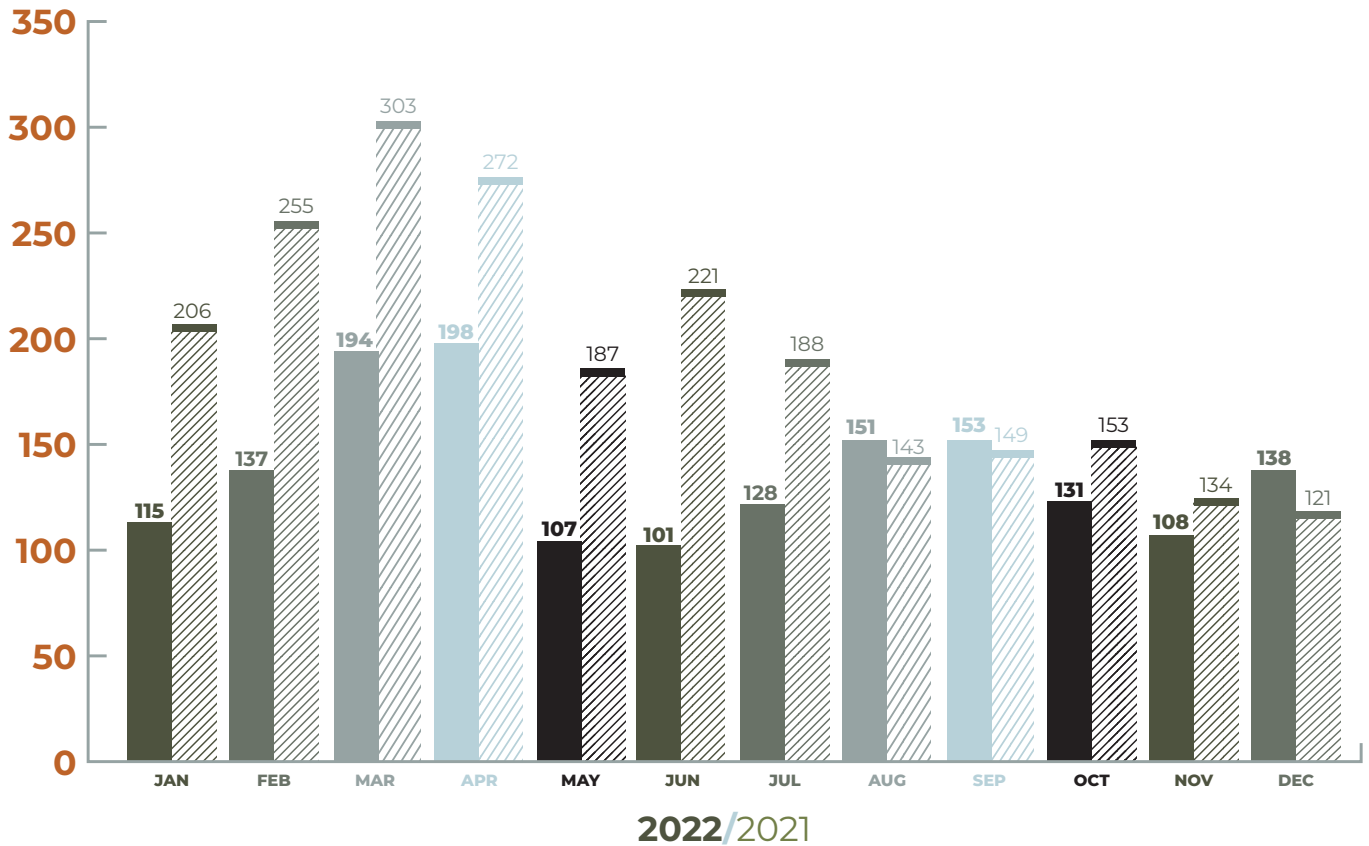


- County Council
1st and 3rd Tuesday (6:00 pm)
- Zoning Public Hearing
3rd Monday (6:00 pm)
- Board of Zoning Appeals (BZA)
2nd Wednesday (3:00 pm)
- Subdivision Advisory Committee
2nd or 3rd Monday (9:30 am)
- Planning & Development Committee
1st and 3rd Monday (5:00 pm, varies)
- Rezoning Application Deadline
Thursday (12:00 pm)
- BZA Application Deadline
1st or 2nd Friday (12:00 pm)
- Subdivision Plan Application Deadline
1st Wednesday (12:00 pm)
- Planning Commission (GCPC)
4th Wednesday (4:30 pm)
- Historic Preservation Commission
3rd Thursday (12:00 pm)
- HPC Application Deadline
1st Thursday (12:00 pm)
- Holiday

*All dates subject to change

CONSTRUCTION ACTIVITY

- Dec 2022 New Single-Family Detached Housing starts: 138
- Dec 2022 New Townhouse/Condo starts: 64
- Dec 2022 New Commercial starts: 51



NEW SINGLE-FAMILY DETACHED HOUSING STARTS

2022 TOTAL: 1,661

2021 TOTAL: 2,332 2020 TOTAL: 2,129

2019 TOTAL: 1,951 2018 TOTAL: 2,275 2017 TOTAL: 1,901

MONTHLY BUILDING REPORT

**Greenville County Planning and Code Compliance
Fiscal Year 2023
Summary Report December 2022**

New Single Family Dwelling Starts (July 2022 - June 2023) -	809
New Single Family Dwelling Starts (Month of December 2022) -	138
New Townhouse - Starts (Month of December 2022) -	64
New Commercial Starts - (Month of December 2022) -	51

	Current Mth Dec-22	Last Month Nov-22	YTD - FY22 7/22 - 6/23	Prior Yr Same Mth Dec-21	YTD - FY21 7/21 - 6/22
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	808	570	4,031	577	8,788
COMMERCIAL NEW CONSTRUCTION	57	39	319	32	565
OTHER NEW CONSTRUCTION	77	122	768	139	1,761
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	189	187	1,848	296	3,692
SIGN PERMITS	30	22	173	34	454
RESIDENTIAL RENOVATION	335	406	2,383	320	5,087
COMMERCIAL RENOVATION	143	140	1,039	212	2,518
MOBILE HOMES	13	19	119	22	284
TOTAL PERMITS ISSUED	1,652	1,505	10,680	1,632	23,149
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$187,733.00	\$131,950.50	\$ 906,493.50	\$138,903.50	\$ 2,074,619.00
COMMERCIAL NEW CONSTRUCTION	\$59,545.00	\$20,137.00	\$ 592,276.50	\$ 7,742.50	\$ 741,916.80
OTHER NEW CONSTRUCTION	\$5,216.50	\$8,370.50	\$ 52,936.00	\$9,419.00	\$ 113,615.00
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$10,189.00	\$9,151.50	\$ 77,781.95	\$12,515.70	\$ 176,886.85
SIGN PERMITS	\$1,477.50	\$1,282.50	\$ 8,955.00	\$1,743.00	\$ 22,726.00
RESIDENTIAL RENOVATION	\$26,195.50	\$30,396.25	\$ 180,858.25	\$24,954.50	\$ 380,072.15
COMMERCIAL RENOVATION	\$29,772.00	\$17,781.50	\$ 216,566.00	\$25,757.50	\$ 456,225.80
MOBILE HOMES	\$1,020.00	\$1,500.00	\$ 9,000.00	\$1,740.00	\$ 21,930.00
TOTAL FEES COLLECTED - PERMITS	\$321,148.50	\$220,569.75	\$2,044,867.20	\$222,775.70	\$3,987,991.60
OTHER FEES (Collections for departmental/other agencies)	\$11,537.93	\$5,210.63	\$ 49,513.62	\$7,058.65	\$ 89,209.62
GRAND TOTAL FEES	\$332,686.43	\$225,780.38	\$2,094,380.82	\$229,834.35	\$4,077,201.22
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,770	1,817	9,790	2,072	25,328
PLUMBING	1,215	1,096	5,951	1,281	17,116
MECHANICAL	1,636	1,477	8,153	1,852	22,078
BUILDING	2,447	2,383	13,420	2,901	36,100
MANUFACTURED HOMES	38	36	249	60	618
Total Building Safety Inspections	7,106	6,809	37,563	8,166	101,240
CODE ENFORCEMENT	483	555	3,414	407	8,385
FLOODPLAIN	7	7	57	0	125
TOTAL ALL INSPECTIONS	7,596	7,371	41,034	8,573	109,750
Certificates of Occupancy (Res-163; Comm-110; MH-25)	298	218	1,251	330	3,257

SUBDIVISION ACTIVITY

MAJOR SUBDIVISION PROPOSALS

	Dec 2022 Total	Jul 22 - Dec 22 YTD
Acres Developed	236.12	1,451.92
Lots Added	529	2,577
Linear Feet of Public Roads Added	17,070	89,409
Linear Feet of Private Roads	1,819	7,670
Open Space Preserved (Acres)	110.88	597.17
Subdivisions Served by Septic	0	5
Subdivisions Served by Public Sewer	5	24
Subdivisions in Unincorporated Area	5	29
Subdivisions in Municipalities	0	3

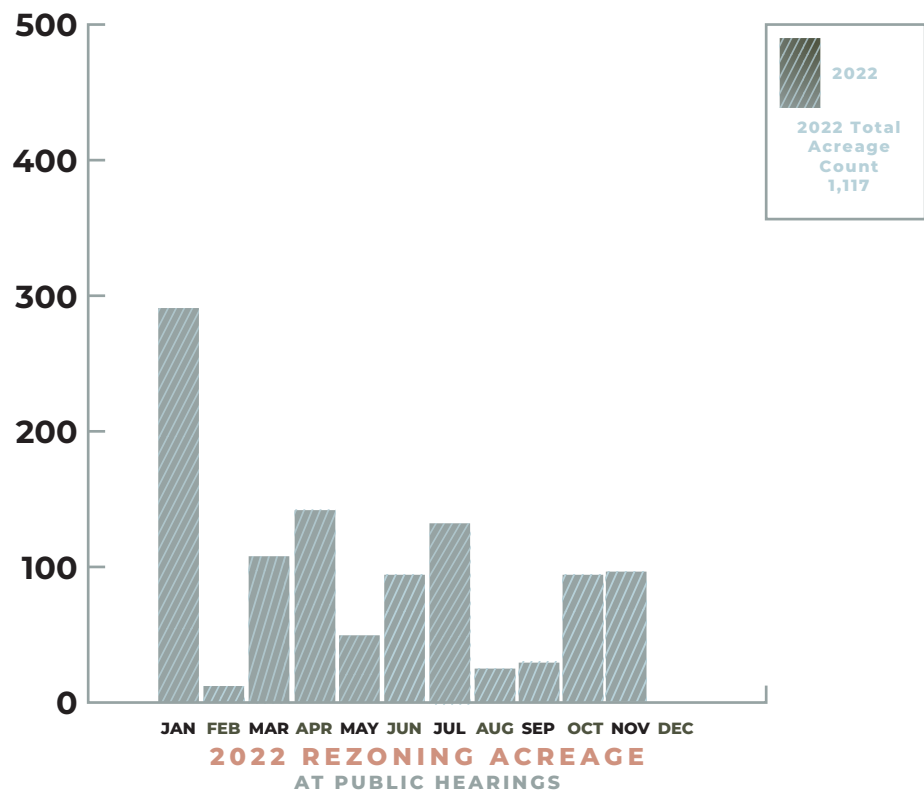
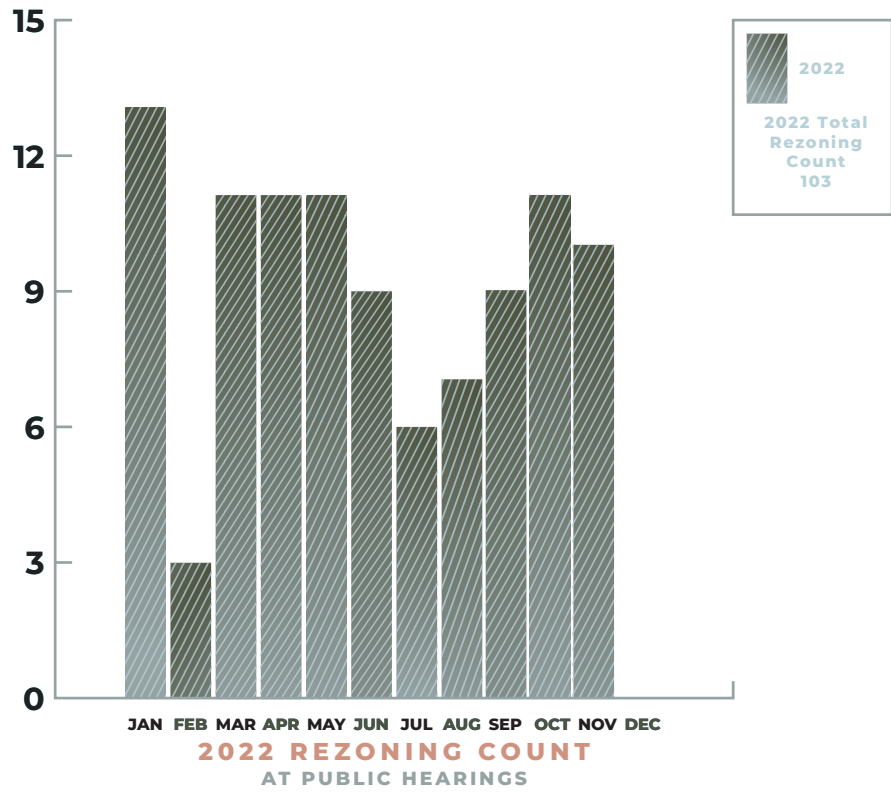
FEE SUMMARY - DEC 2022

Fee Type	Dec 2022 Total	Jul 22 - Dec 22 YTD	Dec 2021 Total	Jul 21 - Dec 21 YTD
Preliminary Plan Fees	\$1,810	\$33,400	\$10,540	\$45,850
Final Plat Fees	\$1,800	\$24,870	\$2,580	\$21,605
Summary Plat Fees	\$1,200	\$6,550	\$2,260	\$12,270
Simple/ Exempt Plat Fees	\$365	\$4,166	\$545	\$2,731
Financial Security Fees	\$7,750	\$29,625	\$1,800	\$21,900
Road Name Change Fees	\$0	\$0	\$0	\$500
Drainage Easement Abandonment Fees	\$0	\$0	\$0	\$0
Variance Fees	\$0	\$2,000	\$0	\$1,600
FOIA (Copy Expense) Fees	\$71	\$121.27	\$0	\$0
Total	\$12,996	\$100,732.27	\$17,725	\$106,456

CUSTOMER SERVICE - DIGITAL LOGINS

Subdivision	Dec 22	YTD	Dec 21	YTD	Dec 20	YTD
Total Visits	154	1138	174	1056	191	1134

REZONING ACTIVITY



COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

December 2022:

- New construction projects: **31**
- Average project value: **\$1,572,043.16**
- Total project value this month: **\$48,733,338.00**

Calendar Year Totals:

- Total commercial construction dollars for 2022: **\$ 870,497,940.00**
- Total for 2021: \$589,187,852
- Total commercial projects for 2022: **751**
- Total for 2021: 1,086

CODE ENFORCEMENT

Code Enforcement December Check-In Count: **48**

13 Fires reported and inspections performed for permit approval or demolition

Sign Enforcement

- 0** Sign Violations cited
- 0** Sign permits processed
- 250** Bandit signs removed

0 Service Requests answered

9 properties sent for force cut/clean up

1 property sent for securing

\$1,268.41 collected from tax bills for liens placed

\$375 collected from County Attorney for hold harmless agreements

Code Enforcement assisted the Greenville County's

Sheriff's Deputies, Fire Departments and /or Greenville County Animal Control with inspections of the following houses and properties. Structures that needed to be condemned were placarded.

- 2603 North Pleasantburg Drive
- 3683 South Industrial Drive
- 118 Dobbins Road
- 113 Alhambra Avenue
- 3 Finley Street
- 5 Finley Street
- 100 Parker Cone Way
- Union Bleachery Mill
- 109 Aladdin Street
- 36 Cunningham Circle
- 9 Yale Street

FLOODPLAIN ADMINISTRATION

Land Acquisition:

Demolition Completed: 1 (4 Langston Street)

Floodplain Reviews:

- 33** Subdivisions/Summary Plats/Final Plats
- 0** Zoning Applications
- 39** Commercial Plans
- 57** Grading Permit Applications
- 40** General

Special Projects:

Upper Broad Watershed Discovery Meeting with SCDNR was held on November 12, 2021. Discussed County needs with study.

Met with SCEMD and SCDNR on 09/21/2022 regarding status of BRIC and FMA grant for Enoree Basin Study. Indicated earliest award spring of 2023.