

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

APRIL 2024



LONG-RANGE PLANNING

GOWENSVILLE ZONING INITIATION EFFORT

Staff continues to work with energized residents of the Gowensville Community to initiate zoning in the Dark Corner of Greenville County. Currently 223 property owners with over 2,700 acres of property have petitioned County Council to zone their property in an effort to control growth, limit sprawl, and maintain the rural character of their community. A community meeting to review the proposed zoning map and verify petitions will tentatively be held on May 2nd from 6:00 to 8:00 p.m. at Gowensville Baptist Church. The petitioners and the community at large are invited to hear about the voluntary zoning plan and learn about the land use protections that zoning may offer. Residents wishing to join the petition may do so at the community meeting or by filing an individual application with Greenville County Zoning Administration up to six months after the effective date of this zoning effort.



Gowensville

HISTORIC PRESERVATION COMMISSION

This month the Commission will meet at Slater Hall Community Center in order to review proposed restoration and refurbishment work. This phase of the project will include the addition of an elevator for ADA accessibility to the second floor, as well as modifications to the bathrooms.



Slater Hall Community Center

In March, Representative Mike Burns and Senator Tom Corbin announced a \$1.3 million State investment in the 185,000 square foot Hall.

Opened in 1934 and described as “a magnet for the community,” the Hall historically served as an activity center for the three nearby churches, an educational and recreation center for the mill village, a basketball gymnasium, and a movie theater. For decades, however, use of the Hall has been limited to the first floor as the upper two floors awaited repairs. The Historic Preservation Commission is tasked with ensuring that the historic character of the building is preserved, while allowing for modern improvements.

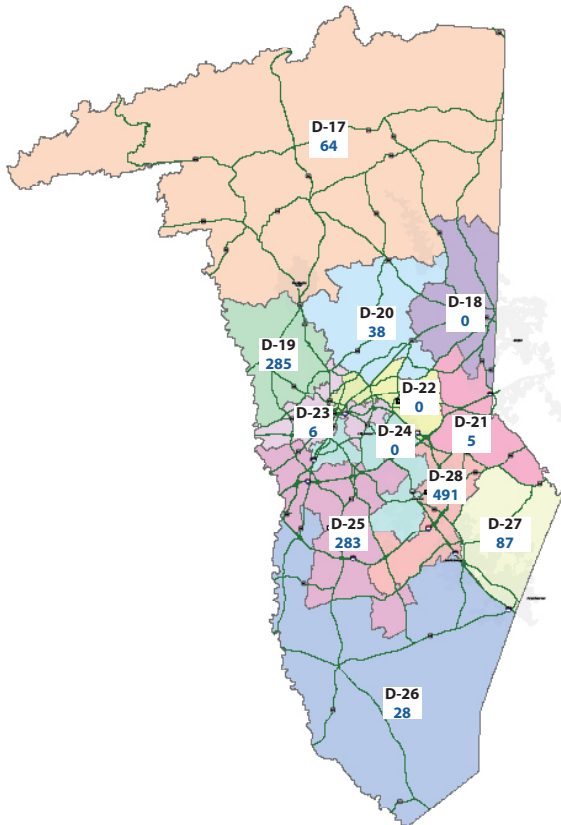
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

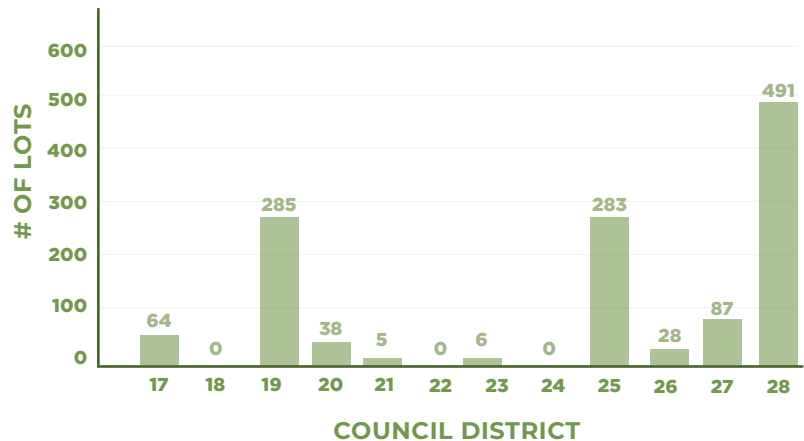
MAJOR SUBDIVISION PROPOSALS, MARCH FY 2024

	March 2024 Total	July 23' - Mar 24'
Acres Developed	92.23	699.50
Lots Added	190	1,339
Linear Feet of Public Roads Added	8,401	54,529
Linear Feet of Private Roads	0	2,862
Open Space Preserved (Acres)	19.63	178.61
Subdivisions Served by Septic	1	3
Subdivisions Served by Public Sewer	2	15
Subdivisions in Unincorporated Area	3	18
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

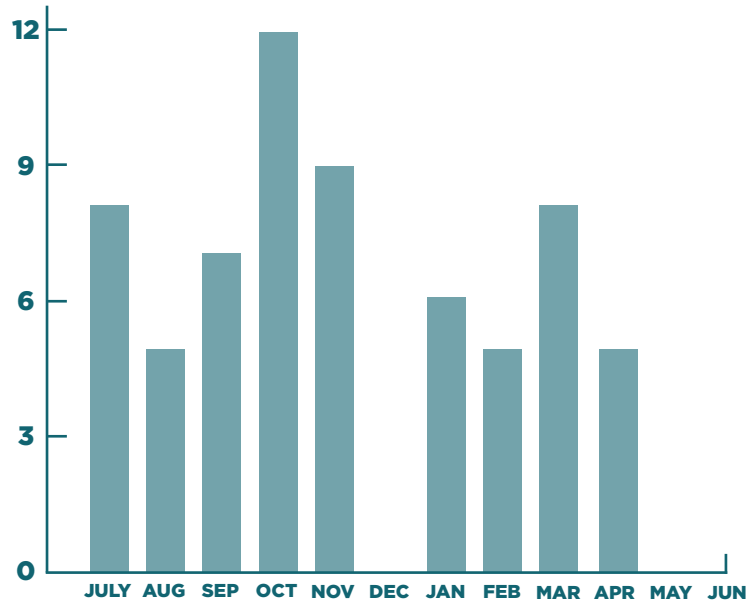


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

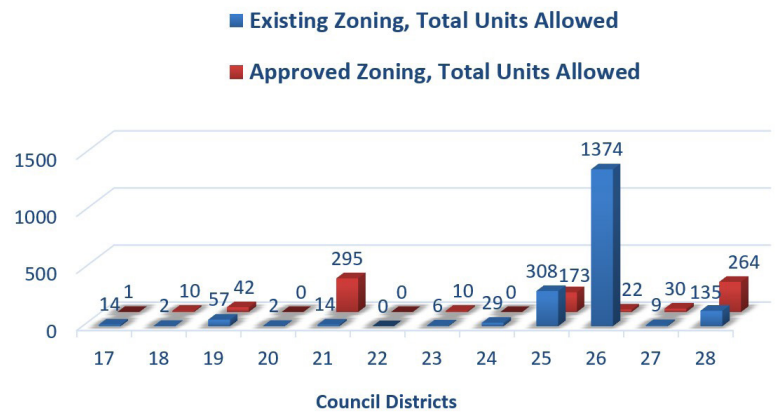
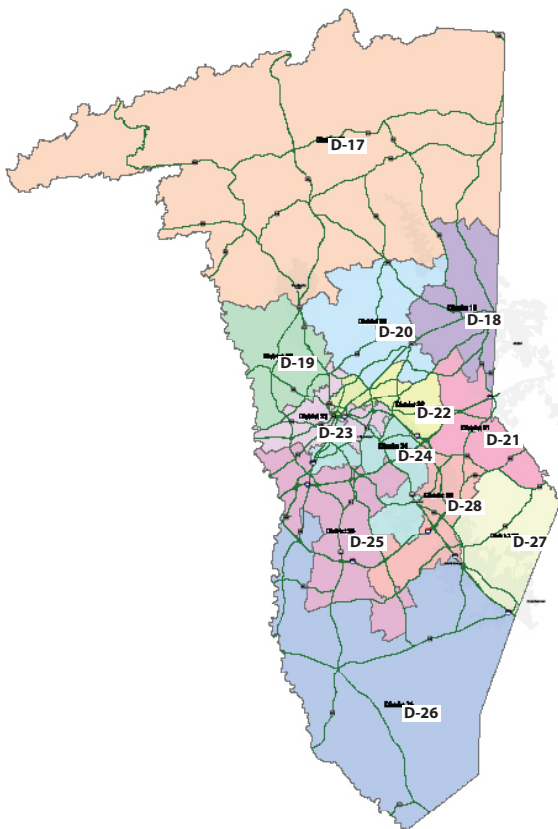


ZONING ADMINISTRATION

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 2024
 Summary Report March 2024

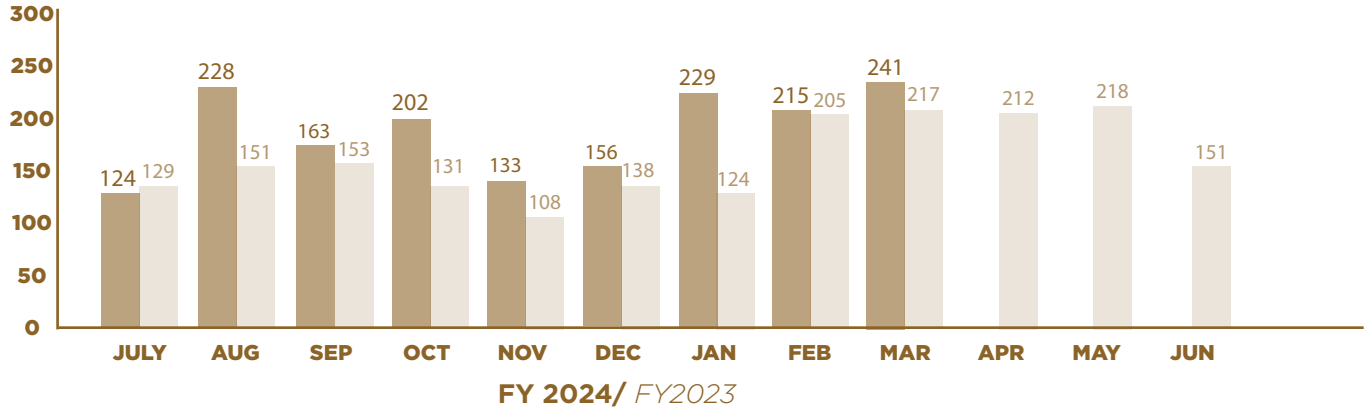
New Single Family Dwelling Starts (July 2023 - June 2024) -	1,721
New Single Family Dwelling Starts (Month of March 2024) -	241
New Commercial Starts - (Month of March 2024) -	14

	Current Mth Mar-24	Last Month Feb-24	YTD - FY24 7/23 - 6/24	Prior Yr Same Mth Mar-23	YTD - FY23 7/22 - 6/23
<i>PERMITS ISSUED:</i>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	201	218	1,603	954	8,788
COMMERCIAL NEW CONSTRUCTION	7	3	69	56	579
OTHER NEW CONSTRUCTION	179	201	2,532	153	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	273	253	2,640	249	3,508
SIGN PERMITS	34	33	228	27	319
RESIDENTIAL RENOVATION	143	150	1,119	427	4,789
COMMERCIAL RENOVATION	85	115	896	183	1,852
MOBILE HOMES	21	29	253	29	226
TOTAL PERMITS ISSUED	943	1,002	9,340	2,078	21,924
<i>FEES COLLECTED:</i>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$696,595.60	\$653,336.35	\$ 4,460,320.80	\$215,086.50	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$213,226.13	\$72,193.13	\$ 1,723,945.75	\$24,246.50	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$33,543.25	\$34,532.50	\$ 393,157.58	\$10,194.00	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$52,726.68	\$40,773.88	\$ 513,218.18	\$15,858.50	\$ 186,157.95
SIGN PERMITS	\$4,722.50	\$4,395.00	\$ 32,315.27	\$1,444.50	\$ 15,739.50
RESIDENTIAL RENOVATION	\$68,084.50	\$70,461.00	\$ 554,699.32	\$34,857.50	\$ 371,460.25
COMMERCIAL RENOVATION	\$82,687.91	\$122,308.63	\$ 919,559.51	\$58,437.50	\$ 423,866.00
MOBILE HOMES	\$2,930.00	\$5,250.00	\$ 41,251.30	\$2,070.00	\$ 16,950.00
TOTAL FEES COLLECTED - PERMITS	\$1,154,516.57	\$1,003,250.49	\$8,638,467.71	\$362,195.00	\$4,103,806.20
OTHER FEES (Collections for departmental/other agencies)	\$43,760.00	\$3,135.00	\$ 361,795.77	\$10,676.88	\$ 132,002.89
GRAND TOTAL FEES	\$1,198,276.57	\$1,006,385.49	\$9,000,263.48	\$372,871.88	\$4,235,809.09
<i>INSPECTIONS PERFORMED:</i>					
ELECTRICAL	1,720	1,929	15,452	2,400	23,258
PLUMBING	1,326	1,306	11,344	1,616	15,288
MECHANICAL	1,471	1,511	14,359	1,825	19,493
BUILDING	2,662	2,951	26,146	3,240	32,338
MANUFACTURED HOMES	17	43	431	28	497
Total Building Safety Inspections	7,196	7,740	67,732	9,109	90,874
CODE ENFORCEMENT	920	1,170	8,606	1,027	8,193
FLOODPLAIN	0	6	130	17	134
TOTAL ALL INSPECTIONS	8,116	8,916	76,468	10,153	99,201
Certificates of Occupancy (Res-122;- Comm-51; MH-16)	189	237	2,108	280	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 1,721
 New Single Family Dwelling Starts (Month of February 2024): 241
 New Commercial Starts - (Month of February 2024): 14



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2275

2021 total: 2332

2024 total: 685

2019 total: 1951

2022 total: 1661

2020 total: 2129

2023 total: 2141

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

March 2024:

- New construction projects: **31**
- Total project value: **\$18,984,761.00**

2024 Calendar Year Totals:

- Total commercial projects: 111
- Total project value: \$73,377,146.00

March 2023:

- New construction projects: 32
- Total project value: **\$25,069,151.00**

2023 Calendar Year Totals:

- Total commercial projects: 429
- Total project value: \$1,051,141,659.55

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 183

2024 Total: 609

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by mid-year.
 - Woolpert to complete Lake Lanier BFE analysis