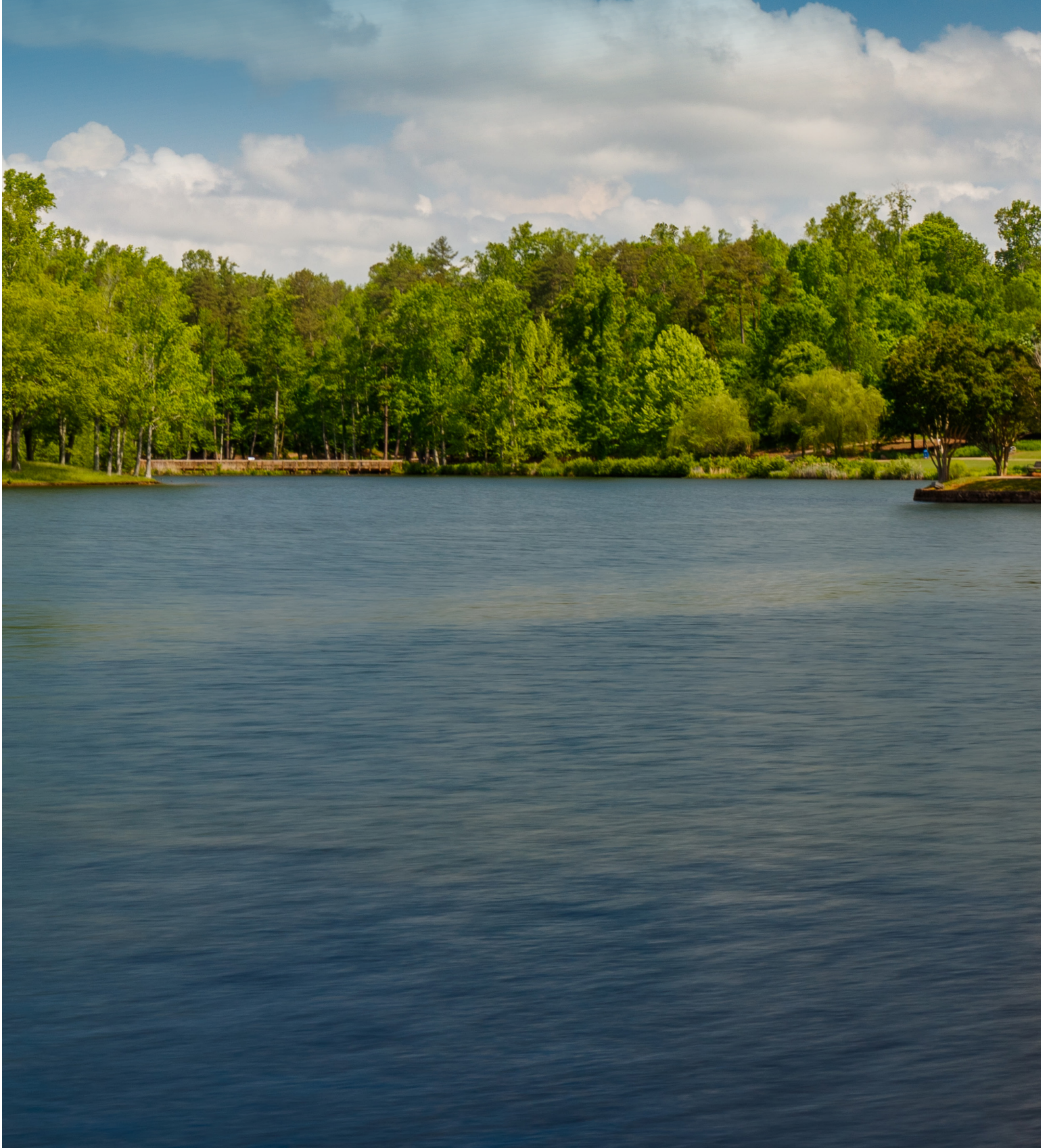


# PLANNING REPORT



**GREENVILLE COUNTY**  
PLANNING DIVISION  
CODE COMPLIANCE DIVISION

AUGUST 2024



# LONG-RANGE PLANNING

## 2025 GREENVILLE COUNTY HAZARD MITIGATION AND RESILIENCY PLAN

The Planning Department is pleased to provide an update on the recent activities of the Disaster Mitigation Committee (DMC), which convened on July 30th for its second meeting as part of the 2025 Greenville County Multi-Jurisdiction Hazard Mitigation and Resiliency Plan. This initiative aims to fortify the county's population, neighborhoods, businesses, and institutions against the impacts of future natural disasters, and it will serve as a new element of the Plan Greenville County comprehensive plan.

### DISASTER MITIGATION COMMITTEE COMPOSITION AND OBJECTIVES

The committee comprises 40 members, including 19 participant members. It consists of 10 county representatives and 7 municipal representatives. These members are tasked with collaborating with a consultant to identify risks in Greenville County, recommend projects and programs to minimize or eliminate impacts, and support the implementation of the plan and county efforts.

### RECENT MEETING HIGHLIGHTS

During the robust two-hour meeting on July 30th, the committee focused on identifying and discussing mitigation techniques to address the major hazards of concern in the county. These hazards include:

- Flooding
- High hazard dams
- Winter storms
- High winds
- Hail
- Wildfires
- Earthquakes
- Drought
- Landslides
- Sinkholes

The discussions were productive, with committee members sharing insights and strategies to enhance the county's resilience against these potential threats.

### NEXT STEPS

The third committee meeting is scheduled for this fall, with the final adoption of the plan slated for June 2025. The Planning Department looks forward to continued collaboration and progress in developing effective mitigation strategies to safeguard Greenville County.

## THE PIEDMONT AREA PLAN

At their July meeting, the Planning and Development Committee voted to initiate the adoption process for The Piedmont Area Plan in Greenville County. From here, the plan will go through a series of meetings, including a Public Hearing, before its adoption late this year. See below for a complete schedule of meeting dates and times.

Meeting Date	Meeting Title	Meeting Location/Time
September 16	County Council Public Hearing	Council Chambers, 6:00 PM
September 17	County Council First Reading	Council Chambers, 6:00 PM
September 25	Planning Commission	Council Chambers, 4:30 PM
October 14	Planning and Development Committee	Council Chambers, 5:00 PM
November 5	County Council Second Reading	Council Chambers, 6:00 PM
December 3	County Council Third Reading	Council Chambers, 6:00 PM
December 4	Effective Date of Area Plan Adoption	



**INTRODUCTION**

The UDO has been a major initiative over the past four years, involving extensive collaboration with a wide range of stakeholders to create a comprehensive, streamlined, and user-friendly ordinance. The UDO aims to implement our comprehensive plan, consolidate existing ordinances, and enhance development standards to ensure high-quality, sustainable growth that aligns with the County’s vision and goals.

**UDO UPDATE:**

A final review draft of the Unified Development Ordinance (UDO) is now available on the Planning website: <https://greenvillecounty.org/Planning/UDO.aspx>. Greenville County staff is working with the consultant to ensure that the draft reflects public and stakeholder feedback provided during the public engagement process. Most of the County’s current development-related regulations are carried forward into the final review draft UDO without substantive changes. Where the UDO proposes changes, they are intended to implement Plan Greenville County comprehensive, recommendations from the Zoning Code and Land Development Regulations Assessment, modernize the regulations, correct known problems with or inconsistencies in the regulations, and/or implement best practices. In addition to the draft ordinance, an explanatory report that highlights the major changes proposed in the UDO and a summary of all public comments received during the public engagement process is available on the Planning website.

**UDO PROJECTED TIMELINE**

The projected timeline for further review and adoption of the UDO is provided below:

Date	Action
8.12.2024	<b><u>Joint Workshop: Planning Commission and Greenville County Council</u></b> <ul style="list-style-type: none"> <li>• Meeting will be held in Council Chambers</li> <li>• Council and PC to review UDO, make notes for possible</li> </ul>
8.26.2024	<b><u>Joint Workshop: Planning Commission and Greenville County Council</u></b> <ul style="list-style-type: none"> <li>• Meeting will be held in Council Chambers</li> <li>• Review input and suggestions from Council and PC</li> </ul>
9.16.2024	<b><u>Special called Planning and Development Committee Meeting</u></b>
9.23.2024	<b><u>Public Input Session</u></b> <ul style="list-style-type: none"> <li>• Council only – not Planning Commission</li> <li>• Held in Chambers</li> </ul>
10.1.2024	<b><u>1st Reading at Council</u></b> <ul style="list-style-type: none"> <li>• Council will send it to the Planning Commission (10/23)</li> <li>• Planning Commission will send to P&amp;D (10/28 Special Called)</li> </ul>
10.23.2024	<b><u>Planning Commission Meeting</u></b>
10.28.2024	<b><u>Special Called Planning and Development Committee Meeting</u></b>
11.5.2024	<b><u>2nd Reading at Council</u></b> Public Hearing at Council
11.19.2024	<b><u>3rd Reading at Council – If we have a Special Called Council Meeting</u></b>
12.2.2024	<b><u>3rd Reading at Council – If NO Special Called Meeting on 11/19</u></b>

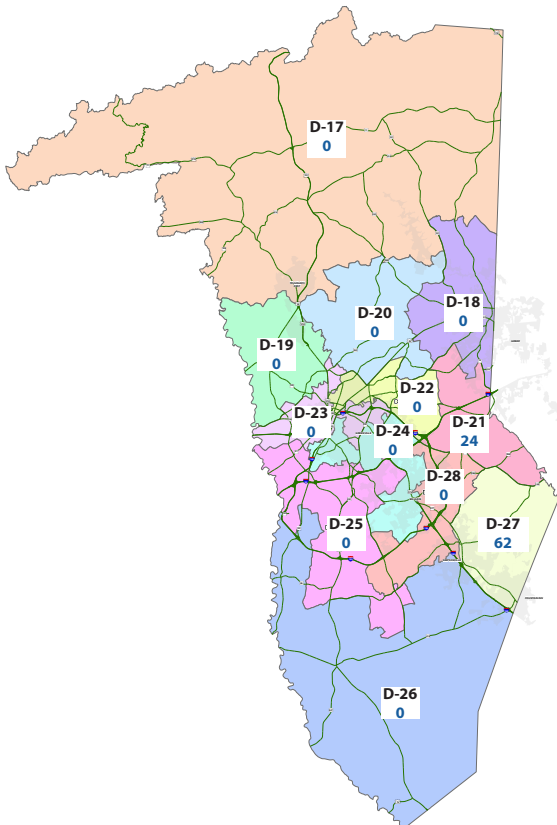
# SUBDIVISION ADMINISTRATION

## SUBDIVISION ACTIVITY

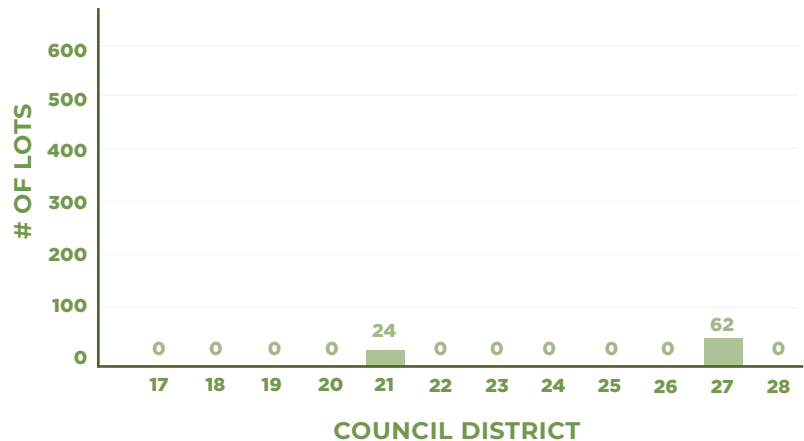
### MAJOR SUBDIVISION PROPOSALS, JULY FY 2025

	July 2024 Total	July 24' - June 25'
Acres Developed	50.54	50.54
Lots Added	86	86
Linear Feet of Public Roads Added	5,090	5,090
Linear Feet of Private Roads	0	0
Open Space Preserved (Acres)	23.76	23.76
Subdivisions Served by Septic	0	0
Subdivisions Served by Public Sewer	2	2
Subdivisions in Unincorporated Area	2	2
Subdivisions in Municipalities	0	0

## TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2025)

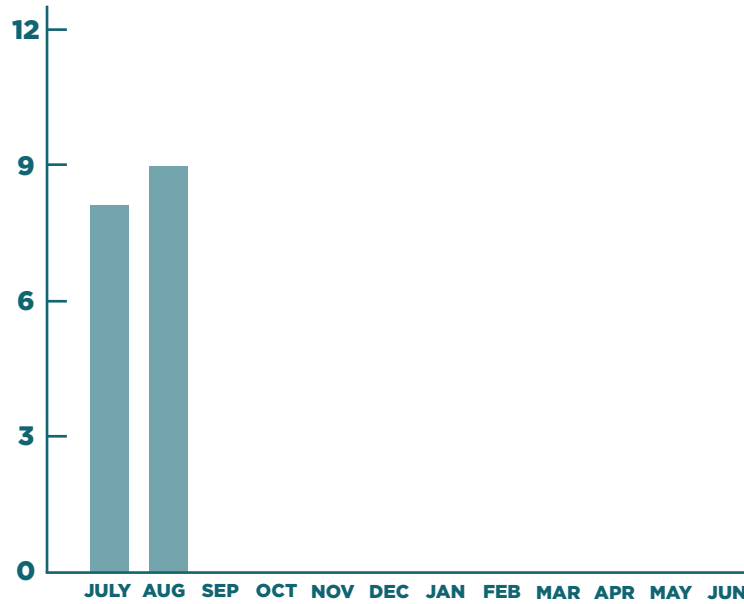


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

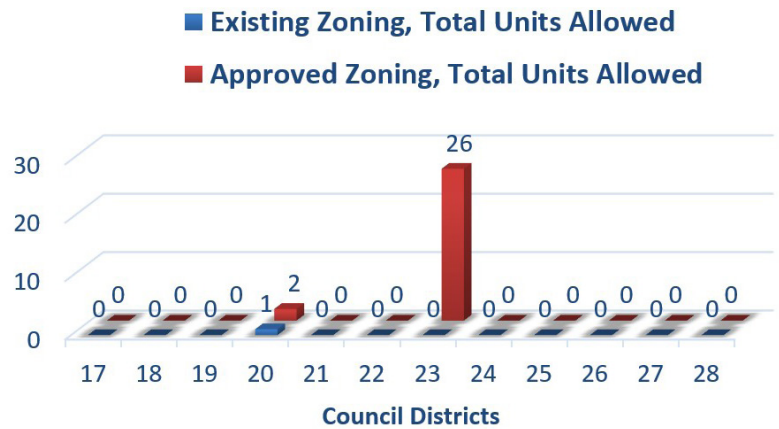
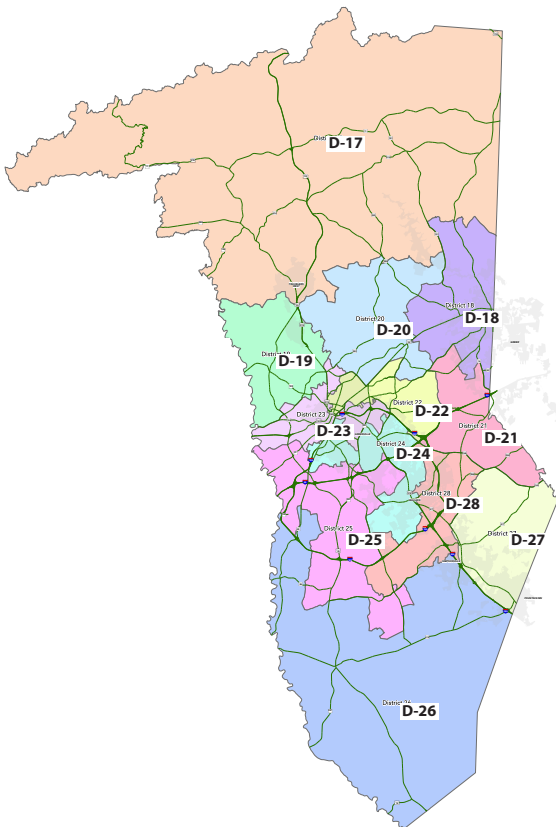


# ZONING ADMINISTRATION

## REZONING ACTIVITY (FY 2025)



## Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2025)



# MONTHLY BUILDING REPORT

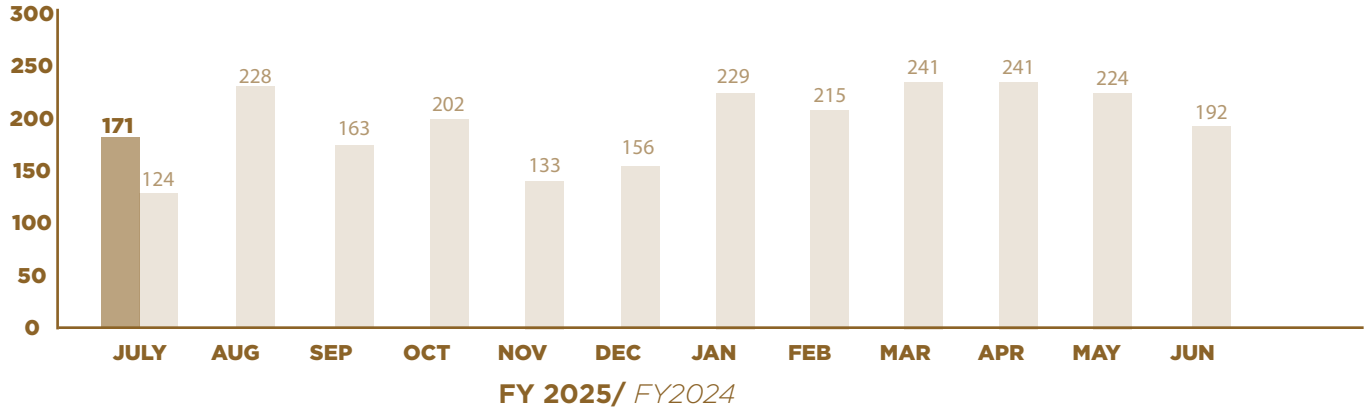
New Single Family Dwelling Starts (July 2024 - June 2025) -	171
New Single Family Dwelling Starts (Month of July 2024) -	171
New Commercial Starts - (Month of July 2024) -	14

	<b>Current Mth Jul-24</b>	<b>Last Month Jun-24</b>	<b>YTD - FY24 7/24 - 6/25</b>	<b>Prior Yr Same Mth Jul-23</b>	<b>YTD - FY23 7/23 - 6/24</b>
<b><u>PERMITS ISSUED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	185	240	185	133	133
COMMERCIAL NEW CONSTRUCTION	4	8	4	4	4
OTHER NEW CONSTRUCTION	166	148	166	404	404
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	251	197	251	296	296
SIGN PERMITS	31	20	31	21	21
RESIDENTIAL RENOVATION	132	145	132	48	48
COMMERCIAL RENOVATION	70	78	70	40	40
MOBILE HOMES	42	37	42	18	18
<b>TOTAL PERMITS ISSUED</b>	<b>881</b>	<b>873</b>	<b>881</b>	<b>964</b>	<b>964</b>
<b><u>FEES COLLECTED:</u></b>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$542,310.75	\$628,608.75	\$ 542,310.75	\$287,413.03	\$ 287,413.03
COMMERCIAL NEW CONSTRUCTION	\$1,558.13	\$70,620.63	\$ 1,558.13	\$47,236.61	\$ 47,236.61
OTHER NEW CONSTRUCTION	\$29,639.25	\$27,123.00	\$ 29,639.25	\$44,212.94	\$ 44,212.94
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$32,908.00	\$26,446.75	\$ 32,908.00	\$51,523.79	\$ 51,523.79
SIGN PERMITS	\$5,049.21	\$3,215.60	\$ 5,049.21	\$3,557.11	\$ 3,557.11
RESIDENTIAL RENOVATION	\$68,609.25	\$63,192.50	\$ 68,609.25	\$26,156.09	\$ 26,156.09
COMMERCIAL RENOVATION	\$229,161.91	\$33,591.26	\$ 229,161.91	\$28,313.91	\$ 28,313.91
MOBILE HOMES	\$4,990.00	\$5,460.00	\$ 4,990.00	\$2,298.90	\$ 2,298.90
<b>TOTAL FEES COLLECTED - PERMITS</b>	<b>\$914,226.50</b>	<b>\$858,258.49</b>	<b>\$914,226.50</b>	<b>\$490,712.38</b>	<b>\$490,712.38</b>
OTHER FEES (Collections for departmental/other agencies)	\$6,049.70	\$7,083.59	\$ 6,049.70	\$82,767.21	\$ 82,767.21
<b>GRAND TOTAL FEES</b>	<b>\$920,276.20</b>	<b>\$865,342.08</b>	<b>\$920,276.20</b>	<b>\$573,479.59</b>	<b>\$573,479.59</b>
<b><u>INSPECTIONS PERFORMED:</u></b>					
ELECTRICAL	2,264	1,690	2,264	1,494	1,494
PLUMBING	1,597	1,243	1,597	1,035	1,035
MECHANICAL	1,784	1,572	1,784	1,356	1,356
BUILDING	3,052	2,913	3,052	2,258	2,258
MANUFACTURED HOMES	48	23	48	27	27
<b>Total Building Safety Inspections</b>	<b>8,745</b>	<b>7,441</b>	<b>8,745</b>	<b>6,170</b>	<b>6,170</b>
CODE ENFORCEMENT	556	1,837	556	638	638
FLOODPLAIN	5	6	5	16	16
<b>TOTAL ALL INSPECTIONS</b>	<b>9,306</b>	<b>9,284</b>	<b>9,306</b>	<b>6,824</b>	<b>6,824</b>
Certificates of Occupancy (Res-196;- Comm-45; MH-38)	279	225	279	216	216

# BUILDING PERMITS

## CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2024 - June 2025): 171  
 New Single Family Dwelling Starts (Month of July 2024): 171  
 New Commercial Starts - (Month of July 2024): 14



## New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2,275

2021 total: 2,332

2024 total: 1,513

2019 total: 1,951

2022 total: 1,661

2020 total: 2,129

2023 total: 2,141

## MONTHLY STATISTICS

### COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

#### July 2024:

- New construction projects: **51**
- Total project value: **\$44,495,292**

#### 2024 Calendar Year Totals:

- Total commercial projects: 288
- Total project value: \$290,985,634

#### July 2023:

- New construction projects: **45**
- Total project value: **\$16,262,209**

#### 2023 Calendar Year Totals:

- Total commercial projects: 234
- Total project value: \$243,097,534

### FLOODPLAIN ADMINISTRATION

#### Reviews:

Monthly Total: 233  
 2024 Total: 1,665

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert. Work is proceeding on schedule.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by end of year.